



County Hall
Cardiff
CF10 4UW
Tel: (029) 2087 2000

Neuadd y Sir
Caerdydd
CF10 4UW
Ffôn: (029) 2087 2000

AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 19 JUNE 2019, 1.30 PM
Venue	COUNCIL CHAMBER, COUNTY HALL
Membership	Councillor Jones (Chair) Councillors Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobsen, Jones-Pritchard and Sattar

1 Apologies for Absence

2 Appointment of Chairperson & Deputy Chairperson

To note that at the Annual Council Meeting on 23 May 2019, appointed Councillor Keith Jones as Chairperson of this Committee and Councillor Chris Lay as the Deputy Chairperson of this Committee.

3 Appointment of Committee and Terms of Reference

The Annual meeting on 23 May 2019, appointed this Committee with the following Membership and Terms of Reference.

Membership:

Councillors Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobson, Keith Jones, Jones-Pritchard, Lay and Sattar

Terms of Reference:

Those functions listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

Those function listed in paragraphs 1-12 of Section 1 of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

By receiving this Agenda Pack electronically you have saved the Authority approx. £** in printing costs

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

4 Minutes

To approve as a correct record the minutes of the meeting held on 15 May 2019.

5 Declarations of Interest

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

6 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 Number, 18/02622/MJR, Track 2000, Resource House, 54b Penarth Road, Grangetown, Cardiff

Application Number, 18/03020/MJR, Former Great Eastern Hotel, 54 Metal Street, Adamsdown, Cardiff

Application Number, 18/01092/MNR, Greenmeadows, 102 Pendwyallt Road, Whitchurch, Cardiff

Application Number, 19,00459/MNR, 30 Fishguard Road, Llanishen, Cardiff

7 Stopping Up Orders

a Section 118 Stopping Up Order, Highways Act 1980 - 19 - 23 Elmfield Close, Trowbridge, Cardiff

b Section 118 Stopping Up Order, Highways Act 1980 - Ashfield Court, Trowbridge, Cardiff

c Section 116 Stopping Up Order, Highways Act 1980 - Llandudno Road Flats, Rumney, Cardiff

8 Development Control Applications

a 18/03020/MJR, Former Great Eastern Hotel, 54 Metal Street, Adamsdown

b 18/02622/MJR, Track 2000, 54b Penarth Road, Grangetown

c 18/01092/MNR, Greenmeadows, 102 Pendwyallt Rad, Whitchurch

d 19/00563/MNR, 11 Station Road, Llanishen

e 19/00459/MNR, 30 Fishguard Road, Llanishen

f 18/02469/MJR, 199 - 209 City Road, Roath

g 19/00618/MNR, 104 Richards Street, Cathays

9 Tree Preservation Order (TPO 774), 13 & 15 Clos Nant Coslech,

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

Pontprennau

- 10 Applications decided by Delegated Powers**
- 11 Urgent Items (if any)**
- 12 Date of Next Meeting**

The next meeting of the Planning Committee is on Wednesday 17 July 2019 at 1.30 pm

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 13 June 2019

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

WEBCASTING

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PLANNING COMMITTEE

15 MAY 2019

Present: Councillor Jones(Chairperson)
Councillors Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson,
Jacobsen, Jones-Pritchard and Sattar

87 : APOLOGIES FOR ABSENCE

None

88 : MINUTES

The minutes of the 17 April 2019 were signed as a correct record.

89 : DECLARATIONS OF INTEREST

None

90 : PETITIONS

Application no, 18,03020/MJR, Former Great Eastern Hotel, 54 Metal Street,
Adamsdown

Application no, 19/00016/MJR, 637 Cowbridge Road East, Canton

91 : DEVELOPMENT CONTROL APPLICATIONS

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

RESOLVED: That pursuant to this Committee's delegated powers the following
development control applications be determined in accordance with the
recommendations as set out in the report of the Director of City Operations subject to
any further amendments as detailed below and notification be given of the decisions
in accordance with Section 70 of the Town and Country Planning Act 1990 or Section
16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

APPLICATIONS GRANTED

19/00397/MJR – RUMNEY

LAMBY WAY LANDFILL SITE, LAMBY WAY

Installation of a ground-mounted photovoltaic solar farm and ancillary development.

APPLICATIONS DEFERRED

18/03020/MJR – ADAMSDOWN

FORMER GREAT EASTERN HOTEL

Construction of 23 no affordable flats, access, landscaping and ancillary works.

REASON: In order for a site visit to this location to take place.

19/00016/MJR – CANTON

637 COWBRIDGE ROAD EAST

Demolition of existing car showroom building, relocation of existing accesses, erection of four/five storey building to comprise parking at ground floor level and 23 no, one and two bedroom affordable housing apartments at 1st, 2nd, 3rd and 4th floor, landscaping and ancillary works.

REASON: For further consideration

92 : APPLICATIONS DECIDED BY DELEGATED POWERS - APRIL 2019

Noted

93 : URGENT ITEMS (IF ANY)

None

94 : DATE OF NEXT MEETING - 19 JUNE 2019

**CITY OF CARDIFF COUNCIL
CYNGOR DINAS CAERDYDD**

PLANNING COMMITTEE

19 June 2019

**REPORT OF DIRECTOR OF PLANNING, TRANSPORT &
ENVIRONMENT**

**STOPPING UP ORDER, SECTION 118, HIGHWAYS ACT 1980
19 – 23 Elmfield Close, Trowbridge, Cardiff**

Reason for this Report

1. To request the Planning Committee direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980.

Background

2. A Neighbourhood Regeneration scheme was undertaken and works completed without the necessary change of use under Section 247 Town and Country Planning Act being progressed.
3. WAG cannot retrospectively stop up highway ,therefore it is necessary for Highways to extinguish the live highway on the grounds that it is no longer needed since there has been a new design of the Housing Scheme layout.

Issues

4. Neighbourhood Regeneration changed the layout of the estate necessitating the extinguishment of the original highway layout.
5. The Highway needs to be stopped up to reflect the on-site layout of the highway in mapping form as the Authority maintains an adopted highway register.

Local Member consultation (Trowbridge)

6. No objections received from Statutory Consultees.
7. **Reason for Recommendations** To amend the adopted register and reflect the fact that the lane is no longer “live” Highway.

Financial Implications

8. Neighbourhood Regeneration has agreed to pay Legal Order fees.

Legal Implications (including Equality Impact Assessment where appropriate)

9. None

HR Implications

10.No

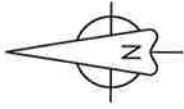
RECOMMENDATIONS

Instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order.




**ANDREW GREGORY
DIRECTOR – PLANNING, TRANSPORT & ENVIRONMENT**

The following appendices are attached:

- Map showing path hatched red to be extinguished.



KEY

-  HIGHWAY TO BE STOPPED UP
-  HIGHWAY TO BE IMPROVED
-  NEW HIGHWAY

**CYNGOR SIR DINAS A SIR CAERDYDD
THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF**

Checked	MH	Drawn	AV	Scale	1:500	Job No	MPTD	Project Number	CHRAL13049	Drawing Number	001-3
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Project	TROWBRIDGE MAVR ESTATE REGENERATION PHASE 2
Title	STOPPING UP ORDER PROPOSED ORDER PLAN 18-23 ELMFIELD CLOSE

INTEGRATED BUILDING AND CONSTRUCTION MANAGEMENT
 BUILDING FOR THE FUTURE
 A BODOL GWYBODAETHU
Andrew Gregory
 DIRECTION FOR STRATEGIC PLANNING,
 URBAN FORM & TRANSPORTATION
 CYFAWYDDWR COUNSELLING STRATEGOL,
 PLYFYRDD, TRAFEG A TUDMANIDDETH



**CARDIFF
CAERDYDD**

C CONSULTANTS OF THE CITY OF CARDIFF
 11, RIVER STREET, CARDIFF, CF10 1EQ

C CONSULTANTS OF THE CITY OF CARDIFF
 11, RIVER STREET, CARDIFF, CF10 1EQ




BSI
UKAS
003

Rev	By	Date	Description of Amendment	Checked	Date

C This map is prepared in accordance with the provisions of the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management) Regulations 2015. It is intended to be used as a guide only and does not constitute a contract. The Council is not liable for any loss or damage arising from its use.

FS 25745

County Hall, Albany Wharf, Cardiff CF10 4UW
 Telephone 029 2087 2436

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**CITY OF CARDIFF COUNCIL
CYNGOR DINAS CAERDYDD**

PLANNING COMMITTEE

19 June 2019

**REPORT OF DIRECTOR OF PLANNING, TRANSPORT &
ENVIRONMENT**

**STOPPING UP ORDER, SECTION 118, HIGHWAYS ACT 1980
Ashfield Court, Trowbridge, Cardiff**

Reason for this Report

1. To request the Planning Committee direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980.

Background

2. A Neighbourhood Regeneration scheme was undertaken and works completed without the necessary change of use under Section 247 Town and Country Planning Act being progressed.
3. WAG cannot retrospectively stop up highway ,therefore it is necessary for Highways to extinguish the live highway on the grounds that it is no longer needed since there has been a new design of the Housing Scheme layout.

Issues

4. Neighbourhood Regeneration changed the layout of the estate necessitating the extinguishment of the original highway layout.
5. The Highway needs to be stopped up to reflect the on-site layout of the highway in mapping form as the Authority maintains an adopted highway register.

Local Member consultation (Trowbridge)

6. No objections received from Statutory Consultees.
7. **Reason for Recommendations** To amend the adopted register and reflect the fact that the lane is no longer "live" Highway.

Financial Implications

8. Neighbourhood Regeneration has agreed to pay Legal Order fees.

Legal Implications (including Equality Impact Assessment where appropriate)

9. None

HR Implications

10. None

RECOMMENDATIONS

Instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order.

**ANDREW GREGORY
DIRECTOR – PLANNING, TRANSPORT & ENVIRONMENT**

The following appendices are attached:

- Map showing path hatched red to be extinguished.



CHIEF EXECUTIVE
Paul Orders

Neuadd y Sir, Glanfa'r Iwerydd
CAERDYDD CF10 4UW
Tel: 029 20872088

County Hall, Atlantic Wharf
CARDIFF CF10 4UW
Tel: 029 20872087

Cyngor Caerdydd

Cardiff Council



Title

Scale: 1:354

Date: 17/1/2019 at 10:23 AM

Coordinates

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**CITY OF CARDIFF COUNCIL
CYNGOR DINAS CAERDYDD**

PLANNING COMMITTEE MEETING

19 June 2019

**REPORT OF DIRECTOR OF PLANNING, TRANSPORT &
ENVIRONMENT**

**STOPPING UP ORDER, SECTION 116, HIGHWAYS ACT 1980
Llandudno Road Flats, Rumney, Cardiff**

Reason for this Report

1. To request the Planning Committee direct Legal Services to make a Stopping Up Order under Section 116 Highways Act 1980 via the Magistrates Court..

Background

2. A Neighbourhood Regeneration scheme was undertaken and works completed without the necessary change of use under Section 247 Town and Country Planning Act being progressed.
3. WAG cannot retrospectively stop up highway ,therefore it is necessary for Highways to extinguish the live highway on the grounds that it is no longer needed since there has been a new design of the block of flats in the Housing Scheme layout.

Issues

4. Neighbourhood Regeneration changed the layout of the existing block of flats necessitating the extinguishment of the original highway layout.
5. The Highway needs to be stopped up to reflect the on-site layout of the highway in mapping form as the Authority maintains an adopted highway register.

Local Member consultation (Rumney)

6. No objections received from Statutory Consultees.
7. **Reason for Recommendations** To amend the adopted register and reflect the on-site layout and legal status of “live” Highway.

Financial Implications

8. Neighbourhood Regeneration has agreed to pay Legal Order fees.

Legal Implications (including Equality Impact Assessment where appropriate)

9. None

HR Implications

10. None

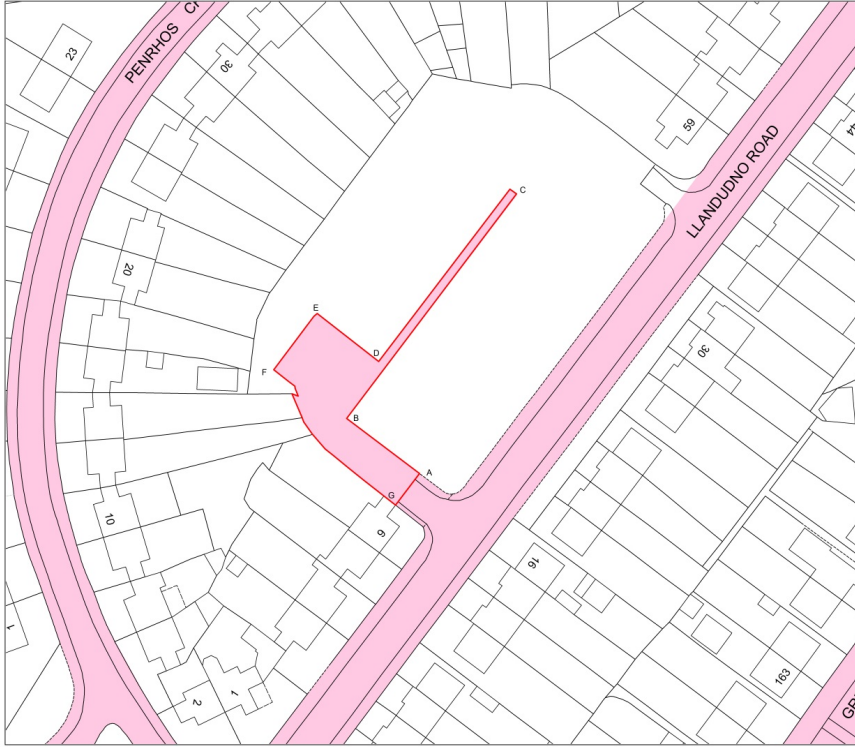
RECOMMENDATIONS

To instruct Legal Services to process the Section 116 Highways Act 1980 Stopping Up Order via the Magistrates Court.

**ANDREW GREGORY
DIRECTOR – PLANNING, TRANSPORT & ENVIRONMENT**

The following appendices are attached:

- Map showing path hatched red to be extinguished.



CARDIFF COUNCIL
CYNGOR CAERDYDD

Proposed Order Plan

KEY

 Highway to be stopped up

Title: Llandudno Road
Drawn by: N Scott
Date: 18.4.2019
Grid Ref: 322314 179739
Scale: 1:500

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COUNCILLOR OBJECTION & PETITION

COMMITTEE DATE: 19/06/2019

APPLICATION No. **18/03020/MJR**

APPLICATION DATE: 20/12/2018

ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: HALE COMSRUCTION & HAFOD HOUSING

LOCATION: FORMER GREAT EASTERN HOTEL

PROPOSAL: CONSTRUCTION OF 23 NO AFFORDABLE FLATS, ACCESS, LANDSCAPING AND ANCILLARY WORKS

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

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - (SK) 001S Proposed site layout;
 - (SK)002T Proposed Floor Plans;
 - (SK)003P Proposed Elevations;
 - (SK)004M Proposed Elevations;
 - (SK) 005C Proposed Sections;

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 their installation samples of the external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).
4. Prior to beneficial occupation of the development hereby approved details of the means of enclosure shall be submitted to and approved in writing with the Local Planning Authority. The approved detail shall be implemented on site before the beneficial use of the dwellings hereby approved.

Reason: To ensure an acceptable form of development that is in keeping with the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).

5. 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, the means of disposal of surface water and indicate how foul flows will communicate to the existing public sewerage system. Details shall also include the management/maintenance of the drainage in the event that Welsh Water do not adopt drainage infrastructure. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be retained.

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).

6. No development, shall take place until full details of landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.
- Proposed finished levels.
- Earthworks.
- Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement (including profile depths). Site won soil shall only be used for landscaping purposes where a Soil Resource Survey and Plan, prepared in accordance with the 2009 DEFRA Code, is submitted and approved, demonstrating that site won soil is fit for purpose.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect.

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 in accordance with Policy KP5 of the adopted Cardiff Local Development Plan.

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

Reason: To maintain and improve the amenity of the area in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan.

8. Notwithstanding the submitted plans prior to beneficial occupation details showing the provision of cycle parking spaces (which shall be designed to safe, secure and sheltered) 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 Policy T5 of the adopted Cardiff Local Development Plan.

9. Notwithstanding the submitted plans prior to beneficial occupation details showing the provision of refuse provision (which shall include an area for bulky goods to be stored for collection) 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 refuse provision 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 W2 of the adopted Cardiff Local Development Plan.

10. No development shall commence, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The CMS shall provide for:

- (i) The parking of vehicles of site operatives and visitors;
- (ii) Loading and unloading of plant and materials;
- (iii) Storage of plant and materials used on constructing the development;
- (iv) The erection and maintenance of security hoarding including

- decorative displays and facilities for public viewing, where appropriate; (v) Details of highways/footway closures;
- (vi) Wheel washing facilities;
 - (vii) A dust assessment with measures to monitor and control the emission of dust and dirt during demolition and construction; and
 - (viii) A scheme for the recycling/disposing of waste resulting from demolition and construction works.

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

11. No part of the development hereby permitted shall be occupied until a travel plan which shall include, but not limited to, the promotion of public transport and other alternatives to the private car;, provision of a named travel plan co-ordinator, has been submitted to and approved in writing by the Local Planning Authority.

The plan shall be presented to all new residents and be monitored for a period of five years following occupation of the final dwelling.

Reason: In the interest of highway safety and to regulate the impact of the development on use of the adjacent highway in accordance with Policy T5 of the Cardiff Local Development Plan.

12. Prior to occupation of any part of the development hereby approved 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.

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.

13. Prior to the construction phase 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) an intrusive investigation to assess the extent, scale and nature of contamination which may be present;
- (ii) 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)
- (iii) 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, 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.

14. Prior to the construction phase 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers'

(2017), 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.

15. The remediation scheme approved by condition 14 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 / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017),, 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.

16. 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.

17. Any topsoil [natural or manufactured], subsoil, or 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 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.

18. The upper window(s) on the west elevation shall be non opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.

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

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

RECOMMENDATION 3: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on

a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

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

(iii) the safe development and secure occupancy of the site rests with the developer.

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

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

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

RECOMMENDATION 5: That the Applicant is advised that incoming residents will not be eligible to receive resident parking permits.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 Full planning permission is sought for 22 affordable flats with associated bin/cycle storage.

1.2 The flats are configured as follows:

Ground floor

communal flat type 'a' 1bedroom x 4 no
disabled flat type 'b' 1bedroom x 2 no
disabled flat type 'c' 2bedroom x 1 no
walk up flat type 'e' 1bedroom x 1 no

first floor

communal flat type 'a' 1bedroom x 4 no
communal flat type 'd' 2bedroom x 3 no
walk up flat type 'e' 1bedroom x 1 no

second floor

communal flat type 'a' 1bedroom x 3 no

communal flat type 'd' 2bedroom x 3 no

- 1.3 The design of the block is a loose 'L' shape with the height primarily being 3 storeys (13 metres) under a flat roof, bar the corner of Metal Sun Street where the height is reduced to 2 storeys (9 metres). The proposed footprint would be 34 metres along Sun Street x 27 metres along the western elevation (facing Adamsdown Primary School). This western elevation is constructed into three interlinked blocks that stagger back from the boundary with the Adamsdown School. Two of the blocks would have a height of 13 metres with the block closest to the southern boundary being 9 metres.

The materials of the block differ on ground floor (artificial stone) with the upper floors being rendered.

There is a proposed additional separate block that would be sited fronting Metal Street with a foot print of 7 metres x 9 metres with a height of 9 metres. This block would be sited 7.5 metres back from the Metal Street; this set back from the road is due to easement for the electric sub-station.

To create a residential character the proposal creates small front terrace gardens with entrances along Sun/ Metal Street. Access to the rear amenity area would be via a pedestrian foot path sited on Metal Street.

The proposal will not provide any off street parking provision but accessible refuse and cycle provision is proposed on the ground floor that would be sited in close proximity to the pedestrian entrance onto Metal Street

The amenity space to serve the units is accessible to all and is south westerly facing and would be finished in astroturf.

- 1.4 Amendments have been submitted which sought to address the impact upon neighbouring properties by reducing the height of the block from 3 to 2 storey on the corner of Metal/Sun Street and by repositioning a block from the rear to the western side to create a useable amenity area. Internal reconfigurations have also been made that ensures that an acceptable amenity/outlook for the future occupiers.

2. DESCRIPTION OF SITE

- 2.1 The site rectangle in shape measuring an area of 1100m². The site is currently vacant (the former hotel was demolished circa 2010) and overgrown but is enclosed by a 2.5 metre high wooden hording that has been finished by art work from Adamsdown Primary school.
- 2.2 Abutting the western and southern boundaries of the site is the Adamsdown Primary School and associated playground. To the east and opposite the application site are sited a row of 2 storey terrace houses with their frontage facing the site. To the north is the grade II listed vicarage (the vicarage is

listed according to CADW as a good unaltered example of clergy house by this important architect. Group value with church and former school).

- 2.3 The Site is not located within a conservation area/flood risk zone. No protected trees are affected by this proposal

3. **SITE HISTORY**

- 3.1 13/00013/DCI – (Outline) Residential development of 11 x 1 bedroom flats, 3 x no 2 bedroom flats - resolved to be approved subject to the signing of the S106;
- 3.2 09/00468/C- community Centre and 5 flats – resolved to be approved subject to the signing of the S106 agreement;
- 3.3 05-02744/C – Demolition of former hotel & provision of residential accommodation - resolved to be approved subject to the signing of a S106 agreement;

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 10 (November 2016).

- 4.2 Technical Advice Notes (TANs):

2	Planning and Affordable Housing
5	Nature Conservation and Planning
11	Noise
12	Design
16	Sport, Recreation and Open Space
18	Transport
21	Waste

- 4.3 Local Development Plan (January 2016):

KP1	Level of Growth
KP5	Good Quality and Sustainable Design
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP13	Responding to Evidenced Social Needs
KP14	Healthy Living
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
H3	Affordable Housing
EN8	Trees, Woodlands and Hedgerows
EN9	Conservation of the Historic Environment
EN10	Water Sensitive Design
EN12	Renewable Energy and Low Carbon Technologies

EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T2	Strategic Rapid Transit and Bus Corridor Enhancement
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6	Health
W2	Provision for Waste Management Facilities in Development

4.4 Supplementary Planning Guidance:

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

5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The Operational Manager, Transportation: In this instance no off-street parking appears to be part of the application. Metal Street has managed on-street parking and is within a residential parking permit area.

The Council's Managing Transport Impacts (inc Parking Standards) SPG (July 2018) applies a maximum vehicle parking standard. Therefore the provision of no off-street parking in this location is acceptable.

The documentation indicates that cycle storage will be provided. The proposals appear to show one location for secure covered cycle parking.

The SPG requires the property to provide secure covered cycle parking for each bedroom in each unit. There is a minimum requirement to provide at least 1 secure covered cycle parking space per bedroom, in this instance a minimum of 24 cycle parking spaces have been provided and is policy compliant.

It is important to note that each flat must be able to access a cycle independently. In this instance each cycle must be capable of being accessed by residents of each flat. Evidence illustrating the appropriateness and adequacy of the proposed cycle parking facility needs to be included as part of the application.

I understand the objector's concern, however, as per Council guidance :

Resident Parking Permits – In accordance with Council Parking Policy, the applicant is advised that incoming residents will not be eligible to receive resident parking permits (see Parking and Transportation, Operational Policies and Standards 2016, 1.1 & 17).

Therefore an objection on parking grounds would be unsustainable.

- 5.2 The Operational Manager, Environment (Contaminated Land): no objection subject contamination conditions.
- 5.3 The Council's Tree Officer: Having reviewed the existing street trees on Sun Street, I do not consider that the proposed development will result in unacceptable harm to them, since they are young cherries with limited growth potential in a wholly hard-landscaped environment. However, they could be damaged by the movement of construction vehicles and materials, and in this context, it may be expedient to protect them with ply boards fixed to a wooden framework. In terms of the development itself I have no objections subject to landscaping conditions being imposed.
- 5.4 The Operational Manager, Waste Management, The refuse storage area, shown in the site plans, has been noted and is acceptable for the storage of the recommended bins, however a designated area for the storage of bulky waste is now a compulsory element of all communal bin stores.
- 5.5 The County Ecologist: No objections.
- 5.6 The Operational Manager, Environment (Noise & Air).
- 5.6.1 Noise
No objection.
- 5.6.2 Air
A dust assessment for construction activity should be submitted to and approved by the council before works start on site.
- 5.7 The Council's Access Officer: Any comment will be reported to committee.
- 5.8 The Operational Manager, Drainage : Any comment will be reported to committee.
- 5.9 The Operational Manager, Parks and Sport: no objection subject to a financial contribution in lieu of onsite provision.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 Dwr Cymru Welsh Water: We have reviewed the information submitted as part of this application and note that the intention is to drain both foul and surface water to the mains sewer for which we can only comment on the acceptability of the foul water proposal at this stage, albeit that we would specify that a connection is made to the 225mm public sewer in Sun Street. We would not consider any new connection to the sewer in Metal Street. In the absence of a surface water strategy in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, we cannot support the application in full.

6.2 The South Wales Police Crime Prevention Design Advisor: No objections.

6.5 The South Wales Fire and Rescue Service~: No objections.

7. **REPRESENTATIONS**

7.1 Neighbouring properties have been notified and additional publicity has been undertaken by a site/press notice in accordance with procedure. 67 letters of objection have been received. A summary of the objections are as follows:

- (i) The proposal is an overdevelopment of the site;
- (ii) the proposal would have a negative effect upon the listed buildings of St. Germans Church (Grade 1), Clergy house (Grade 2) and St. Germans Court (Grade 2);
- (iii) the size and scale of the design makes no attempt to mimic the late Victorian architecture of the 3 storey town houses on Metal Street the flat roof is out of character with the pitched slate roofs within the area;
- (iv) the proposal does not promote mixed communities being on one bedroom flats which will result in a transient population that will not have invested in the local community;
- (v) poor conditions for the future occupiers though only having north facing windows and lack of access to green space which will result in a negative impact upon the wellbeing of future occupiers;
- (vi) the design does not proposes any renewable energy provision,
- (vii) concern over the lack of parking provision given that Metal Street is an important link road to Newport Rd since Clifton Street became one way. Given that the site will have, as a minimum, deliveries and trades people it is unrealistic to suggest that the proposal would not have a negative impact upon parking within the area;
- (viii) housing within the Adamsdown ward, both to rent and buy, is below the average for Cardiff and in addition, within this ward, there has been already 3,000 dwelling provide (7% of the expected demand required from the LDP) it is considered that Adamsdown has done its bit to promote the growing population of Cardiff.

In addition to the above the adjoining Adamsdown Primary School has objected on the additional following grounds:

Concern over future occupiers being able to see the children playing.

7.2 Local Members have been notified. Both Councillor Howells and Jones object to the application on the following grounds:

- (i) the proposal does not promote mixed communities being on one bedroom flats which will result in a transient population that will not have invested in the local community;
- (ii) poor conditions for the future occupiers though only having north facing windows and lack of access to green space which will result in a negative impact upon the wellbeing of future occupiers;
- (ii) The design does not proposes any renewable energy provision;

- (iv) concern over the lack of parking provision given that Metal Street is an important link road to Newport Rd since Clifton Street became one way. Given that the site will have, as a minimum, deliveries and trades people it is unrealistic to suggest that the proposal would not have a negative impact upon parking within the area;
- (v) Housing within the Adamsdown ward, both to rent and buy, is below the average for Cardiff and in addition, within this ward, there has been already 3,000 dwelling provide (7% of the expected demand required from the LDP) it is considered that Adamsdown has done its bit to promote the growing population of Cardiff.

In addition both have requested that the application is determined by the Planning Committee and have requested that the Committee visit the site.

7.3 A petition of 80 signatures has been submitted in objection. The indicated grounds for objection are:

The site is unsuitable for such a large collection of dwellings, will put strain on local resources and the current proposal is out of keeping with the local area.

8. **ANALYSIS**

8.1 The application was presented to the 15th May Planning Committee, where it was deferred for a site visit. The site visit was undertaken on the 10th June, 2019.

8.2 The planning considerations in this case are considered to be

- I) The principle of development;
- II) The impact upon the character of the area;
- III) The impact upon neighbouring properties
- IV) The impact upon the future occupiers
- V) The impact upon parking and highway provision
- VI) The impact upon Listed Buildings
- VII) Other matters raised
- VIII) Planning obligations

8.3 **The principle of development**

The application site falls within the settlement boundary and has no specific allocation or designation. The context and character of the surrounding area is residential.

Policy H6: Change of Use or Redevelopment to Residential Use provides the relevant policy framework against which the application should be assessed. Policy H6 permits the change of use of redundant premises or redevelopment of redundant previously developed land for residential use where:-

- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;

- ii. The resulting residential accommodation and amenity will be satisfactory;
- iii. There will be no unacceptable impact on the operating conditions of existing businesses;
- iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
- v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.

Assessed against the above policy framework, the application site is located in an established residential area, in a highly accessible and sustainable location. Clifton Street District Centre which offers a substantial range of local services and facilities is located within 130m and Cardiff City Centre and Queen Street Station approximately within 1km. In addition the nearest bus stop is located within 150m and provides regular services to the city centre and surrounding area. As such the site's location will encourage use of sustainable transport modes, being located within convenient walking and/or cycling distance of a range of local services and facilities.

In light of the above, the application raises no land use policy concerns.

It is also noted that a previous consent (13/00013/DCI) for residential development of 14 flats on this site has been approved, therefore, higher density development has, in principle, been established.

8.4 The impact upon the character of the area

The area is based upon a grid pattern layout, as is typical for an inner city area with Cardiff, with a built form that can be characterised as a mixture of styles, i.e. the regular rhythm and form of the terrace, the style and vernacular associated with the listed vicarage and church, and the functional form of the single storey primary school. The proposal is a modern design with a flat roof the set back and front gardens with railing creates a domestic character that respects the predominant uses within the area.

The bays project forward of the walls and would be finished in differing materials to walls this is to ensure that the mass of the building does not create 'block' feel. The use of materials and their application is important in ensuring that the scheme harmonises with the local area and a condition is recommended to ensure this design quality is met. The proposal of Ivory coloured render, stone cladding on the ground floor, with aluminium grey cladding for the bays is considered to meet this expectation.

The concern over scale and height is noted, however, the site is a corner plot that is separated by roads from the terrace housing and the vicarage combined with the fact that the flat roof would be no higher than the vicarage (three storey element) and the eaves of the terrace for the two storey element therefore the site is considered able to accommodate the proposal . Visually, three storey buildings can be seen at Anderson Place and the Saint German

Church is taller than the surrounding buildings. In this case the height of the proposal would not be seen as an incongruous feature within the street scene.

Taken the above into account it is considered that the proposal accords with Planning Policy Wales (PPW) and Council's design policy which seeks good design to respond positively to the character of an area.

8.5 The impact upon neighbouring properties

PPW and the Council's design policy and guidance seeks to ensure that development does not harm the amenity of existing residential occupiers. This harm can be in either the form, scale and massing being overbearing and un-neighbourly, or in the loss of light or privacy. The Council's Infill sites SPG requires the loss of light from a development to be assessed by the 25 degree methodology. The amended plans ensure that the siting and design would not breach this standard for adjoining residential properties and therefore it is considered that in terms of loss of ambient light the proposal accords with policy.

The site is separated from the adjoining residential properties by the existing road (separation distance of approximately 12.8 metres from the vicarage sited to the north and 12.97 metres from terraced properties to the east), this separation ensures that the 3/2 storey blocks being no higher than the ridge of the adjoining properties, would not result in an overbearing form of development on the existing residential properties.

8.6 Privacy

There would be habitable windows that would overlook existing residential properties at a distance of approximately 12 metres. Whilst the 'Infill Sites' SPG (para 4.9) suggests a minimum of 21 metres (for private areas i.e rear gardens), this guidance must be read in the context of the application site. In this case, the site is located within a tight urban environment where separation distances between frontages of circa 12 metres is not uncommon. For the above reasons, and on balance, the proposal is considered acceptable having regard to privacy standards set within policy and guidance.

8.7 Adamsdown Primary School

The Council's design policies relate to the protection of residential amenity rather to that of non-residential. Whilst acknowledging that the building would create a differing feel to that of the scrub land currently on site it is considered that the proposal would not inhibit the ability of the school to teach children or result in an over development, bearing in mind that the site once housed a hotel. The concern over privacy of the children is noted, but it is considered that the windows in the west elevation, which are the windows closest to the school can be obscurely glazed and non-opening below a height 1.8 metres. It must also be noted that the existing boundary wall will remain which will ensure that the ground floor flats and amenity space will be screened from the school. Condition 18 above is recommended to address these concerns.

8.8 The impact upon the future occupiers

PPW and the Council's adopted design policy and guidance requires all new development to provide a positive living environment for future occupiers. The proposal has been amended to ensure that the amenity space to serve the development provides an environment that can be accessed and pleasant for all.

In terms of the internal configuration, the Council has approved a minimum internal standard for flat conversions. Whilst that SPG relates to conversions of properties rather than new build, it is the most up-to-date expression of the Council's view of good design. This proposal meets those standards and is therefore considered policy compliant in terms of floorspace per flat. The positioning of rooms and windows have been altered on the ground floor to ensure that the outlook for the occupiers is acceptable, these changes are considered to be acceptable.

8.9 The impact upon parking and highway provision

The concerns of residents and Ward Councillors over the lack of parking provision is recognised but PPW and the Council's approved parking standards seek to reduce car dependency by locating development in sustainable locations. This site is located close to the city centre and is within approximately 100 metres of the Clifton Street District Centre, and given this context, would meet the criteria of being a sustainable location. As a sustainable location the need for cars is significantly reduced and accords with Policy T5 and the approved parking standards. However, to ensure that on-street parking does not occur, additional yellow lines are proposed along Sun Street.

The site is located in close proximity to the Adamsdown Primary School and the Council's Transportation Officer has considered this context within their consideration and believe that the lack of off street parking provision would not undermine highway safety in this instance.

8.10 The impact upon Listed Buildings

The proposal would be sited approximately 12 metres away from the vicarage and church, which are Listed Buildings. S.66 of the Listed Building and Conservation Areas Act requires Local Planning Authorities to consider the setting of a Listed Building when determining applications. Recent case law clarifies how a Local Planning Authority considers the impact upon the setting of a listed building (i.e this can be wider than just the curtilage). The Council's Conservation Officer has considered the setting and how the Listed Buildings are experienced by the public, and raise no objection to this proposal on heritage grounds.

Other matters raised

- 8.11 The concerns of residents and the adjoining school in relation to anti-social behaviour is noted but no evidence has been produced that would suggest that the future occupiers would cause anti-social behaviour beyond any other forms of housing.
- 8.12 Reference to the area being affordable and the evidence supplied by the objectors is noted. However, the advice of the Council's Housing Strategy Manager states that there are currently 1,584 people on the waiting list within the Adamsdown Ward for 1 & 2 bedroom accommodation, therefore it is considered that there is a demand for this type of housing within the Ward.
- 8.13 The comments regarding renewable energy as raised by the objectors are noted. The proposal is a new build development which would need to accord with Building Regulations. It is not considered that the lack of renewable energy provision would be sufficient reason to sustain a refusal of planning permission in this instance.
- 8.14 The proposal is for one bedroom apartments and as such the on-site amenity space is considered appropriate for the scale of development. The finish of the amenity surface as astroturf is considered acceptable. In terms of visual amenity, the creation of green frontages is considered to be a positive statement.

9. SECTION 106 AGREEMENT

- 9.1 Requests for the following financial contributions have been received:

Public open space (POS) **£35,692**

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 Anderson Fields, System Street Open Space, Brewery Park and Cemetery Park.

Highway improvements (including traffic orders) **£5,000** for junction protection on Sun Street/Metal Street and Lead Street/Metal Street.

Limiting the development to affordable housing as defined in TAN 2.

Having regard to the legal tests as set in Regulation 122 (Community Infrastructure Levy Regulations 2010), and policy advice set in Welsh Office Circular 13/97, the above financial requirements and limitation on tenure of the units are considered to meet those tests.

10. CONCLUSIONS

- 10.1 The proposal would utilise a brownfield site for affordable housing within an area of high housing need. Whilst it is acknowledged that the scheme is a 3/2 storey flat roof modern design and is at a higher density than the surrounding

properties, having regard to material matters raised and for the reasons outlined in this report, it is considered that the proposal would, on balance, accord with the Council's policies and national policies for sustainable development. The application is recommended for approval subject to conditions and the completion of a Legal Agreement.

11. **OTHER LEGAL CONSIDERATIONS**

- 11.1 *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.
- 11.2 *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.
- 11.3 *Well-Being of Future Generations Act 2016*
In reaching this decision, the Council have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It considers that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Planning Policy Wales (Ed.10) well-being objective of supporting safe, cohesive and resilient communities.
- 11.4 *Environment Act 2016*
Section 6- of this Act imposes a duty on public bodies to maintain and enhance biodiversity and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

Notes
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All dimensions are to be checked prior to construction or manufacture.
Any discrepancies to be reported immediately to the Architect.

davies llewelyn and jones

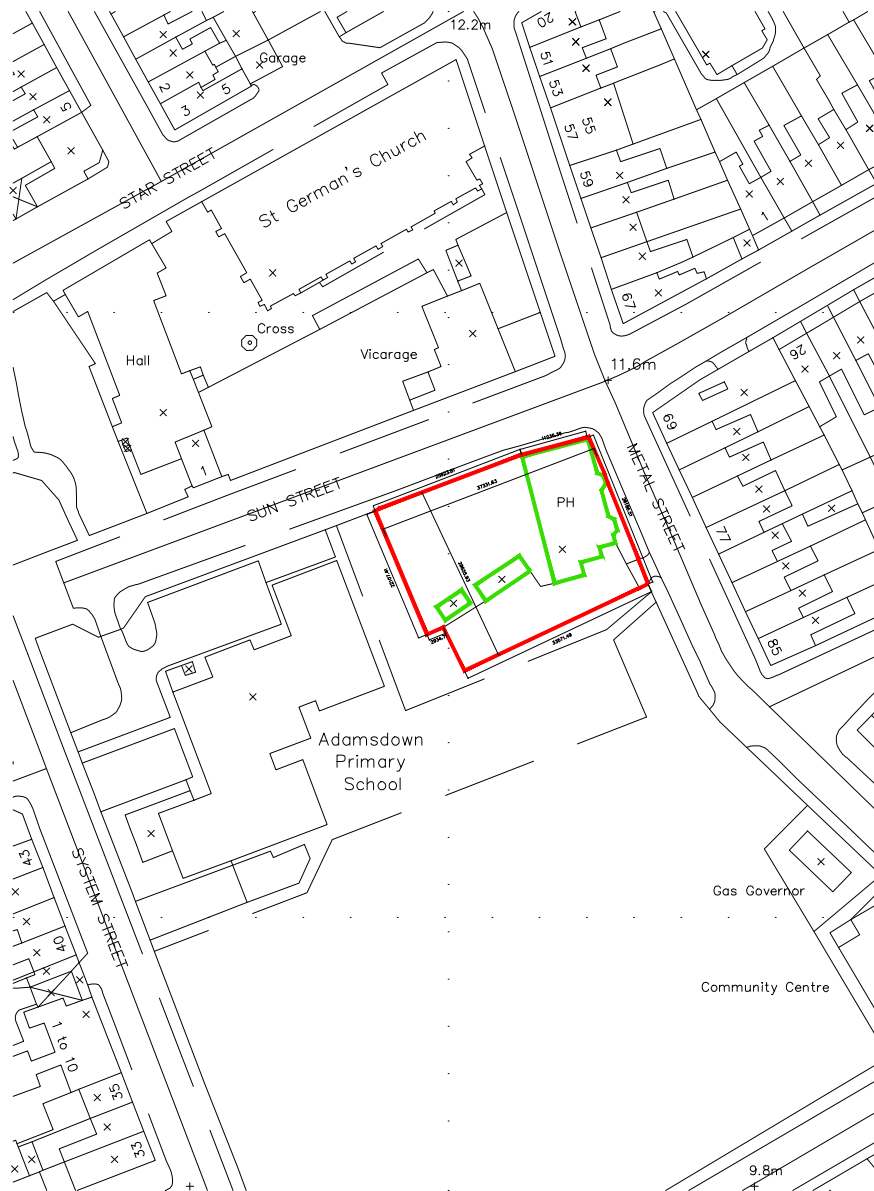
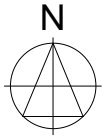
Chartered Architects
The Mallings, East Tyndall Street, Cardiff Bay, Cardiff CF1 5EA,
Tel: (029) 20464433 Fax: (029) 20464345

Sheet SITE LOCATION PLAN Sheet No/Revision (90)001

Client HAFOD RESOURCES LTD

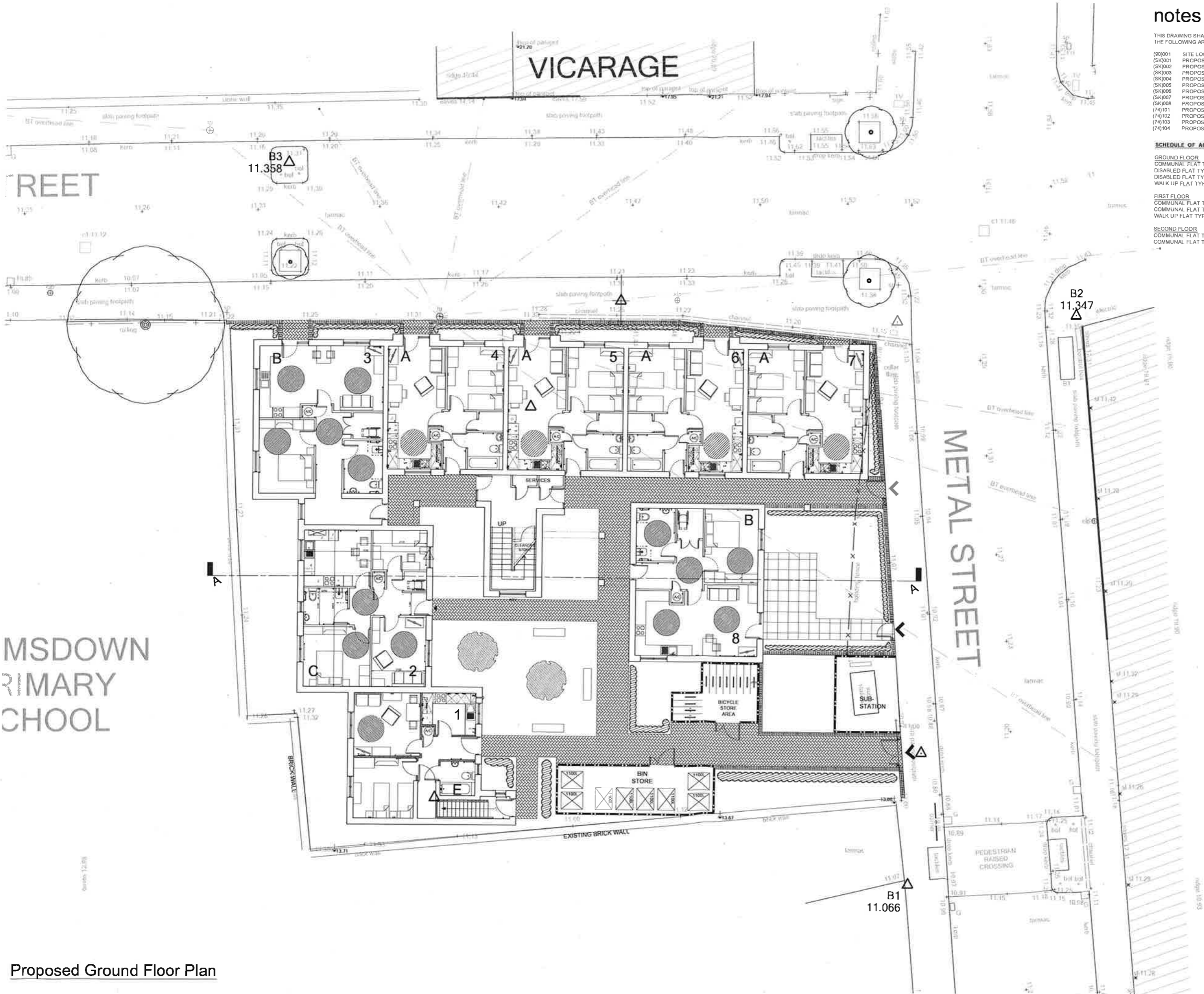
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Job FORMER EASTERN HOTEL
54 METAL STREET, ADAMSDOWN, CARDIFF



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Proposed Ground Floor Plan

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (S)0001 SITE LOCATION PLAN
- (S)0001 PROPOSED SITE LAYOUT
- (S)0002 PROPOSED FLOOR PLANS
- (S)0003 PROPOSED ELEVATIONS
- (S)0004 PROPOSED ELEVATIONS
- (S)0005 PROPOSED CROSS SECTIONS
- (S)0006 PROPOSED FLAT TYPES - GROUND FLOOR
- (S)0007 PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
- (S)0008 PROPOSED BLOCK PLAN
- (74)101 PROPOSED KITCHEN LAYOUTS
- (74)102 PROPOSED KITCHEN LAYOUTS
- (74)103 PROPOSED KITCHEN LAYOUTS
- (74)104 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

FLOOR	FLAT TYPE	NO.	TOTAL
GROUND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	DISABLED FLAT TYPE 'B'	2P1B	2 No
	DISABLED FLAT TYPE 'C'	3P2B	1 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
FIRST FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
SECOND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	3 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
TOTAL NO. OF FLATS			22 No

Notes

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Specification

This drawing shall be read in conjunction with the Specification, Bill of Materials, and any other drawings, notes, or correspondence.

Date	By	Description
14/02/2019	SK	PROPOSED SITE LAYOUT
14/02/2019	SK	PROPOSED FLOOR PLANS
14/02/2019	SK	PROPOSED ELEVATIONS
14/02/2019	SK	PROPOSED CROSS SECTIONS
14/02/2019	SK	PROPOSED FLAT TYPES - GROUND FLOOR
14/02/2019	SK	PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
14/02/2019	SK	PROPOSED BLOCK PLAN
14/02/2019	SK	PROPOSED KITCHEN LAYOUTS
14/02/2019	SK	PROPOSED KITCHEN LAYOUTS
14/02/2019	SK	PROPOSED KITCHEN LAYOUTS

Client: HAROD HOUSING ASSOCIATION

Job: PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSDOWN

Sheet No/Revision: (SK)001S

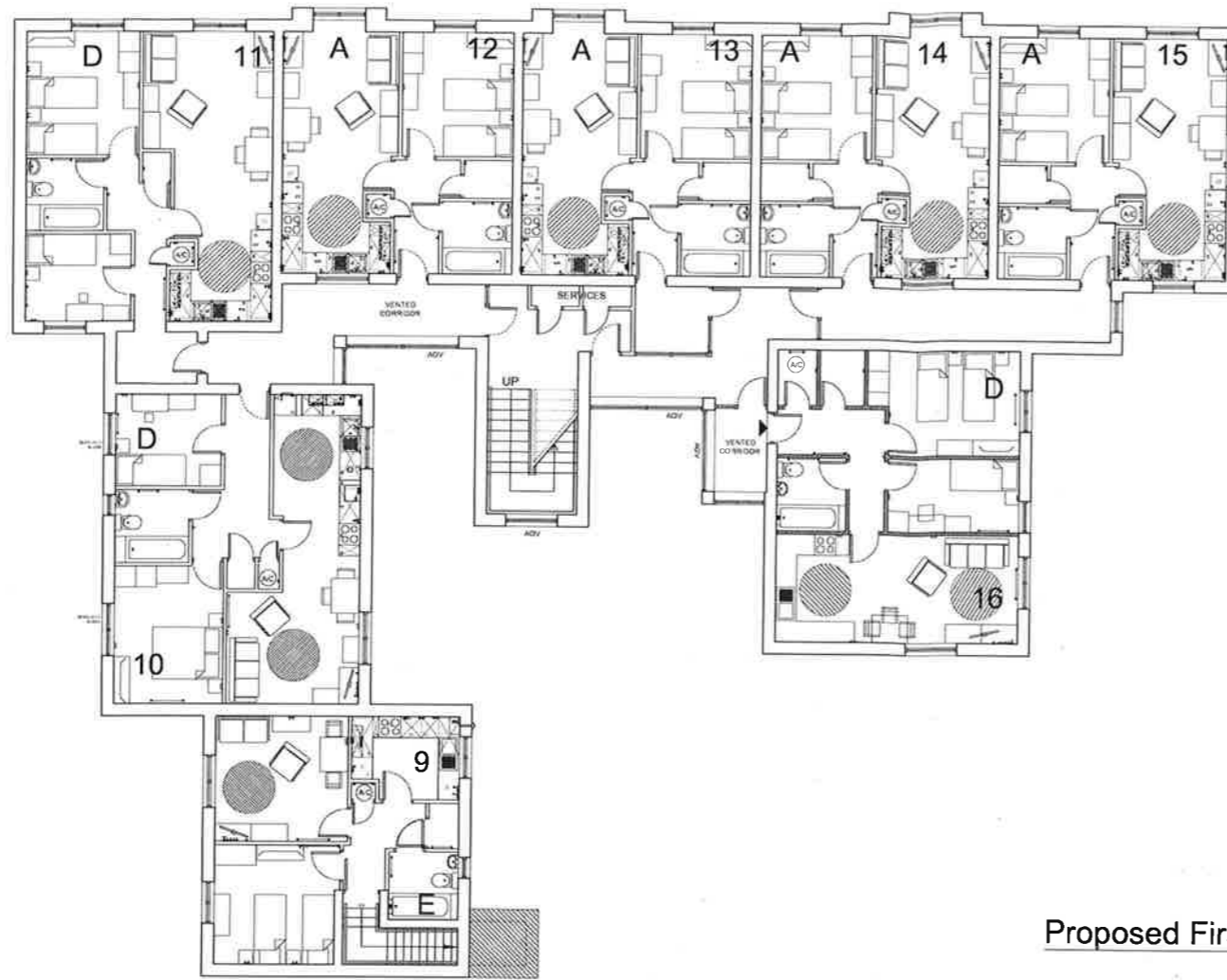
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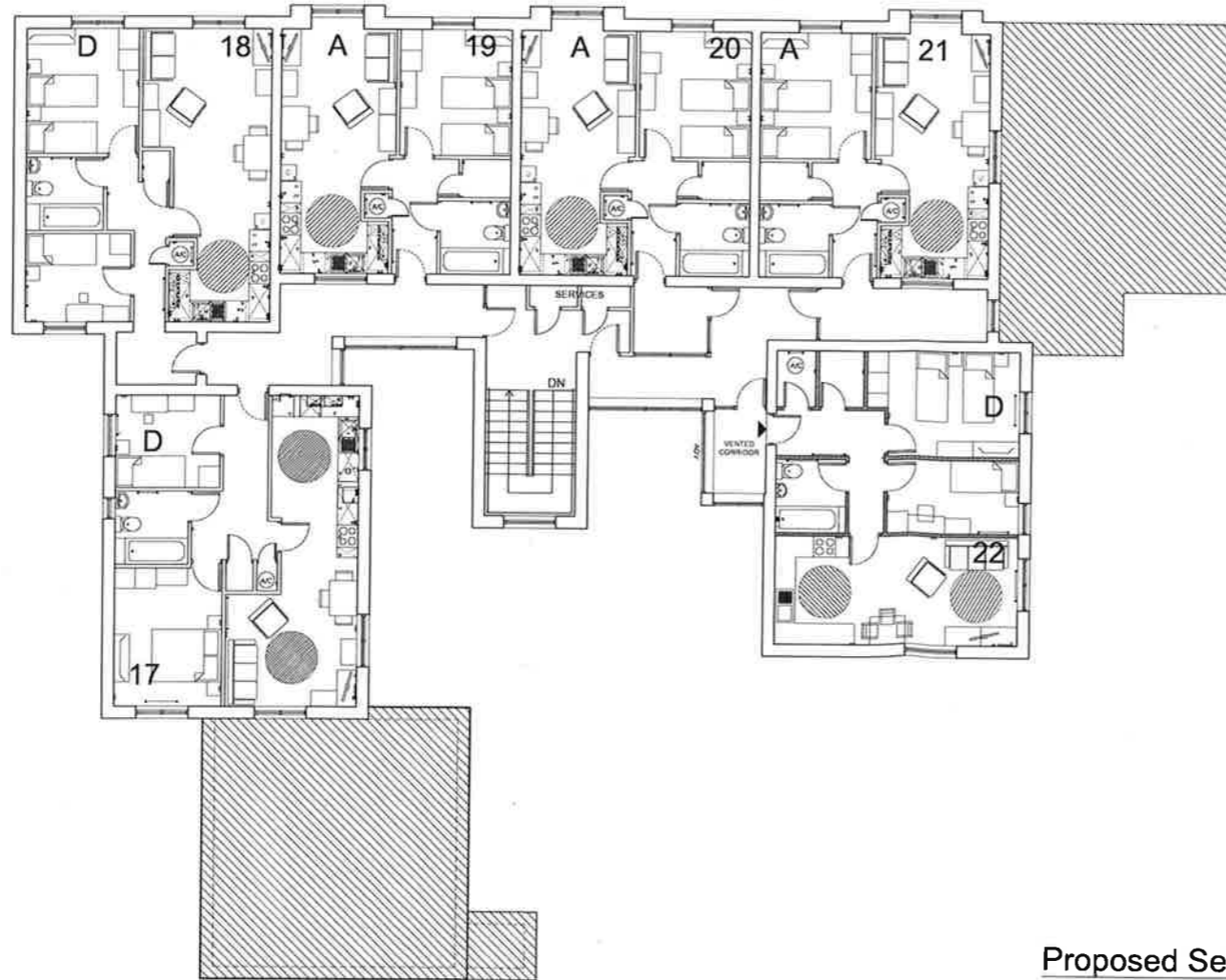
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Drawn/Checked: AV/DD

Client: daves jlewelyn and jones
Chartered Architects
The Malvern East, Great Street, Cardiff, CF24 3EA, Tel: (01222) 444029 Fax: (01222) 444016



Proposed First Floor Plan



Proposed Second Floor Plan

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (9)001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS
- (SK)003 PROPOSED ELEVATIONS
- (SK)004 PROPOSED ELEVATIONS
- (SK)005 PROPOSED CROSS SECTIONS
- (SK)006 PROPOSED FLAT TYPES - GROUND FLOOR
- (SK)007 PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
- (SK)008 PROPOSED BLOCK PLAN
- (74)101 PROPOSED KITCHEN LAYOUTS
- (74)102 PROPOSED KITCHEN LAYOUTS
- (74)103 PROPOSED KITCHEN LAYOUTS
- (74)104 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

FLOOR	FLAT TYPE	NO.	TOTAL
GROUND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	DISABLED FLAT TYPE 'B'	2P1B	2 No
	DISABLED FLAT TYPE 'C'	3P2B	1 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
FIRST FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
SECOND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	3 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
TOTAL No. OF FLATS			22 No.

Rev	Date	Description
1	03.03.2018	ISSUE FOR PERMIT
2	06.07.2017	REVISED SITE LAYOUT TO PROVIDE FOR AN DISABLED FLAT
3	06.07.2017	REVISED SITE LAYOUT TO PROVIDE FOR TWO DISABLED FLATS
4	02.04.2017	REVISED SITE LAYOUT TO PROVIDE FOR TWO DISABLED FLATS
5	07.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
6	08.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
7	14.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
8	21.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
9	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
10	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
11	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
12	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
13	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
14	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
15	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
16	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
17	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
18	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
19	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
20	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
21	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
22	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
23	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
24	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
25	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
26	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
27	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
28	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
29	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
30	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
31	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
32	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
33	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
34	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
35	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
36	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
37	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
38	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
39	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
40	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
41	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
42	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
43	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
44	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
45	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
46	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
47	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
48	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
49	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE
50	23.02.2018	REVISED SITE LAYOUT AND SERVICES OF ACCOMMODATION SCHEDULE

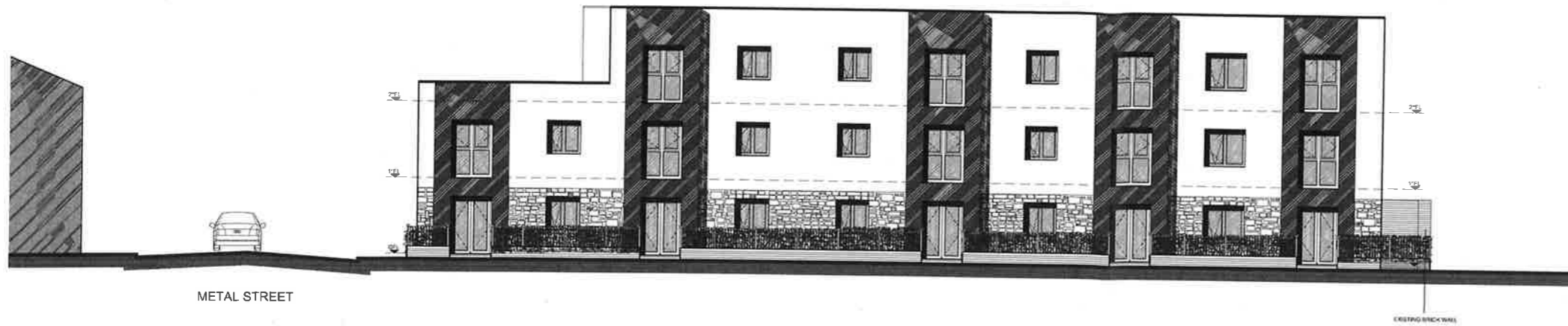
Sheet No./Revision
 (SK)002 T
 Proposed Floor Plans - First & Second
 Scale: 1:100
 Date: MAR 2019
 Job No: 1105/28
 Drawn/Checked: AV/DO

Client: HAFOD HOUSING ASSOCIATION
 Job: PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSDOWN
 Client: HAFOD HOUSING ASSOCIATION
 Job: PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSDOWN

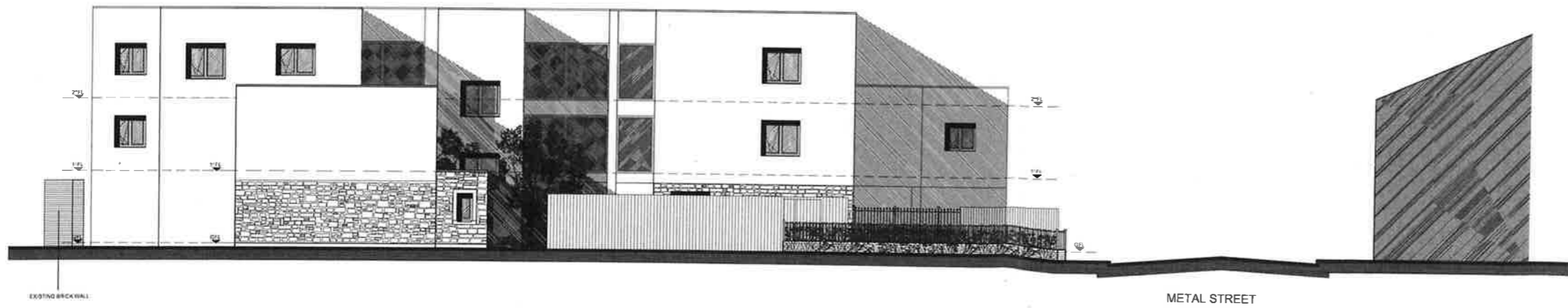
davies jewelyn and jones
 Chartered Architects
 The Millers, East Ford Street, Cardiff, CF10 1SA, Tel: (01222) 44423 Fax: (01222) 44415

Specification
 This drawing must be read in conjunction with 'Drawing Specification Note Bill of Materials'.
 This drawing must be read in conjunction with all other Architects' drawings and specialist's drawings and specifications.

Notes
 All dimensions are in millimetres.
 All dimensions are to be taken as indicated unless otherwise stated.
 Any dimensions to be taken as indicated unless otherwise stated.
 All dimensions are to be taken as indicated unless otherwise stated.
 All dimensions are to be taken as indicated unless otherwise stated.



Front (north) elevation (Sun Street)



Rear (south) elevation

Proposed Elevations

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (R0)001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS
- (SK)003 PROPOSED ELEVATIONS
- (SK)004 PROPOSED ELEVATIONS
- (SK)005 PROPOSED CROSS SECTIONS
- (SK)006 PROPOSED FLAT TYPES - GROUND FLOOR
- (SK)007 PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
- (SK)008 PROPOSED BLOCK PLAN
- (74)101 PROPOSED KITCHEN LAYOUTS
- (74)102 PROPOSED KITCHEN LAYOUTS
- (74)103 PROPOSED KITCHEN LAYOUTS
- (74)104 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

FLOOR	FLAT TYPE	NO.	TOTAL
GROUND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	DISABLED FLAT TYPE 'B'	2P1B	2 No
	DISABLED FLAT TYPE 'C'	3P2B	1 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
FIRST FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
SECOND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
TOTAL No. OF FLATS			23 No

SCHEDULE OF MATERIALS

- WALLS
- RENDER: THROUGH COLOURED RENDER
- COLOUR: IVORY
- STONE CLADDING: ROCKPANEL STONES OR SIMILAR
- COLOUR: MINERAL CHALK
- CLADDING: ROCKPANEL METALLICS BOARD OR SIMILAR
- COLOUR: ALUMINIUM GREY
- WINDOWS
- DARK GREY PVC-U

Notes
This drawing is copyright. All dimensions are to be checked prior to construction or installation. Any dimensions are to be checked prior to construction or installation. The drawings shall be read in conjunction with the Specification, General and Schedule of Materials.

Specification
This drawing shall be read in conjunction with the Specification, General and Schedule of Materials.

Rev	Date	Description
C	02.02.2018	PROPOSED ELEVATIONS AMENDED TO MATCH THE PLANS
D	14.03.2018	PROPOSED SITE LAYOUT AND ELEVATIONS REVISED CAR PARKING SPACES OMITTED
E	10.07.2018	PROPOSED ELEVATIONS AND MATERIALS AMENDED
F	20.09.2018	PROPOSED SITE LAYOUT AND ELEVATIONS AMENDED
G	11.09.2018	TYPE A FLAT AMENDED TO INCLUDE A/C AND STENCIL
H	22.10.2018	PROPOSED SITE LAYOUT AMENDED TO CORRECT WITH MATERIALS SPECIFICATION
I	14.11.2018	PROPOSED SITE LAYOUT AMENDED TO CORRECT WITH SPECIFICATION NOTES
J	29.12.2018	PROPOSED SITE LAYOUT AND ELEVATIONS REVISED
K	04.02.2019	PROPOSED SITE LAYOUT AND ELEVATIONS REVISED
L	11.02.2019	PROPOSED SITE LAYOUT AND ELEVATIONS REVISED
M	13.04.2019	PROPOSED SECOND FLOOR FLAT REVISED
N		PROPOSED SECOND FLOOR FLAT REVISED
P		PROPOSED SECOND FLOOR FLAT REVISED

PROPOSED ELEVATIONS

Date: April 2019

Scale: 1:100

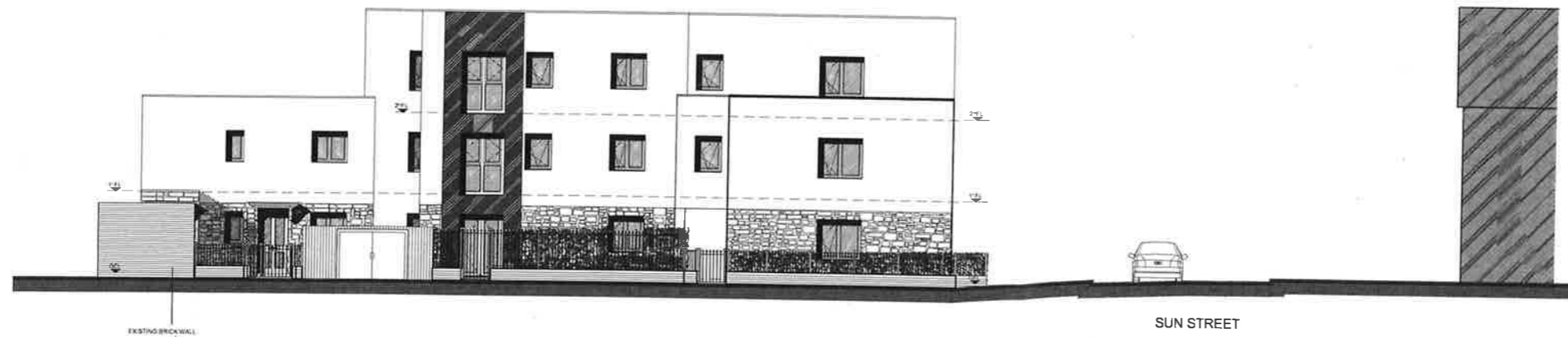
Job No: (SK)003P

Sheet No/Revision: AV/00

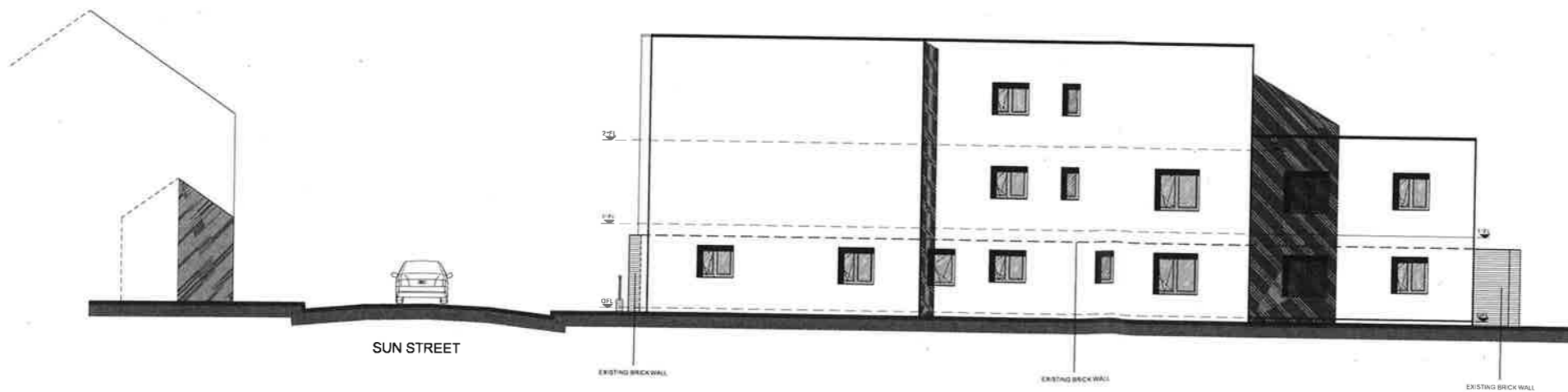
Client: HAFOD HOUSING ASSOCIATION

Job: PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSDOWN

davies lewelyn and jones
Chartered Architects
The Millers, East Tyndal Street, Cardiff Bay, Cardiff, CF10 1SA, Tel: (01222) 644430 Fax: (01222) 644445



Side (east) elevation (Metal Street)



Side (west) elevation

Proposed Elevations

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (R)0001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS
- (SK)003 PROPOSED ELEVATIONS
- (SK)004 PROPOSED ELEVATIONS
- (SK)005 PROPOSED CROSS SECTIONS
- (SK)006 PROPOSED FLAT TYPES - GROUND FLOOR
- (SK)007 PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
- (SK)008 PROPOSED BLOCK PLAN
- (74)101 PROPOSED KITCHEN LAYOUTS
- (74)102 PROPOSED KITCHEN LAYOUTS
- (74)103 PROPOSED KITCHEN LAYOUTS
- (74)104 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

FLOOR	FLAT TYPE	NO.	TOTAL
GROUND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	DISABLED FLAT TYPE 'B'	2P1B	2 No
	DISABLED FLAT TYPE 'C'	3P2B	1 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
FIRST FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
SECOND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No

TOTAL No. OF FLATS 23 No.

SCHEDULE OF MATERIALS

- WALLS
RENDER: THROUGH COLOURED RENDER
COLOUR: IVORY
- STONE CLADDING: ROCKPANEL STONES OR SIMILAR
COLOUR: MINERAL CHALK
- CLADDING: ROCKPANEL METAL LICS BOARD OR SIMILAR
COLOUR: ALUMINIUM GREY
- WINDOWS
DARK GREY PVC-U.

Notes

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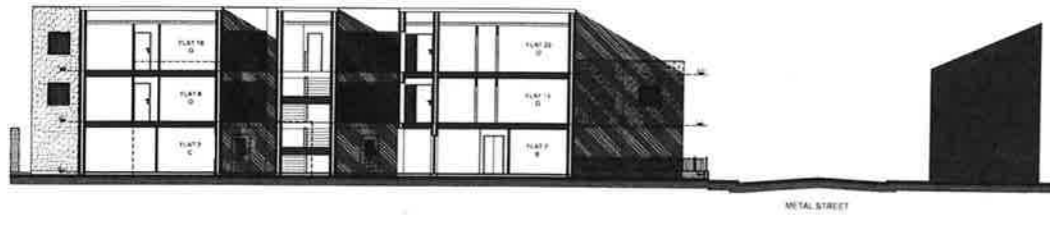
Specification

The specification is to be read in conjunction with the specification sheet 'Bill of Materials' and the specification sheet 'Materials'.

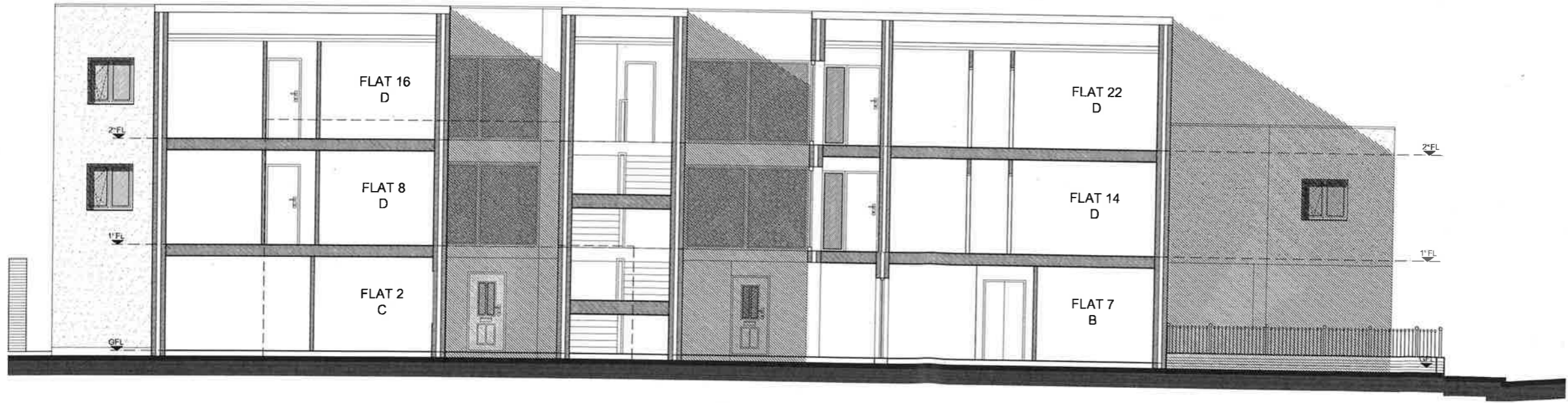
Rev	Date	Description
A	03.02.2018	PROPOSED ELEVATIONS
B	14.02.2018	PROPOSED SITE LAYOUT AND ELEVATIONS
C	18.07.2018	PROPOSED FLOOR PLANS AND ELEVATIONS
D	28.08.2018	PROPOSED BLOCK PLAN AND ELEVATIONS
E	11.09.2018	PROPOSED CROSS SECTIONS AND ELEVATIONS
F	22.11.2018	PROPOSED FLAT TYPES - GROUND FLOOR
G	14.11.2018	PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
H	04.02.2019	PROPOSED KITCHEN LAYOUTS
I	11.02.2019	PROPOSED KITCHEN LAYOUTS
J	15.02.2019	PROPOSED KITCHEN LAYOUTS

Sheet	Scale	Job No	Client
PROPOSED ELEVATIONS	1:100	(SK)004M	HAFOOD HOUSING ASSOCIATION
MAR 2019			54 METAL STREET, ADAMSDOWN

davies jewelyn and jones
Chartered Architects
The Milling, East Tyndal Street, Cardiff CF10 1SA. Tel: (01222) 464438 Fax: (01222) 464343



Proposed cross site section 1:200



Proposed cross site section 1:100

Proposed Cross Section

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (S)0001 SITE LOCATION PLAN
- (S)0001 PROPOSED SITE LAYOUT
- (S)0002 PROPOSED FLOOR PLANS
- (S)0003 PROPOSED ELEVATIONS
- (S)0004 PROPOSED ELEVATIONS
- (S)0005 PROPOSED CROSS SECTIONS
- (S)0006 PROPOSED FLAT TYPES - GROUND FLOOR
- (S)0007 PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
- (S)0008 PROPOSED BLOCK PLAN
- (74)101 PROPOSED KITCHEN LAYOUTS
- (74)102 PROPOSED KITCHEN LAYOUTS
- (74)103 PROPOSED KITCHEN LAYOUTS
- (74)104 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

FLOOR	FLAT TYPE	NO.	TOTAL
GROUND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	DISABLED FLAT TYPE 'B'	2P1B	2 No
	DISABLED FLAT TYPE 'C'	3P2B	1 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
FIRST FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
	WALK UP FLAT TYPE 'E'	2P1B	1 No
SECOND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 No
	COMMUNAL FLAT TYPE 'D'	3P2B	3 No
TOTAL No. OF FLATS			23 No

SCHEDULE OF MATERIALS

- WALLS
RENDER: THROUGH COLOURED RENDER
COLOUR: IVORY
- STONE CLADDING: ROCKPANEL STONES OR SIMILAR
COLOUR: MINERAL CHALK
- CLADDING: ROCKPANEL METALLICS BOARD OR SIMILAR
COLOUR: ALUMINIUM GREY
- WINDOWS
DARK GREY PVC-U

Notes

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Rev
A PROPOSED SITE LAYOUT AND SCHEDULE OF ACCOMMODATION REVISION
B PROPOSED BLOCK PLAN FOR MAX UP FLATS REVISION
C PROPOSED SECOND FLOOR PLAN REVISION

Date
01.02.2019
11.02.2019
15.02.2019

Specification

This drawing shall be read in conjunction with the architect's specification and schedule of materials.

Rev
A PROPOSED SITE LAYOUT AND SCHEDULE OF ACCOMMODATION REVISION
B PROPOSED BLOCK PLAN FOR MAX UP FLATS REVISION
C PROPOSED SECOND FLOOR PLAN REVISION

Date
01.02.2019
11.02.2019
15.02.2019

PROPOSED CROSS SECTION

Date
MAR 2019

Scale
1:200

Job No
(SK)005C

Sheet No/Revision
A1/D0

davies jewelyn and jones
Chartered Architects
The Maltings, East, Trowell Street, Gwent, NP23 5TA, Tel: (01293) 444344 Fax: (01293) 444344

Client
HAFOD HOUSING ASSOCIATION

Job
PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSDOWN

PETITION, LOCAL MEMBERS x 2, AM x 2, AND MP OBJECTIONS

COMMITTEE DATE: 19/06/2019

APPLICATION No. **18/02622/MJR**

APPLICATION DATE: 07/11/2018

ED: **GRANGETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Rightacres Property Company Limited

LOCATION: TRACK 2000, RESOURCE HOUSE, 54B PENARTH ROAD,
GRANGETOWN, CARDIFF, CF11 6NGPROPOSAL: ERECTION OF A RESIDENTIAL DEVELOPMENT OF 74 UNITS
WITH ASSOCIATED INFRASTRUCTURE AND ENGINEERING
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 matters detailed in paragraph 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. CO1 STL
2. The consent relates to the application plans numbered:
 - SP545-P100 Site Location Plan
 - SP545-P01 Existing Site Plan
 - SP545-P02 Proposed Site Plan
 - SP545-P03revB Proposed Basement Plan
 - SP545-P04revC Proposed Ground Floor Plan
 - SP545-P05revA Proposed First Floor Plan
 - SP545-P06revA Proposed Second Floor Plan
 - SP545-P07revA Proposed Third Floor Plan
 - SP545-P08 Proposed Fourth Floor Plan
 - SP545-P09 Proposed Fifth Floor Plan
 - SP545-P10 Proposed Roof Plan
 - SP545-P11revB Proposed Elevations 1
 - SP545-P12revB Proposed Elevations 2
 - SP545-P13revB Proposed Elevations 3
 - SP545-P15 Proposed Elevations 4
 - SP545-P16 Proposed Elevations 5
 - SP545-P14revB Proposed Sections

- 184010/A09 Existing & Proposed Traffic Orders
- 184010/A03revA Proposed Table Crossing
- 291 2018/.92 Existing Landscape
- 291 2018/.93revC Landscape Proposals
- 291 2018/.94revA Tree Pit Sections

Reason: For the avoidance of doubt.

3. No above-ground 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 a satisfactory finished appearance to the development.
4. No above-ground development shall take place until a scheme showing the architectural detailing of the main elevations of the building and of the site boundary enclosures has 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.
5. No development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the LPA. 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.
6. No development shall take place until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority, to include details of noise and dust control measures, 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.
7. No part of the development hereby permitted shall be commenced until a scheme of environmental improvements to the footways on Penarth Road, Taff's Mead Embankment and Pentre Gardens adjacent to the site has been submitted to and approved in writing by the LPA. The scheme shall comprise the resurfacing of the footways, including as required the renewal or resetting of sunken or damaged kerbs, channels and edging as may be required, and include:

- details of an uncontrolled raised table zebra crossing and build-out on Taff's Mead Embankment, immediately south of the Pentre Gardens junction, in accordance with illustrative Vectos plan 184010/A03revA,
- the reinstatement of the footway and realignment of the kerb at the southern end of Taff's Mead Embankment in accordance with illustrative Vectos plan 184010/A09
- the reinstatement of the footway on Pentre Gardens, including the provision of 3no. street trees, between the site entrance and the junction with Taff's Mead Embankment in accordance with illustrative Vectos plan 184010/A09.

The agreed scheme shall be implemented to the satisfaction of the LPA prior to beneficial occupation of the site. Reason: To ensure the reinstatement of the adjacent public highway in the interests of highway and pedestrian safety and to facilitate access to the proposed development.

8. Unless otherwise agreed in writing by the LPA and notwithstanding the approved illustrative plans for highway improvements/ landscaping the scheme of environmental highway improvements shall include for the provision of 2no. street trees and a 6no. Nextbikes stand to be located on the footway at the corner of Taff's Mead Embankment and Penarth Road. The agreed scheme shall be implemented to the satisfaction of the LPA prior to beneficial occupation of the site. Reason: In the interests of visual amenity and promotion of cycling.
9. *Road Traffic Noise:* All habitable rooms must achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. If any habitable rooms require sound insulation measures to achieve these noise levels, a scheme shall be submitted to ensure that habitable rooms, subject to such sound insulation measures, shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from 1) an upper rate of not less than 37 litres per second against a back pressure of 10 Newtons per sqm and not less than 31 litres per second against a back pressure of 30 Newtons per sqm, to 2) a lower rate of between 10 and 17 litres per second against zero back pressure. No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field]. Reason: To ensure that the amenities of future occupiers are protected.

10. *Plant Noise:* The rating level of the noise emitted from fixed plant and equipment on the site shall achieve a noise rating level of background - 10dB at any residential property when measured and corrected in accordance with BS 4142:2014 (or any British Standard amending or superseding that standard). Reason: To ensure that the amenities of future occupiers of the development and occupiers of other residential properties in the vicinity are protected.

11. *Ground Gas Protection:* Post demolition but prior to commencement of the construction phase of the 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. Reason: To ensure that the safety of future occupiers is not prejudiced.

12. *Contaminated Land Measures – Assessment:* Post demolition but prior to commencement of the construction phase 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. 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; groundwater and surface waters; adjoining land; property (existing or proposed); ecological systems; 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 and related contaminated land measures – remediation and verification conditions 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 / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation. 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.

13. *Contaminated Land Measures – Remediation & Verification Plan:* Post demolition but prior to commencement of the construction phase 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. 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.
14. *Contaminated Land Measures – Remediation & Verification:* The approved remediation scheme 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. 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.

15. *Identification of Unsuspected Contamination:* 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.
16. *Imported soil:* 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 to 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, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the LPA. Reason: To ensure that the safety of future occupiers is not prejudiced.
17. *Imported aggregates:* 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 to 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, verification sampling of the material received at the development site is required to verify that the imported aggregate is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the LPA. Reason: To ensure that the safety of future occupiers is not prejudiced.

18. *Use of site-won materials:* 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.
19. *Drainage Details:* No development shall take place until a scheme for the sustainable drainage of the site and any connection to the existing drainage system has been submitted to and approved in writing by the LPA. Subject to the results of ground permeability tests to establish viability the scheme shall include a soakaway option for surface water management. In the event that ground conditions are not suitable then the scheme shall include for a direct connection to the adjacent main river. The scheme shall also include a sustainable method of managing the highway pollutants. Development shall be carried out in accordance with the approved details. Reason: To prevent hydraulic overloading of the public sewerage system.
20. *Landscaping Design and Implementation Programme:* No development shall take place until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - A landscaping implementation programme;
 - Scaled planting plans prepared by a qualified landscape architect;
 - Existing and proposed services and drainage above and below ground level;
 - Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect;
 - Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect;
 - Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement;
 - Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect and including full details of oversight of landscaping implementation by the project landscape architect.

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.

21. *Landscaping Maintenance:* 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 the landscaping condition, unless the Local Planning Authority gives written consent to any variation. Reason: To maintain and improve the amenity and environmental value of the area.

ADDITIONAL ADVISORY RECOMMENDATIONS

RECOMMENDATION 2: The highway works condition and any other works to existing or proposed adopted public highway are to be subject to an agreement under Section 38 and/or Section 278 Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 3: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

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

(iii) the safe development and secure occupancy of the site rests with the developer.

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

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

RECOMMENDATION 4: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 5: The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from Transport Vision, Strategy & Policy Team, Cardiff Council, County Hall, Atlantic Wharf.

RECOMMENDATION 6: The applicant is advised to notify the LPA of commencement of development.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The detailed application is for the construction of 74 apartments (2 x 1-bed studios, 39 x 1-bed flats, 32 x 2-bed flats and 1 x 3-bed flat) in a cranked 4/5/6 storey block fronting Taffs Mead Embankment and Penarth Road Bridge.
- 1.2 Access: Pedestrian access is proposed from Taff's Mead Embankment to the south east corner of the site and from Pentre Gardens to the north of the site. Vehicular and cycle access is via the existing vehicle access from Pentre Gardens.
- 1.3 There are 57 car parking spaces, including 2 disabled car parking spaces; 37 of these in an enlarged basement with the remainder of spaces provided in a surface car park to the rear of the development. 102 cycle spaces are provided in a bike store located next to the rear entrance off Pentre Gardens (78), and in the

basement (24). A further 6 short stay cycle spaces will be located next to the main entrance from Taff's Mead Embankment.

- 1.4 The wing facing Taff's Mead Embankment is 5 storeys stepping down to 4 storeys at the junction with Pentre Gardens, the wing facing Penarth Road bridge is 5 storeys stepping down to 4 storeys at the SW boundary where the site adjoins the 3 storey terrace on Penarth Road. At the corner where the building cranks the height increases to 6 storeys to accommodate a penthouse flat with roof terrace.
- 1.5 The ground floor is raised to approximately 1.2m above the Taff's Mead Embankment pavement level to accommodate an enlarged basement car park.
- 1.6 The design adopts a warehouse type aesthetic with traditional brick masonry facades (buff and red brick) and simple repetitive rhythm and symmetry, and lighter weight zinc-clad upper storeys set back from the building's edge, giving the building a distinctive 'roof'. The 6 storey corner element wrapping the core and corner flats is metal clad and more contemporary in expression, with large areas of glazing. There is a small communal roof garden on the 6th floor accessed from the lift and stair lobby.
- 1.7 The footpath at the corner of Taff's Mead Embankment and Penarth Road will be widened and all adjoining footpaths will be resurfaced. A new tabled uncontrolled pedestrian crossing will be provided on Taff's Mead Embankment as part of the highway improvements package. A Section 106 financial contribution has been agreed for the provision of a Nextbike stand for 6 cycles located on the footway at the junction of Taff's Mead Embankment and Penarth Road
- 1.8 Three new trees will be provided to Pentre Gardens adjacent to the footpath and a condition has been added requiring the provision of 2no. new street trees where the footpath is to be widened. Small areas of landscaping are provided to the front of the building at the corner and to the rear car park (including 5no. small trees).
- 1.9 The application is supported by the following information:
 - Planning Statement
 - Design and Access Statement
 - Flood Consequences Assessment
 - Ground Conditions Report
 - Sunlight and Daylight Analysis, McCann & Partners, Engineers
 - Air Quality Report
 - Drainage Strategy Report
 - Justification of Heights and Volumes, CWA Architects
 - Noise Survey
 - Pre-application Consultation Report
 - Transport Assessment

- 1.10 Amended plans were received on 29.1.19 and publicised. The following changes were made to the scheme:
- Cycle parking increased to 108 long stay and 6 short stay cycle spaces
 - Accepted car parking dimensions included on the plans
 - Traffic Orders plan enclosed outlining the traffic orders around the development
 - Built-out tabled uncontrolled crossing on Taff's Mead Embankment included
 - Car park security gates incorporated into the scheme
 - Landscaping plans revised
 - Daylight/sunlight report revised to take account of the following design changes:
 - 3rd floor flat on Pentre Gardens set back from building's edge to improve daylighting and privacy for flats at 46 Taff's Mead Embankment
 - Parapet height to 3rd floor Pentre Gardens flats reduced to improve daylighting and privacy for flats at 46 Taff's Mead Embankment
 - 46 Taff's Mead Embankment ground and 1st floor flat gable windows added
 - Louvred privacy screens added to 4no. windows on Pentre Gardens elevation to avoid direct overlooking of 46 Taff's Mead Embankment 1st floor flat.
 - Obscure glazed windows added to ground floor of Pentre Gardens elevation (3no. to binstore).
- 1.11 Further amended plans were received on 11.4.19 and publicised. The following changes were made to the scheme:
- A 0.75m reduction in the overall height of the building (150mm reduction on the floor-to-floor heights);
 - All elevations and sections amended accordingly;
 - The solid parapet in the NE corner has been reduced from 1.5m to 0.6m and a glazed balustrade for security purposes added;
 - Additional elevations/sections (GG + HH) provided to show relationship of development to No. 46 Taff Meads Embankment. Section GG cuts through the existing first floor window to Flat 46B. Elevation HH cuts through the existing ground floor window to Flat 46A;
 - The basement plan has been revised to show parking spaces 1 and 2 moved forward to take account of head height restrictions.
- 1.12 Following receipt of amended plans further additional information has been provided by the applicant:
- Sunlight and Daylight Analysis Rev C, McCann & Partners, Engineers, Jan 2019;
 - Justification of Heights and Volumes, Rev A, CW Architects, Jan 2019;
 - Sunlight and Daylight Analysis Rev D, McCann & Partners, Engineers, April 2019, including: Appendix A: Shadow Plots; Appendix B: Annual Probable Sunlight Hours; Appendix C: Gardens & Open Spaces Sunlight Check;

- Sunlight and Daylight Analysis Rev F, McCann & Partners, Engineers, April 2019, responded to further issues raised by objectors/Planning providing early morning shadow plots and APSH calculations for 46A & 46B Taff's Mead Embankment, 2-12 Pentre Gardens, and 1-25 Pentre Gardens;
 - CGIs for agreed views from Penarth Road bridge, Penarth Road looking North East, Taff's Mead Embankment looking south (April 2019); Penarth Road next to bridge looking NW; and Pentre Gardens looking towards the river;
 - Physical model showing development in context (for Planning Committee).
- 1.13 Pre-application discussions: A formal pre-application enquiry was registered in May 2018. Discussions focused on the proposed scale of the development and its impact on residential amenity. Height of the building was reduced as a consequence, and the applicant was requested to provide a detailed analysis of the impact on neighbours (daylight, sunlight, privacy).
- 1.14 The scheme was presented to the Design Commission for Wales (DCfW) in October 2018. DCfW supported the principle of the development and the approach to the design, with comments limited to the range of building materials proposed, bike storage, lack of active ground floor use, and requirement for better images to explain the scheme at pedestrian level.
- 1.15 Statutory pre-application public consultation was carried out between 5 September and 3 October 2018. Site notices were posted, and adjoining landowners and occupiers and ward councillors (Grangetown and Butetown) were notified. Specialist consultees (NRW, Welsh Ministers in relation to Cardiff Castle scheduled monument, and the local highway authority) were consulted in accordance with the Development Management (Wales) Procedure Order 2012.
- 1.16 A letter was received from the local MP on behalf of a neighbouring resident, and 104 responses to the website survey. No responses were received from Ward Councillors. The following are the main comments received from members of the public during the Pre-Application Consultation, as detailed in the PAC Report:
- Building too large and out of keeping;
 - Overbearing and overlooking neighbours;
 - Blocking daylight and sunlight from neighbours;
 - Location of access;
 - No community facilities provided increasing pressure on existing infrastructure;
 - Increased traffic and safety concerns; Lack of affordable family housing.
- 1.17 Welsh Ministers raised no objection to the proposals. NRW raised concerns over potential contamination of groundwater and sought clarity on proposed floor levels in relation to flood risk.

- 1.18 As a consequence of the statutory pre-application consultation process the number of flats was reduced from 86 to 74 and the development further reduced in height to predominantly 5 storeys. The number of parking spaces was increased to 57 and some alterations were made to the facades.

2. **DESCRIPTION OF SITE**

- 2.1 The site is irregular in shape and occupies an area of approximately 0.29 ha at a prominent corner location. The boundaries of the site are defined by the road accessing Pentre Gardens to the north, existing residential properties off Pentre Gardens, Pentre Place and Penarth Road to the west and southwest, Penarth Road to the south and Taff's Mead Embankment with the River Taff beyond to the east.
- 2.2 The site is currently almost entirely occupied by the vacant former Track 2000 Community Resource Services building with an area of car parking along the northern boundary and storage yard in the south and southwest. The site was used to store, sell and recycle second-hand furniture, household and commercial goods (Use Classes B2 and B8).
- 2.3 The existing warehouse building on the site is rectangular in plan and 2 storeys with pitched roof (ridge height approx. 10.5m). Planning permission has previously been obtained for the demolition of all buildings within the site (Prior Approval 18/01511/MNR granted 31.7.18).
- 2.4 The brownfield site is located in an established residential area of Grangetown, in a prominent position on the River Taff opposite the Penarth Road bridge. The immediate context is low-rise 2/3 storey residential.
- 2.5 The opposite side of the river currently houses Brains Brewery and Sytner BMW garage but both are due to be redeveloped as part of the Central Quay proposals, with consent for the first phase recently approved. This site forms part of Strategic Site KP2A in the Central Business Area and is identified in the LDP as a major employment-led initiative for mixed use regeneration, including a regional transport interchange, the promotion of finance and business services, and residential development.

3. **PLANNING HISTORY**

- 18/1511/MNR Prior Approval granted July 2018 for demolition of existing warehouse. Demolition under way.

4. **POLICY FRAMEWORK**

National policy

- 4.1 Planning Policy Wales (PPW) Edition 10, 2018 favours the sustainable re-use of

previously developed land. The following Technical Advice Notes (TANs) are relevant: TAN 12 Design (2014)

Local Policy

- 4.2 The following policies of the 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
 - EC1: Existing Employment Land
 - H3 Affordable Housing
 - H6 Change of Use or Redevelopment to Residential Use
 - C1 Community Facilities
 - C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
 - T5 Managing Transport Impacts
- 4.3 The following Supplementary Planning Guidance is relevant:
- Planning Obligations (2017)
 - Cardiff Residential Design Guide (2017)
 - Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
 - Waste Collection and Storage Facilities (2016)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Transportation: The Council's adopted Managing Transport Impacts (Incorporating Parking Standards) SPG (July 2018) identifies a maximum car parking requirement of 1 space per unit in the Central Area. A minimum cycle parking requirement of one space per bedroom also applies in this instance. In accordance with the SPG the proposed development should provide a maximum of 74 car parking and a minimum of 108 cycle parking spaces.
- 5.2 The Council's Transportation Officer comments as follows: The highway access leads into a car parking area of 20 spaces, with a ramp leading down to a basement parking area of 37 spaces. Whilst the amount of car parking is within the Council's standards we would like to see a reduction in spaces given the sustainable location of the site. All of the carriageway surrounding the building should have controlled parking. This is currently the case except for Pentre Gardens on the northern edge of the site (currently continuous dropped kerb).
- 5.3 To enable residents to safely cross Taff's Mead Embankment to access the Taff Trail a raised table zebra crossing and build-out is required on Taff's Mead Embankment, immediately south of the Pentre Gardens junction. This will result in the loss of a few of the existing pay and display bays although these could move to the north of the site. Footway improvements will also be required

adjacent to the site including reinstatement of redundant crossovers and improvements to the existing dropped kerbs/ tactile paving crossings.

- 5.4 A significant public realm/footway area is proposed to the south of the site, which is welcomed. It would be beneficial if a Nextbike facility could be provided in this area (ideally a stand for 8 bikes, which would require a footprint of approximately 2x4m). The provision of such a facility may allow an appropriate reduction in the level of short/long-stay cycle parking provided. It may also be appropriate for bollards or other street furniture to be placed in the public realm area to prevent parking. Details can be finalised via the highways agreement for the site.
- 5.5 The TA indicates that the development would generate a maximum of 21no. 2-way vehicle movements in the peak hour. It is not considered that this amount of additional traffic (additional vehicle movement every 3 minutes at peak times) would constitute a material increase, or result in safety issues.
- 5.6 The Transport Officer has confirmed that in relation to the TA the application of traffic survey data collected in October 2014, which has been adjusted in accordance with the Temprow growth rates to the proposed opening year of the development (2020), is considered an acceptable approach.
- 5.7 Incoming residents of the development will not be eligible for 'Resident Parking Permits' (where such a scheme currently exists or where such a scheme may be introduced in the future) and as such not add to parking pressure on the existing bays.
- 5.8 In conclusion the proposals are acceptable subject to cycle parking and highway improvements conditions (including a new tabled zebra crossing), and a s106 agreement to secure £15,000 for the TRO process and a financial contribution towards the provision of an 8no. stand Nextbikes facility.
- 5.9 Parks Services: Parks have confirmed that in accordance with SPG Open Space a financial contribution of £117,036 is sought towards the improvement (including design and maintenance) of existing open space in the locality. The closest recreational open spaces are Taff's Mead Embankment, Taff Embankment South, Pentre Gardens, Merches Gardens, and Grange Gardens.
- 5.10 Trees: The Tree Officer makes the following comments: Implementation of development will result in the loss of a large and visually prominent highway lime (*Tilia* sp.) tree, located to the Taff's Mead Embankment frontage. No tree assessment supports the application but the DAS suggests the lime has been assessed and attains 'B' (moderate quality and value) categorisation. Without evidence to the contrary I see no reason why it should not attain 'A' (high quality and value) categorisation. Either way it must be considered a significant constraint to development and if it is proposed for removal, there must be an

overriding design reason to justify this and the loss must be fully offset by new tree planting.

- 5.11 Although x18 new trees are depicted on the proposed ground floor plan, with the exception of x1 tree located within the rear car-parking area away from wider public views, all the proposed trees are located in exceedingly constrained positions, both in terms of above and below ground growth. The trees would need to have branch spreads no greater than 2m radially to avoid conflicting with each other and building lines, and the trees bounding the 2.2m wall would likely require pruning to form a stilted hedge.
- 5.12 All of the trees with the exception of those in the soft landscape planter to the Penarth Road junction would require access to un-compacted soil in soil cells (RootSpace, Silva Cell), forming a continuous tree pit. Without full details of existing and proposed services, there is no evidence this would be possible, and it appears that a sewer is located to the Taff's Mead Embankment frontage that may be prohibitive. Aside from being extremely fastigiated, or small, the trees would need to feature relatively light canopies to avoid being perceived as oppressive in relation to living spaces. The palette in this context is extremely limited, but my suggestions, subject to confirmation regarding the absence of service constraints and that continuous soil cell tree pits are achievable, are as follows:
- X4 *Ligustrum japonicum* to the 2.2m boundary wall, potentially pruned to shape as a stilted hedge. Each *Ligustrum* to have access to a minimum 5m³ root available soil volume (RASV) in a shared soil cell pit with x1 aeration/irrigation inlet per tree and root director/barrier directing roots to cells and protecting wall. Pit openings to be minimum 1.5m x1.5m.
 - X1 *Ligustrum lucidum* 'Excelsum Superbum' 'Specimen' tree to car-parking with cells extending to occupy full extent of car-parking space to the SW. Companion groundcover planting to support.
 - X4 *Koelreuteria paniculata* 'Fastigiata' to the Pentre Gardens frontage in a continuous soil cell pit with each tree having access to at least 8m³ RASV, tree pit openings to be minimum 1.5m x 1.5m and each tree to have x2 aeration/irrigation inlets.
 - X6 *Ginkgo biloba* 'Fastigiata Blagon' to the Taff's Mead Embankment frontage, pruned at the nursery to maintain a tightly fastigiated form, in a continuous soil cell pit with each tree having access to 10m³ RASV, tree pit openings minimum 1.5m x 1.5m and each tree with x2 aeration/irrigation inlets. This tree would ideally have access to greater soil volumes but maintained as a pruned, fastigiated tree, and sharing soil volume, a reduced RASV is acceptable.
 - X1 central *Liquidambar styraciflua* 'Slender Silhouette' flanked by *Amelanchier alnifolia* 'Obelisk' either side. Planter to support 300mm topsoil over 600mm subsoil over 100mm washed sand blinding over 200mm clean stone soakage and drainage as appropriate. Companion groundcover planting to support.

- 5.13 If the above planting is achievable, the combined visual and environmental impact would offset the loss of the *Tilia*, albeit the visual appearance will be less naturalistic, with spire like trees fronting the building line. A development of different design that accommodated the *Tilia* and other similar trees would be preferred, but would require a significant set-back of the building line from the street frontages, to give the above and below ground space required.
- 5.14 It would not be reasonable to deal with landscaping via conditions, without comfort regarding its achievability. In any event, the information required in terms of landscaping is: Scaled planting plan; plant schedule; tree pit section and plan views for different situations and showing RASV (where cells are used, drawings to be drawn up in conjunction with product supplier); topsoil and subsoil specification; planting methodology; aftercare methodology; confirmation that service alignments, lighting, CCTV etc., do not conflict with planting, and; landscaping implementation programme.
- 5.15 Neighbourhood Regeneration: The officer makes the following observations: The Cardiff Planning Obligations SPG 2017 (Section 8 – Community Facilities) states that: ‘Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through:
- The provision of new facilities,
 - The extension to, or upgrading of, existing facilities.’
- If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population. The formula in the SPG is based on the number of habitable rooms per dwellings. In summary a contribution of £62,851 is requested.
- 5.16 The Cardiff Planning Obligations SPG was formally adopted by Council on 26th January 2017. The SPG was adopted to help to ensure that developments contribute toward the provision of necessary infrastructure and measures required to mitigate their impact. Policy KP6 of the Cardiff Local Development Plan (adopted January 2016) supports the provision of community facilities as part of new residential developments. The contribution would be directed towards community facilities located close to the site.
- 5.17 Housing Development: In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 74 units (15 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements.
- 5.18 Given the proposed design and location of the scheme, particularly from a deliverability perspective it does not appear appropriate to deliver the affordable

element on-site within the overall flatted block. If the applicant is unable to identify a satisfactory solution to onsite/offsite provision we would be prepared to accept financial contribution in lieu of on-site affordable housing provision. The financial contribution would be in lieu of: 20% x 74 = 15 units (8 x 1 bed flats & 7 x 2 bed flats).

- 5.19 On the basis of the above, we would seek a financial contribution of £1,157,912 (in lieu of 15 x units) which is calculated in accordance with the formula in the Planning Obligations– Supplementary Planning Guidance (SPG)(2017).
- 5.20 Drainage Management: The proposal is to connect the surface water directly to the combined sewer, which is unacceptable. A condition is therefore requested: Ground permeability tests shall be carried out to ascertain whether a soakaway option is viable for surface water management. If the ground conditions are not suitable then a direct connection to the adjacent main river (<20m from red line boundary) is the preferred option. A sustainable method of managing the highway pollutants will be required and the proposed permeable paving is one of several acceptable choices. No development shall take place until foul and surface water drainage details have been submitted to, and approved in writing by, the LPA. Development shall be carried out in accordance with the approved details. Reason: To prevent hydraulic overloading of the public sewerage system.
- 5.21 Waste Management: The Waste Strategy Officer has no objection.
- 5.22 Pollution Control (Contaminated Land): The Contaminated Land Officer makes the following observations: The submitted information, confirms that indicated by available records. This supports the need for a robust contamination and ground gas assessment of the site, as indicated at the pre-application stage, in line with current guidance. This is required to identify any associated risks and to determine whether further assessment and/or remediation is required to ensure the site is made suitable for use. Given that the site is predominantly occupied by existing structures, it is recommended that the standard conditions are amended to allow for demolition prior to site based ground investigations.
- 5.23 Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.
- 5.24 Shared Regulatory Services would request the inclusion of the following conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan: Ground Gas (Protection);

Contaminated Land Measures (Assessment); Contaminated Land Measures (Remediation); Contaminated Land Measures (Remediation & Verification); Unforeseen Contamination; Imported Soil; Imported aggregates; Use of Site Won Materials; and Contamination and Unstable Land Advisory Notice.

- 5.25 Pollution Control (Noise & Air): The Noise Officer requests a standard road traffic noise condition and a pre-implementation noise assessment 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. The Air Quality Officer has no objection to the proposed development subject to a scheme to minimise dust emissions arising from demolition and construction activities.
- 5.26 Economic Development: The Track 2000 Building on Penarth Road is well located within the city centre within a five minute walk of Cardiff Central Station and city centre bus routes. The site is also located adjacent to the Cardiff Central Enterprise Zone, a zone designated for the attraction of Financial and Professional Services sector companies. The F&PS sector is highlighted as a key sector for Cardiff and Wales employing over 50,000 people within the city.
- 5.27 The site is within the Grangetown Ward located adjacent to two key regeneration sites for the city with proposals progressing at the Dumballs Road residential scheme and also the Central Quay development of the site adjacent to track 2000 at the back of Central Station.
- 5.28 The Economic Development directorate is concerned at the continuing change of use requests for employment property to residential / student accommodation developments and would oppose a change of use request for the site on Penarth Road to residential accommodation with the loss of circa 2,141 sqm of employment space. If the site were to be progressed as change of use to residential accommodation then the Economic Development service area would seek a financial contribution through the s106 agreement.
- 5.29 Economic Development recognise that mixed use development may be considered appropriate, however if mixed use schemes with a reasonable proportion of B1 business space are not feasible or forthcoming on a particular site within a protected employment area, a planning obligation will be required to compensate for this loss, and mitigate the impact of this change as if the site is lost to a residential use it is unlikely that it will revert back to an employment site.
- 5.30 A financial contribution is sought to address the concerns relating to the loss of this employment land at a key employment site in the city centre. Economic Development is seeking a financial contribution of £8,564. This contribution will form a package of assistance that will help support and develop companies within the Grangetown ward and provide further employment opportunities. The developer contributions for the loss of employment land are calculated from the Council's Planning Obligations SPG.

5.31 Ecology: The Ecology Officer requests that a bat survey be carried out before the building is demolished, and also states that the building's roof may support nesting birds such as gulls, and that active nests are protected by law.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Welsh Water (DCWW): No objection subject to a condition requiring submission and approval in writing by the LPA of a comprehensive drainage scheme (including an assessment of the potential for disposal of surface and land water by sustainable means). DCWW note that the proposed foul drainage arrangement will utilise existing on site drainage which benefits from a live connection to the public sewer network off site. DCWW have no in-principle objection to this proposal, however reiterate that if this arrangement proves unviable then DCWW would not consider a direct connection to the brick work sewer in either Pentre Gardens or Penarth Road.

6.2 With regards to surface water DCWW request that further investigations are undertaken and that discussions take place to explore a direct connection to the nearby River Taff. A surface water connection to the public combined sewer is the least sustainable option and should only be considered as a last resort when all other options have been discounted.

6.3 Natural Resources Wales (NRW): NRW have no objection subject to a suite of NRW contaminated land, SUDs and piling conditions intended to protect controlled waters. Contamination is known/strongly suspected at the site due to historical contaminative uses. No adverse comments from a flood risk perspective. Advises that a bat survey may be required.

6.4 South Wales Police (SWP): SWP has no objection and makes a number of recommendations relating to security.

7. **REPRESENTATIONS**

7.1 The application was advertised on site and in the press as a major application. Neighbours and local members were notified. Letters of objection have been received from local members Cllrs. Ashley Lister and Lynda Thorne, AMs Vaughan Gething and Neil McEvoy, MP Steven Doughty, and from more than 130 mainly local residents. A valid petition of objection with 52 signatures has been received.

7.2 On behalf of their constituents Cllrs. Lister and Thorne object to the application on the following grounds:

- The 5/6 storey scale of the development is inappropriate for the local 2 storey context, and overbearing in relation to immediate neighbours.

- Proposed design not in keeping with the neighbouring Edwardian terraced properties.
- Privacy of neighbours likely to be compromised.
- Daylighting to the rear of properties and gardens on Pentre Gardens to the rear of the development and the gable windows of 46 Taff's Mead Embankment adjacent to the development will be significantly reduced.
- The number of additional vehicle trips generated by the development is extremely likely to add to existing traffic congestion in the area arising from commuters choosing to use Taff's Mead Embankment and Pentre Street/Gardens as a short cut.
- Increased risk for pedestrians and cyclists using the Taff Trail as a result of additional traffic movement.
- Although policy compliant 57 parking spaces for 74 dwellings will give rise to overspill parking that will exacerbate current parking problems for residents caused by city centre commuters regularly parking in the area, despite residents' only parking restrictions.
- Concerns that open access car park may encourage anti-social behaviours by providing an unsupervised area away from public view.

7.3 Local Members request that the applicant's daylighting reports and the BRE daylighting report commissioned on behalf of the residents are considered and clarity provided to the Committee on methodology and findings. They note there will be an opportunity to visit the site prior to determination of the application, and state their intention to voice the concerns of residents at Planning Committee.

7.4 On behalf of local constituents AM Vaughan Gething objects to the application on the following grounds:

- The proposed development would have a detrimental impact on the surrounding area, especially Pentre Gardens, which may result in a loss of privacy due to direct overlooking. There may also be an issue with loss of sunlight and reduced light levels for those properties in close proximity.
- Scale and design out of keeping with the existing residential character of the area
- Increased vehicular traffic associated with the development may contribute to further congestion, with Pentre Street already being used as a thoroughfare during rush hour, and the Taff Mead Embankment/Penarth Road junction very congested at busy times.
- Exacerbation of parking problems currently experienced by local residents.
- Notwithstanding the need for housing in Cardiff residents are of the view that this is not the right location for a building of this scale.

7.5 On behalf of local constituents AM Neil McEvoy objects to the application on the following grounds:

- Height not in keeping with surrounding streets. Building will dominate the skyline conflicting with Tall Buildings, Infill Development and Residential Design Development SPG

- Properties behind the development will suffer a loss of daylight and sunlight, as well as privacy. The AM requests that officers recalculate using the 25' rule (BRE) in relation to the properties on Pentre Gardens.
- Major increase in light pollution at night from the car park, the building and vehicles using the car park.
- Increase in air and noise pollution resulting from traffic using the car park 24 hours a day.
- Access to car park and servicing/delivery vehicles will be from Pentre Gardens
- Design out of keeping with the existing residential character of the area and does not enhance it.
- The applicant is incorrect in stating that the existing building is 3 to 4 storeys (equivalent height) and that there will be a reduction in vehicle use compared to the current commercial use. There has been very little vehicle movement associated with Track 2000 over the last 20 years. The development will increase the flow of traffic and will compromise pedestrian safety and through traffic.
- Increased vehicular traffic associated with the development may contribute to further congestion, with Pentre Street already being used as a thoroughfare during rush hour, and the Taff Mead Embankment/Penarth Road junction very congested at busy times.
- Exacerbation of parking problems currently experienced by local residents.
- Requirement for refuse vehicles to remain stationary on Pentre Gardens for a long period while collecting large amounts of waste from a 20m section of pavement is impractical and likely to cause chaos for collectors and pedestrians as well as further traffic congestion.

He requests a site meeting on the matter.

7.6 On behalf of local constituents AM Neil McEvoy reiterates objections to the amended plans, and raises the following additional grounds:

- Size of the development excessive and given that it is not offering a substantial addition to social housing is uncalled for and detrimental to the burden it will place in this area on services.
- Residents may well be subject high air pollution risks, especially during often daily periods of traffic standstill, for which no mitigation is proposed.
- The proposal reduces the number of trees at the site compromising pollution mitigation and traditional Cardiff street landscape value.
- Open access car park could become a location for crime.
- Apartments could be used by buy-to-let investors and for undesirable short-term lets.
- Development must contribute to strategic aims such as sustainability and the Well-being of Future Generations.

7.7 On behalf of local constituents MP Stephen Doughty raises the following concerns:

- The proposed building will be overbearing, out of character with the area, and that the increase in traffic in what is already a highly-congested area will be significant, in turn affecting air quality.

The MP shares these concerns and requests that they are given full consideration.

7.8 A valid petition has been received (52 signatures) objecting to the application on the grounds that it contravenes many of the requirements of the Cardiff Supplementary Planning Guidance documents, Local Development Plan and BRE Guidelines. Principal objections include:

- Height, scale and massing – overbearing and oppressive
- Overshadowing and overlooking of adjoining properties
- Overdevelopment and overcrowding
- Out of character with adjoining properties and streets
- Negative impact on the character and amenity of the neighbourhood
- Increase in noise, air and light pollution
- Adverse impact on highway and pedestrian safety:
- Inadequate waste and recycling collection arrangements
- Lack of public realm improvement
- Lack of activity/interaction at street level

In addition the BRE Group Review of the Daylight and Sunlight Report and the Justification of Height and Volume document submitted by Rightacres indicates that the methodology, scope and conclusions drawn are inadequate and incorrect in many respects. Residents do not therefore consider either of these documents to be accurate or valid.

7.9 Local residents object on the following main grounds:

- Excessive height and massing (5/6 storeys) resulting in a development that is overbearing in relation to its immediate neighbours and of an inappropriate scale for the immediate area (predominantly 2 storey)
- Loss of privacy for Pentre Gardens residents caused by overlooking from proposed rear windows and terraces/balconies
- Loss of daylight and sunlight to the properties of Pentre Gardens and 46 Taff's Mead Embankment. Documentation provided by the applicant in relation to daylighting and sunlighting is inadequate and incorrect in many respects.
- Design is not in keeping with traditional adjoining properties and streets
- Overdevelopment of the site not in character with the traditional low density residential neighbourhood. Resulting overcrowding will have a negative impact on the character and amenity of the neighbourhood
- Increase in traffic will significantly add to existing traffic congestion in the area arising from commuters choosing to use Taff's Mead Embankment and Pentre Street/Gardens as a short cut.

- Insufficient on-site parking will give rise to overspill parking that will exacerbate current parking problems for residents caused by city centre commuters regularly parking in the area.
- Major increase in light pollution at night from the car park, the building and vehicles using the car park.
- Increase in air and noise pollution resulting from traffic using the car park 24 hours a day.
- Inadequate waste and recycling collection arrangements: Requirement for refuse vehicles to remain stationary on Pentre Gardens for a long period while collecting large amounts of waste from a 20m section of pavement is impractical and likely to cause chaos for collectors and pedestrians as well as further traffic congestion.
- Lack of significant public realm improvement to prominent corner.

In addition the following objections/concerns have been raised:

- Reference to emerging proposals for the redevelopment of the Brains Brewery site on the other side of the river and the existing Bakery student housing development at the north end of Taff's Mead embankment as a justification for a high density flatted development on the site is spurious. The site is in an established residential area and does not form part of the Central Area or the Cardiff Central Enterprise Zone (Central Quay proposals on the brewery site), and is neither close to the city centre nor adjacent to a railway line (Bakery student housing development).
- Lack of activity/interaction at street level which could have been delivered through a mixed use development with an element of community/café use at ground floor
- No justification for loss of employment use
- Reduction in pavement area on north side of Taff Mead Embankment
- Lack of social housing
- Increased pressure on local services
- Loss of street tree not mitigated by inadequate landscaping
- Over-provision of parking giving rise to increased traffic movements contrary to the objectives of the LDP
- Increased risk for pedestrians and cyclists using the Taff Trail as a result of additional traffic movement.
- Concerns that open access car park may encourage anti-social behaviours by providing an unsupervised area away from public view.
- The Daylight and Sunlight Report and the Justification of Height and Volume document submitted by the applicant in support of the application are inadequate and in some cases incorrect, and not therefore valid.
- No reference made to the Tall Buildings SPG in the application. The proposals are more than double the height of neighbouring properties and therefore the Tall Buildings SPG should apply.
- Validity of application in relation to statutory PAC consultation

- Reliability of 2014 traffic survey data used in the applicant's Transport Statement.
- Choice of viewpoints – no viewpoint chosen from the rear gardens of Pentre Gardens houses, or looking down Pentre Gardens towards the river.

7.10 In summary, the main grounds for objection relate to overbearing scale of development and insensitive design, unacceptable overshadowing and loss of daylight for adjoining properties, and significant increase in traffic congestion.

8. **ANALYSIS**

Land Use Policy Considerations

- 8.1 The application proposes 74 residential units. The application site falls within the settlement boundary as defined by the Adopted LDP proposals map and has no specific land use allocation or designation. The existing warehouse is vacant, having previously been used to store, sell, and recycle second hand furniture and household and commercial goods (Use Class B2/B8) and is afforded no protection under Policy EC1: Existing Employment Land. The surrounding area is predominantly residential in nature.
- 8.2 The application is supported by a Planning Statement which has assessed the proposal against Policy H6: Change of Use or Redevelopment to Residential Use. The policy permits the change of use of redundant premises or redevelopment of redundant previously developed land for residential use where:
- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirements;
 - ii. The resulting residential accommodation and amenity will be satisfactory;
 - iii. There will be no unacceptable impact on the operating conditions of existing businesses;
 - iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 8.3 Assessed against the above policy framework, the application site is not protected employment land and therefore there is no need to retain the land and premises for business, industrial and warehousing use; the application site is in a highly sustainable location, well served by public transport and in walking distance to the City Centre and Cardiff Central Station and will not impact unacceptably on the operating conditions of any existing businesses. Given the predominantly residential character of the area the proposal is considered compatible with surrounding land uses. In summary, the application raises no land use policy concerns.

Scale and Design

- 8.4 LDP Policy KP5 requires that new developments respond positively to local character and context, do not cause unacceptable harm to the amenity of neighbouring occupiers, and in the case of tall buildings are located in highly accessible areas and within an existing or proposed cluster of tall buildings.
- 8.5 The development is larger than its neighbours and a starting point for assessing scale and design is establishing whether the Tall Buildings SPG is applicable.
- 8.6 The site is located outside the City Centre and the proposals are for a predominantly 5 storey high cranked residential block fronting the street. The wing facing Taff's Mead Embankment is 5 storeys stepping down to 4 storeys at the junction with Pentre Gardens, the wing facing Penarth Road bridge is 5 storeys stepping down to 4 storeys at the SW boundary where the site adjoins the 3 storey terrace on Penarth Road. At the corner where the building cranks the height increases to 6 storeys to accommodate a penthouse flat with roof terrace.
- 8.7 The immediate context is 3 storey residential with pitched roof to the south and 2 storey residential with pitched roof to the north and west.
- 8.8 The Tall Buildings SPG states that outside the City Centre buildings which are double or more than double height of surrounding buildings, or significantly taller in terms of actual height and number of floors, would be required to meet the Tall Buildings SPG.
- 8.9 In this case the ridge height of the 2 storey residential is c.8.2m, the ridge height of the 3 storey residential is c.11.5m, and the height of the bulk of the development is c.16.0m. The height of the 6 storey element is c.18.5m while that of the 4 storey element is c.13.5m. The ridge height of the Track 2000 building which it replaces was approximately 11m.
- 8.10 The height of the greater part of the building is therefore less than double the height of the 3 storey residential, and marginally less than double the height of the 2 storey residential. It is not therefore considered on balance to be significantly taller than its immediate context and the Tall Buildings SPG is not therefore applicable.
- 8.11 It is however acknowledged that the building is taller and more massive than its neighbours and the report assesses the impact of the additional height and bulk on visual amenity (street views), and the amenity of neighbouring and future occupiers (daylighting, sunlighting, privacy and outlook).
- 8.12 The building occupies a prominent corner site with extensive riverside frontage and unlike the existing building the proposals maximise their corner location by

building up to the back of pavement on Taff's Mead Embankment, picking up on the existing building line, and then cranking the building to follow the corner round to Penarth Road. By so doing the prominent corner is defined and the bulk of the development is shifted away from the neighbouring Pentre Gardens houses to the west of the site.

- 8.13 In terms of height the building is designed in such a way to take account of neighbouring development by stepping down in height to the north from 5 storeys to 4 storeys with top storey set back to relate better to the 2 storey Taff's Mead Embankment context, and to the southwest from 5 storeys to 4 storeys to relate better to the 3 storey Skomer Court context.
- 8.14 The scale of the building and the architectural choice of a 'traditional' masonry warehouse aesthetic responds positively to the local character and context and the open riverside setting, and is considered acceptable. The proposals are not considered to harm any of the views, and insofar as they remove dilapidated buildings and propose acceptable development, enhance the prominent corner location and the riverside frontage.

Impact on Amenity of Neighbours

Daylighting and Sunlighting:

- 8.15 Background: In response to concerns raised by neighbours in Pentre Gardens over the methodology and conclusions in the applicant's 'Sunlight and Daylight Analysis', and the 'Justification of Heights and Volumes' document, the applicant agreed to pay for an independent review of the reports. The document entitled 'Review of daylight and sunlight assessment for proposed development at the Bottleworks, Penarth Road, Cardiff' was prepared by the Building Research Establishment (BRE) for the residents of Pentre Gardens, and submitted to the Council in December 2018.
- 8.16 The BRE are the authors of 'Site layout planning for Daylight and Sunlight; A Guide to Good Practice' which provides guidance on site layout to provide good natural lighting within a new development; safeguarding of daylight and sunlight within existing buildings nearby; and the protection of daylighting of adjoining land for future development. The document is the standard reference work for planners.
- 8.17 The BRE Review covered the scope, methodology, text and conclusions of the assessment, but not validation of the calculations, and concluded as follows:
- Results suggest that windows at 2-12 and 1-25 Pentre Gardens would meet the guidelines. However more clarity required to ensure that all potentially impacted windows at 1-25 have been covered. Windows at the rear of Skomer Court could also be checked.

- Loss of light to the windows of 46A (ground floor flat) and 46B (first floor flat) Taff's Mead Embankment would be below the guidelines. At least 3 (possibly 5) windows would apparently be below the vertical sky component guideline. Two of these light the living rooms to the ground and first floor flats. These rooms are also lit by a window to the front; loss of daylight would therefore be less significant. Two windows light the kitchen areas to the two flats. The loss of daylight is therefore significant to these kitchens.
- Additional results in the report using average daylight factor and 'average lux' do not follow the appropriate assessment methodology and should not be used to assess daylighting impacts.
- An assessment of loss of sunlight is presented via shadow plots. The format used does not make for easy comparison between scenarios and there is no numerical analysis of probable sunlight hours. Loss of sunlight to the living areas at 46A and 46B Taff's Mead Embankment should be considered, as well as 2-12 Pentre Gardens, using the probable sunlight hours methodology. Loss of sunlight to gardens should be assessed using hours of sunlight received on 21st March. Walls and outbuildings would need to be included in the analysis.
- An assessment of daylight and sunlight provision to rooms in the proposed development itself has not been included. The worst case rooms should be checked for appropriate provision.

- 8.18 The applicant's amended 'Sunlight and Daylight Analysis, Rev C' (and 'Justification of Heights and Volumes, Rev A' document) assessed the January 2019 amended plans and responded to the conclusions of the December 2018 BRE Review. Annual Probable Sunlight Hours not calculated at this time; daylighting assessment done for windows to the rear elevation of Skomer Court.
- 8.19 The applicant's amended 'Sunlight and Daylight Analysis, Rev D' document assessed the April 2019 amended plans and responded to issues raised by objectors/Planning in relation to omissions/ discrepancies in the earlier document (Rev C). Easier to read shadow plots included; Annual Probable Sunlight Hours calculations done for the gardens to the rear of Pentre Gardens.
- 8.20 The applicant's amended 'Sunlight and Daylight Analysis, Rev F' document responded to further issues raised by objectors/Planning providing early morning shadow plots and APSH calculations for 46A & 46B Taff's Mead Embankment, 2-12 Pentre Gardens, and 1-25 Pentre Gardens for both the former Track 2000 development and the proposed development.
- 8.21 Assessment: Daylighting to habitable room windows in neighbouring properties affected by the development has been assessed in accordance with BRE guidelines by calculating the Vertical Sky Component (VSC). This measures the amount of skylight falling on a vertical window and is calculated for both the Track 2000 building and the proposals to allow comparison.

- 8.22 The BRE guidance advises that if VSC is greater than 27% a room with conventional windows will receive adequate daylight, and any reduction below this should be kept to a minimum. If VSC is between 15% and 27% special measures (larger windows, changes to room layout) are usually needed to provide adequate daylight. Between 5% and 15% it is very difficult to provide adequate daylight unless very large windows are used.
- 8.23 The guidance goes on to say that if the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight.
- 8.24 Please note that the documentation accompanying the application also refers to the 25 degree rule, which is described in the Residential Design Guidelines SPG. This states that where any part of the new development, measured on section, does not exceed a 25 degree line drawn from the centre point of the lowest existing habitable room window it is unlikely to have a substantial effect on the daylight enjoyed by the existing building. This 25 degree obstruction angle broadly speaking equates to a VSC of 27%. Where an existing window fails the 25 degree test the guidance advises that the VSC test is used as this takes into account the full extent of any obstruction (on plan as well as in section).
- 8.25 Nos. 2-12 Pentre Gardens (front windows): The VSC for the windows closest to the development site (nos 2 and 4 Pentre Gardens) reduces from 33% to between 31 and 32%. All windows will continue to receive adequate daylight.
- 8.26 Nos. 1-25 Pentre Gardens (rear windows): Nos. 1 and 3 Pentre Gardens are located closest to the development and the habitable room windows (separation distance of about 13m), will experience a small reduction of the order of 5-10% in the VSC from the already low levels of between 20% and 25% experienced with the former Track 2000 development. These windows do not face the development directly (ie. they are angled to the south east or north east).
- 8.27 These properties (1 and 3 Pentre Gardens) will therefore receive slightly lower levels of daylighting than that experienced with the former Track 2000 development however daylighting levels will remain greater than 0.8 times their former value and in accordance with BRE guidance the reductions are not therefore considered significant.
- 8.28 All other windows will continue to receive adequate daylight (ie. more than 27%), and in some cases there will be a marginal improvement as a result of the bulk of the proposed development being located further away
- 8.29 Nos. 44-48 Skomer Court (front windows): The impact on levels of daylight experienced by the front windows of nos. 44-48 Skomer Court is negligible. VSC levels are barely affected and all windows therefore comfortably exceed the VSC threshold.

- 8.30 Nos. 44-48 Skomer Court (rear windows): The impact on levels of daylight experienced by the rear windows of nos. 44-48 Skomer Court is also negligible. Worst case windows show little difference between the impact of the Track 2000 building on daylighting and that of the proposed development. There will be no significant impact on the levels of daylight received at all windows.
- 8.31 46A and 46B Taff's Mead Embankment: At a separation distance of 13m there will be a more significant loss of daylighting for the habitable room windows in the gable wall. These windows directly face the proposed development.
- 8.32 46A (ground floor flat) has two gable windows providing daylight to the kitchen/dining room and the front living room. The latter is also lit by a large bay window facing Taff's Mead Embankment.
- The VSC for the kitchen/dining window reduces from 33.4% to 23.8% which fails to meet the VSC threshold. It is also less than 0.8 times its former value and occupants will therefore notice the reduction in daylight in this room.
 - The VSC for the living room window reduces from 35% to 25.4% which also fails to meet the VSC threshold. Given that this is a secondary window a No Sky Line calculation was carried out. This method can be used where room layouts are known. It measures the impact of the development on daylighting distribution within the room by plotting that part of the room which will receive direct skylight on a notional 0.85m high horizontal working plane. The result demonstrates that the room would still be adequately daylighted.
- 8.33 46B (first floor flat) has three gable windows providing daylight to the kitchen/dining room, a corridor and the front living room. The latter is also lit by a large bay window facing Taff's Mead Embankment.
- The VSC for the kitchen/dining window reduces from 31.6% to 23.7% which fails to meet the VSC threshold. It is also less than 0.8 times its former value and occupants will therefore notice the reduction in the amount of skylight in this room?
 - The corridor is not considered a habitable room
 - The VSC for the living room window reduces from 33% to 25% which fails to meet the VSC threshold. Given that this is a secondary window a No Sky Line calculation was carried out. The result demonstrates that the room would still be adequately daylighted.
- 8.34 Planning policy on residential amenity states that development will not be permitted that would cause unacceptable harm to levels of daylighting received. The BRE document is guidance and confirms that each case should be considered on its individual merits and particularly that the requirement is for adequate daylighting only and not for the provision of the same daylighting that was enjoyed without the proposed development.

- 8.35 Of the 24 neighbouring properties assessed only the kitchen dining room windows at 46A and 46B Taff's Mead Embankment fail the BRE daylighting test. It is concluded therefore that on balance the development does not cause significant harm to the levels of daylighting enjoyed by neighbouring occupiers.
- 8.36 Sunlighting: Shadow Plots for March Equinox, Summer and Winter Solstices at various hours of the day are provided. Annual Probable Sunlight Hours (APSH) have been calculated for windows at 46A and 46B Taff's Mead Embankment, 2-12 Pentre Gardens, and 1-25 Pentre Gardens, and for the mid-point of the back gardens of 1-25 Pentre Gardens, for both the former Track 2000 building and the proposals to allow a comparison to be made.
- 8.37 APSH refers to the number of hours during which direct sunlight reaches an unobstructed ground for a particular location during a year, and is referred to as the number of 'annual sunlight hours'. If the number of annual sunlight hours for a location is measured and averaged over many years, the result is the 'annual probable sunlight hours'. The APSH for Cardiff (1,846 hours) has been calculated by the applicant's consultant in accordance with the EDSL Tas Daylight Analysis User Guide
- 8.38 To assess loss of sunlight to an existing building the BRE guidance suggests that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun.
- 8.39 Sunlighting will be adversely affected where a window receives less than 25% of Annual Probable Sunlight Hours (APSH), or less than 5% of APSH between 21 September and 21 March, and receives less than 0.8 times its former sunlight hours during either period, and has a reduction in sunlight received over the whole year greater than 4% of APSH.
- 8.40 To assess loss of sunlight to gardens and open spaces the BRE guidance suggests that for a garden or open space to appear adequately sunlit throughout the year at least half of the area should receive at least 2 hours of sunlight on 21 March. If an existing garden or amenity area does not meet the above, and the area which can receive 2 hrs of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out it is recommended that the centre of the area should receive at least 2 hrs of sunlight on 21 March].
- 8.41 The shadow plots demonstrate that the proposed development will result in more overshadowing for 46 Taff's Mead Embankment and the Pentre Gardens properties closest to the development in the morning hours (more acute during the winter months when the sun is lower in the sky), however from late morning onwards the Pentre Gardens properties and their gardens will not experience any reduction in sunlighting.

- 8.42 The APSH calculations demonstrate that the impact on nos. 2-12 Pentre Gardens will be minimal, with the worst affected windows receiving 95% of the sunlight received with the former Track 2000 building. In the case of nos. 1-25 Pentre Gardens there will be a reduction in sunlighting for those properties closest to the proposed development (nos. 1-9) but this is not significant, with the worst affected windows receiving between 88% and 95% of the sunlight received with the former Track 2000 building.
- 8.43 The APSH calculations demonstrate that there will be a reduction in sunlighting for the kitchen dining room gable windows of 46A and 46B Taff's Mead Embankment, receiving 80% and 82% of the sunlight received with the former Track 2000 building. This property will be most affected in terms of reduced sunlighting to habitable room windows, however applying the BRE test neither window will receive less than 25% of APSH and less than 0.8 times its former sunlight hours, and will not therefore experience a significant adverse impact in terms of sunlight received.
- 8.44 In relation to the back gardens of nos. 1-25 Pentre Gardens calculations demonstrate that APSH at sample points in each of the back gardens remain largely unaffected by the proposed development and are reduced by no more than 4% per year in comparison with the former Track 2000 building. In some cases hours of sunlight will marginally improve due to the change in shape of the obstructing building.
- 8.45 The Sunlight and Daylight Analysis report also includes the simple check for gardens recommended in the BRE guidance. The sunpath diagrams visually demonstrate that the back gardens of nos. 1-25 Pentre Gardens receive at least 2 hrs of sunlight on 21 March in compliance with BRE guidance.
- 8.46 It is concluded therefore that the development does not cause significant harm to the levels of sunlighting enjoyed by neighbouring occupiers.
- 8.47 Overlooking and privacy: The Council's privacy standards require a minimum separation distance of 21m between facing windows of habitable rooms on the garden (private) side of new residential development. The guidance recognises there is flexibility to relax this 21m distance on the street (public) side. Habitable room windows of traditional terraced streets in inner city Cardiff typically overlook each other at a separation distance of between 12 and 15m.
- 8.48 The separation distance (habitable room to habitable room) between the development and facing rear windows on Pentre Gardens is approximately 30m, comfortably in excess of the minimum 21m.
- 8.49 In the case of 46A and 46B Taff's Mead Embankment the separation distance is 13m between facing habitable room windows. The kitchen dining room window of

46B is directly overlooked and a privacy screen has been provided to the overlooking windows on the first and second floors of the new development to ensure privacy is maintained.

- 8.50 Roof terraces to the rear of the development are located on the 3rd, 4th and 5th floors at a separation distance of 22m from the rear garden boundary walls of the closest properties at nos. 1 – 7 Pentre Gardens. The large 3rd floor roof terrace at the north end of the development has a 1.8m high privacy screen to prevent overlooking of nos. 1 and 3 Pentre Gardens and nos. 46A and 46B Taff's Mead Embankment. The communal roof terrace on the 4th floor at the southern end of the development indirectly overlooks the rear garden of Skomer Court at a separation distance of 10.6m. In accordance with SPG minimum separation distances for roof terraces/balconies from boundaries are respected.
- 8.51 It is concluded therefore that the development does not cause significant harm to the levels of privacy enjoyed by neighbouring occupiers.

Parking provision/ access arrangements/ traffic impact

- 8.52 The adopted Access, Circulation and Parking Standards SPG identifies a maximum parking requirement for new housing in the Central Area of 1 car space per unit (no minimum). The development proposes 74 units and provides 57 car parking spaces and is therefore policy compliant.
- 8.53 In line with Council policy the provision of less than the maximum no. of parking spaces is intended to manage demand for travel by car and encourage a shift to sustainable transport modes - the scheme is located in a very sustainable location, close to Penarth Road/Clare Road District Centre and the city centre. However this needs to be balanced against the need to manage pressure on on-street parking space and the negative impacts arising from such pressure – congestion, hazards, and harm to residential amenity.
- 8.54 108 cycle parking spaces are provided which is fully compliant with SPG. A cycle parking condition is recommended to control the design of such spaces and choice of cycle stand/storage system to ensure adequate accessibility and usability. 6 visitor spaces are provided adjacent to the main entrance and a minimum of 4 Nextbikes stands for hire bikes will be provided as part of the public realm improvements on the footpath at the corner of Penarth Road and Taff's Mead Embankment.
- 8.55 The proposed access makes use of the existing access and is acceptable subject to details required by condition. Access to the basement car park is from within the site and will be controlled by a gate to prevent unauthorised access.
- 8.56 In relation to waste collection/servicing arrangements the proposal is for kerbside collection from Pentre Gardens. The existing 'no waiting at any time' restriction

will be extended to accommodate bin lorries etc. There is no objection from Waste Management to the proposed waste storage and collection arrangements. Unauthorised parking on restricted areas (all matters raised by objectors) constitute traffic offences and are therefore matters for traffic Enforcement and the Police to enforce.

- 8.57 A pedestrian crossing is recommended to enable residents to safely cross Taff's Mead Embankment and access the Taff Trail. Location and design details are required by condition.
- 8.58 The Transport Assessment (TA) indicates the development would generate a maximum of 21no. 2-way vehicle movements in the peak hour (equating to no more than a vehicle movement every 3 minutes). There is also likely to have been some recent use associated with the recycling centre. Given the above it is not considered that this amount of additional traffic would result in unacceptable levels of congestion or safety issues.
- 8.59 In relation to the reliability of traffic data Transportation have confirmed that the application of traffic survey data collected in October 2014, extrapolated in accordance with the Temprow growth rates to the proposed opening year of the property (2020), is considered an acceptable approach.
- 8.60 In conclusion and while acknowledging that there may be times when parking demand exceeds supply in the area, the site is considered to be policy compliant, is in an extremely sustainable location in transport terms and given its nature likely to attract residents who are more likely not to own/use a car than otherwise might be the case. A reason for refusal on traffic or parking grounds is considered unlikely to withstand challenge.
- 8.61 Noise and AQ: Future noise arising from increased traffic movements associated with the development is not a material consideration given the location of the site and the volume of additional traffic generated. Conditions are imposed 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, and to minimise construction-related noise.
- 8.62 The Air Quality Officer has no objection to the proposed development subject to a scheme to minimise dust emissions arising from demolition and construction activities.

Issues arising from representations

- 8.63 Local residents' objections on the grounds of scale and design, impact on residential amenity of neighbours, parking provision, impact of increased traffic on highway and pedestrian safety, access and waste collection/servicing arrangements, noise and AQ are addressed above.

8.64 The validity of the Daylight and Sunlight Report submitted by the applicant in support of the application, the applicability of the Tall Buildings SPG, and the reliability of 2014 traffic survey data are all addressed above

In addition the following objections/concerns have been raised:

- *Validity of application in relation to statutory PAC consultation:* DCWW was not formally consulted by the applicant as a statutory consultee because it is not a mixed use scheme. DCWW was however consulted prior to submitting the planning application and during the planning application process.
- *Choice of viewpoints – no viewpoint chosen from the rear gardens of Pentre Gardens houses, or looking down Pentre Gardens towards the river:* A view down Pentre Gardens has been provided in support of the application.
- *Reference to emerging proposals for the redevelopment of the Brains Brewery site on the other side of the river and the existing Bakery student housing development at the north end of Taff's Mead embankment as a justification for a high density flatted development on the site is spurious:* The site is a prominent corner site with an open river frontage, the immediate built context is an established residential area close to the city centre and sustainable transport links. The proposals have been assessed in these terms.
- *Lack of activity/interaction at street level which could have been delivered through a mixed use development with an element of community/café use at ground floor:* Although desirable the developer has not been persuaded of the viability of such a use on this site and there is no planning policy requirement for a mixed use scheme on what is essentially a large urban infill scheme in a residential area.
- *Overdevelopment of the site:* The proximity of the site to the city centre and the developing Central Enterprise Zone and public transport corridors lends itself to a higher density in line with the broader aspirations of the LDP and PPW for more sustainable forms of development. The no. of units and the resulting building envelope is a function of design and amenity considerations.
- *No justification for loss of employment use:* Justification is provided in the DAS. The site is not designated as protected employment land and is in an established residential area.
- *Lack of social housing:* Affordable housing provision is subject to viability. The independent viability review carried out by the District Valuer concluded that the scheme could not support any planning obligations.
- *Increased pressure on local services:* There is no planning policy requirement for a mixed use scheme on what is essentially a large urban infill scheme in a residential area.
- *Loss of street lime tree not mitigated by inadequate landscaping:* 2no. additional street trees to the corner are required by condition. This is in addition to on-site tree planting.

- *Lack of significant public realm improvement to prominent corner:* The footpath on the corner will be widened to provide a generous area of public realm. All footpaths will be resurfaced and redundant crossovers reinstated. Street trees and cycle hire stands to be provided. Pedestrians will benefit from a new crossing on Taff's Mead Embankment.
- *Reduction in pavement area on north side of Taff Mead Embankment:* See above.
- *Major increase in light pollution at night from the car park, the building and vehicles using the car park:* Given the scale of the domestic car park and the volume of traffic movements, and the fact that it is separated from the Pentre Gardens properties by a rear lane, it is considered unlikely to result in unacceptable levels of light pollution.

S106 Matters

- 8.65 In line with service area responses the following financial contributions (total £1,361,363) are sought:
- £1,157,912 towards the provision of affordable housing;
 - £117,036 towards public open space improvements in the vicinity;
 - £62,851 towards community facilities improvements in the vicinity;
 - £15,000 for traffic regulation orders related to the development;
 - £8,564 towards the provision of employment opportunities in Grangetown;
- 8.66 A viability statement has been submitted concluding that the level of Section 106 obligations sought by the Council render the scheme unviable. An independent viability review carried out by the District Valuer concluded that the scheme would be rendered unviable if any s106 monies were to be provided, and questioned whether the scheme is deliverable.
- 8.67 The DV recommends a time scale for substantially implementing the scheme which if not met will trigger a viability review
- 8.68 Notwithstanding the conclusion of the DV viability review the developer has agreed to make a financial contribution for the implementation of the TRO process, and for the provision of a minimum of 6no. Nextbikes stands.

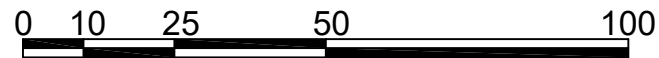
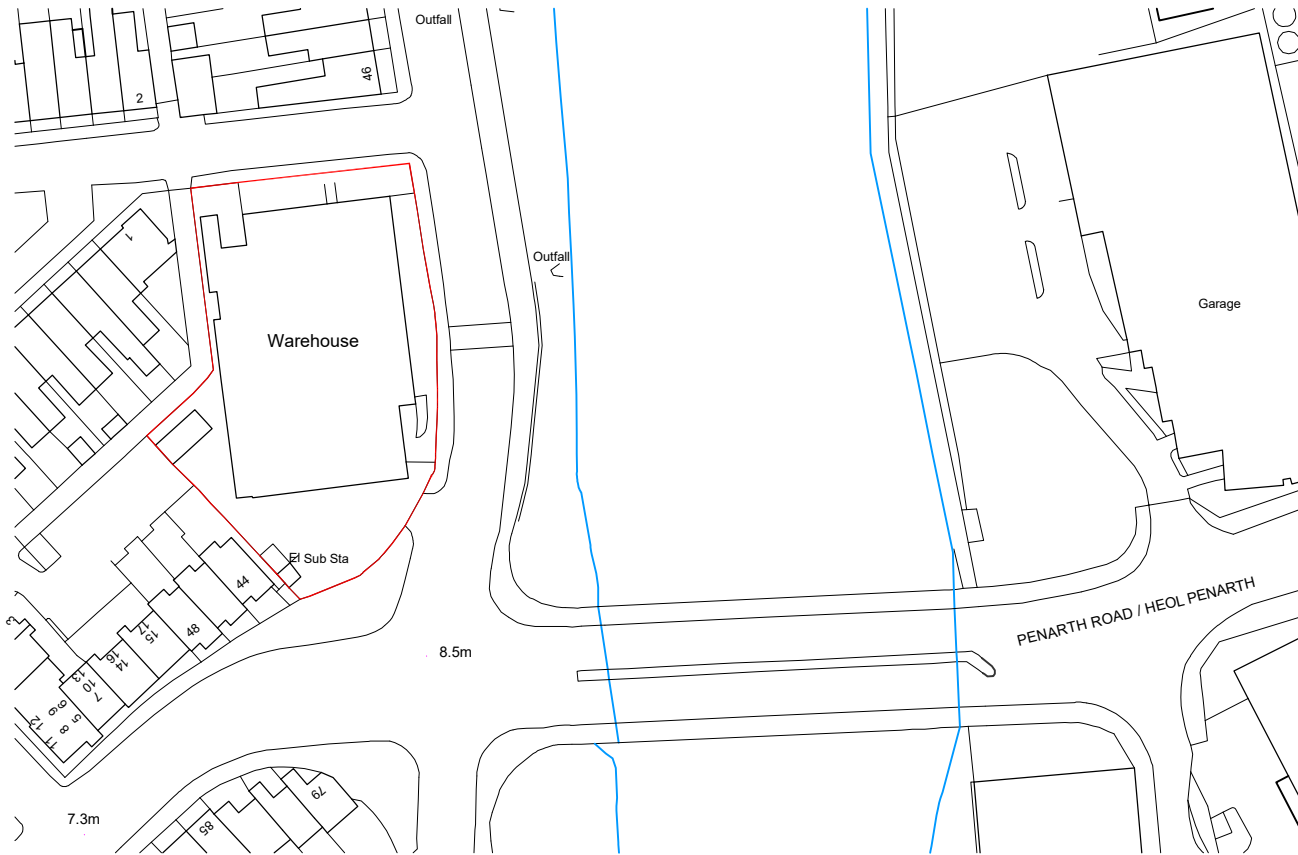
9. CONCLUSION

- 9.1 In conclusion the proposals redevelop a vacant plot on a prominent riverside site to provide 74 dwellings. The principle of residential development on this site is acceptable. The design responds positively to the scale and character of its setting, and is not considered on balance to result in a level of harm to the residential amenity of neighbours sufficient to sustain a refusal on amenity grounds. Parking provision is policy compliant and in such a highly sustainable location is considered acceptable.

- 9.2 The granting of planning permission is recommended subject to conditions being imposed and a legal agreement (Section 106) being signed to secure the following financial contributions:
- £15,000 for implementation of TRO process
 - £15,000 for provision of a stand for up to 6no. Nextbikes on the footway on or adjacent to the built out corner at the junction of Taff's Mead Embankment and Penarth Road.
- 9.3 The payment trigger shall be the implementation of the scheme, and the Section 106 legal agreement shall have a standard deferred payment clause enabling the viability of the scheme to be reviewed at the applicant's cost in the event that the foundation works and the basement floor slab are not completed within 2 years of the date of planning permission.

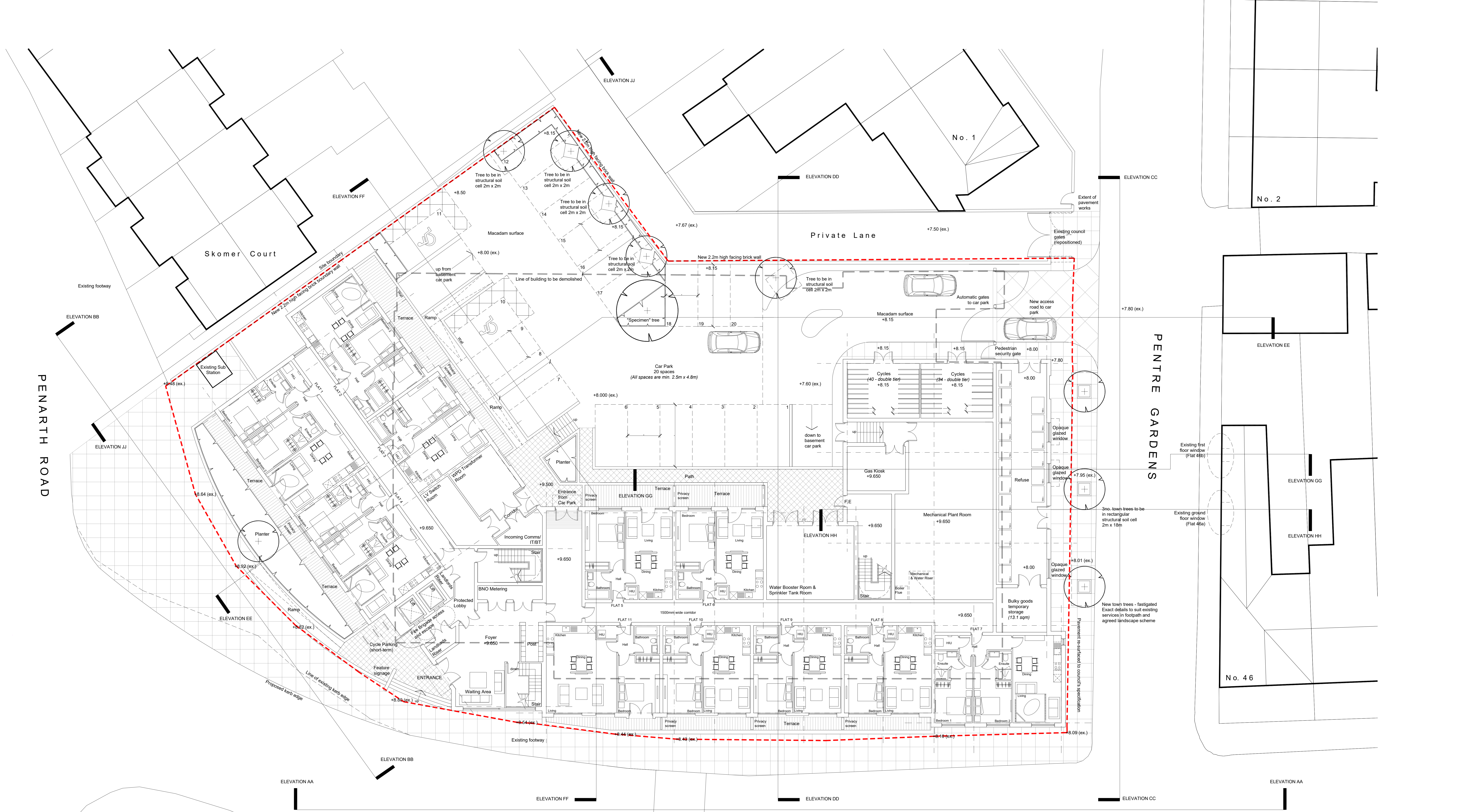
10. **OTHER LEGAL CONSIDERATIONS**

- 10.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes 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.
- 10.2 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.
- 10.3 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.

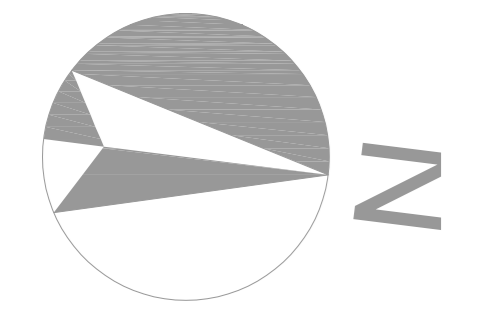


C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel: +44 (0)2920 223123 Fax: +44 (0)2920 388367 E-Mail: office@cwarchitects.co.uk

Project Name :	The Bottle Works, Penarth Road, Cardiff	
Project Ref :	SP545	
Drawing Title :	Site Location Plan	Scale :
Drawing Number :	SP545 - P100	1:1250 @ A4
Revision:	PLANNING	Drawn by: rb Date: July 2018



Rev D 07.05.19 - Elevation JJ added
 Rev C 27.03.19 - Elevations GG + HH added to take in No. 46 Taffs Mead Embankment removed due to conflict with existing services
 Rev B 01.03.19 - Cycle parking spacing dimensions added and number of spaces reduced to accommodate 500mm spaced racks. Reduced from 80 to 74
 Rev A 14.01.19 - Trees added adjacent to spaces 20. 1no. tree to Pentre Gardens removed due to conflict with existing services
 Windows to No.46 Taffs Mead Embankment indicated for reference
 All parking spaces made 2.5m x 4.8m
 Proposed town trees along Taffs Mead Embankment removed due to conflict with existing services
 Windows (opaque glazing) to Pentre Gardens to enliven street scene
 Cycle spaces increased and double tiered to 1 cycle space per bedroom
 2no. proposed trees fronting Penarth Road removed
 Structural soil cell sizes for trees indicated
 Automatic, vehicular and pedestrian gates to car park shown



CWA
C. W. ARCHITECTS Ltd
 Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
 Tel: +44 (0)202 223123 Fax: +44 (0)202 280077 Email: cwa@cwaarchitects.co.uk

Project Name :	The Bottle Works, Penarth Road, Cardiff
Project Ref :	SP545
Drawing Title :	Proposed Ground Floor Plan
Drawing Number :	SP545 - P04
Scale :	1:100 @ A0
Revision:	D
Drawn by:	rb
Date:	Oct 2018



LOCAL MEMBER OBJECTION AND PETITION

COMMITTEE DATE: 19/06/2019

APPLICATION No. **18/01092/MNR** APPLICATION DATE: 12/06/2018ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Full Planning Permission

APPLICANT: Case Morgan Developments Ltd

LOCATION: GREENMEADOWS, 102 PENDWYALLT ROAD, WHITCHURCH,
CARDIFF, CF14 7EHPROPOSAL: CONSTRUCTION OF 5 HOUSES AND RECONFIGURATION OF
EXISTING BUNGALOW TOGETHER WITH ALL ASSOCIATED
WORKS

RECOMMENDATION 1: That 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:

2143-101 Rev K (proposed site layout)
 2143-200-02 Rev B (house type B – plot 3)
 2143-200-13 (house type B2 – plot 2)
 2143-200-01 Rev A (house type A – plot 1)
 2143-200-11 (plans and elevations house type A – plots 4 and 5)
 2143-200-07 Rev D (proposed elevations existing house)
 2143-200-05 Rev D (proposed ground floor and first floor plans – existing house)
 2143-200-06 Rev D (proposed roof plan – existing house)
 2143-200-09 (proposed bin store), 2143-200-10 (existing and proposed elevation history - existing house)
 2143-103 (proposed site sections)
 2143-105 (proposed site section D-D)
 2143-101 (location plan)

Ecological Assessment dated April, 2018 from Celtic Ecology and Conservation Ltd.

BS5837 Tree Constraints, Tree Impacts and Tree Method Statement for re-development and new dwelling dated 22nd February, 2019 from BJ Unwin Forestry Consultancy;

Tree Protection and Landscaping Plan ref PRTRP - February, 2019.

Revised Ownership Certificate B (dated 16/04/19) received with e-mail communication dated 16/04/19

Soakaway testing report from Terra Firma Wales (Ltd) dated 28/05/19

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:

The first floor en-suite windows in the east elevation of units 2 and 3 facing the rear gardens of properties in Coryton Crescent;
The roof lights serving the master bedroom 'wardrobes' in the east facing roof plane of units 2 and 3 facing the rear gardens of properties in Coryton Crescent shall be constructed so that their lower sill level is a minimum of 1.7 metres above internal floor level and thereafter be so retained.

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. 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 together with details of any retaining walls 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.

8. 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.

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

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

11. 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.

12. 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 and provide details of the proposed foul pumping system. Where a sustainable drainage scheme is to be provided the submitted detail shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measure taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii) Include a period for its implementation; and

- iii) Provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be undertaken in accordance with the approved scheme.

Reason: To decrease the risk of flooding elsewhere, prevent hydraulic overload of the public sewerage system and to ensure no pollution of or detriment to the environment in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan.

13. Notwithstanding the submitted plans, no 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 landscaping implementation programme;

Scaled planting plan;

Evidence to demonstrate that services including drainage will not conflict with proposed planting;

Schedules of plant species, sizes, numbers and densities;

Scaled tree pit sectional and plan drawings;

Scaled tree pit sectional and plan drawings that show the minimum Root

Available Soil Volume for each tree;

Planting methodology and post-planting aftercare methodology including details of how the landscape architect or arboriculturist will oversee landscaping implementation and report to the Local Planning Authority to confirm compliance with the approved plans and specifications

Topsoil and subsoil specification for all planting types informed by a Soil Resource Survey (SRS) and Plan (SRP) prepared prior to any site stripping or other earthworks/groundworks operations. The SRS and SRP shall be prepared in accordance with the Cardiff Council Soils and Development Technical Guidance Note. Where imported planting soils are proposed due to a lack of fit for purpose site won soils, specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil is appropriate for the landscaping types proposed, certification in accordance with British Standards 3882:2015 and 8601:2013 and a soil storage, handling, amelioration and placement methodology.

Planting methodology and a minimum 5 year post-planting aftercare methodology, including details of how the project landscape architect will oversee landscaping implementation and report to the Local Planning Authority to confirm compliance with the approved plans and specifications.

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, KP: 15 Climate Change and EN8: Trees, Woodlands and Hedgerows of the Cardiff Local Development together with Supplementary Planning Guidance: Green Infrastructure (November, 2017) including the Soils And Development Technical Guidance Note.

14. 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 13 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.

15. The proposed development shall be carried out in accordance construction methodology set out in the Tree Constraints, Tree Impacts and Tree Method Statement dated 22nd February, 2019 from BJ Unwin Forestry Consultancy and under the supervision of the applicant's tree consultant.

Reason: To protect trees shown for retention in accordance with Policies KP5: Good Quality and Sustainable Design and EN8: Trees, Woodlands and Hedgerows of the Cardiff Local Development Plan.

16. 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.

17. 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.

18. 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, details of construction traffic routes and 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.

19. The width of the access road shall be as shown on drawing reference 2143-101 Rev K (proposed site layout).

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.

20. The proposed development shall be carried out in accordance with the Site Clearance Method Statement (Reptiles) as set out in Appendix E of the Ecological Assessment dated April, 2018 from Celtic Ecology and Conservation Ltd.

Reason: To ensure protection of species of nature conservation importance in accordance with Policy EN7 (Priority Habitats and Species) of the Cardiff Local Development Plan.

21. The redevelopment of 102 Pendwyallt Road shall be undertaken in accordance with the following precautionary mitigation measures:
- i) prior to the commencement of the work, tool-box talks shall be given to site operatives such that they are aware that bats may be present;
 - ii) “soft-stripping’ of 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;
 - iii) A final internal inspection of the roof void of the building shall be carried out prior to demolition works.
 - iv) the developer shall have an ecologist on call in the event that bats are found during demolition and tree works. If bats are found during the works, the works should stop immediately and Natural Resources Wales shall be contacted for advice;

Reason: To provide precautionary mitigation for bats in accordance with Policy EN7 (Priority Habitats and Species) of the Cardiff Local Development Plan.

22. No clearance of trees, bushes or shrubs or partial demolition of the dwelling 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.

23. If site clearance in respect of the development hereby approved does not commence within 2 years from the date of the most recent ecological survey, the approved ecological measures secured through (other planning conditions) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to; i) establish if there have been any changes in the presence and/or abundance of any protected or priority species and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures shall be revised, and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that the assessment of the impacts of the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date information in accordance with Policy EN7 (Priority Habitats and Species) of the Cardiff Local Development Plan.

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

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

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

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

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

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

Reason: To ensure that the amenities of future occupiers are protected in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

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

RECOMMENDATION 3: R1 Construction Site Noise

RECOMMENDATION 4: R4 Contamination and Unstable Land Advisory Notice

RECOMMENDATION 5: R2 Radon Gas Protection (basic measures)

RECOMMENDATION 6: Developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's Commercial Team on 029 20717500.

RECOMMENDATION 7: The applicant is advised to incorporate the following nesting or roosting opportunities for birds and bats into the proposed development, in accordance with the advice given in *Designing for Biodiversity: A Technical Guide for New and Existing Buildings*, Second Edition. RIBA Publishing, London. Gunnell, K. et al.,2013' or the most recent subsequent edition thereof:

- 2 x bat boxes for crevice-dwelling bats, and
- 2 x Swift nest boxes, and
- 1 x double House Martin cup, and
- 1 x House Sparrow terrace

The applicant's ecologist can advise on the make and model and suitable positioning of these features.

RECOMMENDATION 8: The applicant is advised that any works that involve a culvert require permission under Section 23 of The Land Drainage Act 1991 from Cardiff Council who are the Local Lead Flood Authority and if this becomes the case please contact the FCRM team on FCRM@cardiff.gov.uk .

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to a semi-detached bungalow known as Greenmeadows, 102 Pendwyallt Road, where full planning permission is sought to construct 5no.detached houses on a large parcel at the rear of the property. The proposal also involves the demolition of most of the existing house and its reconstruction in an alternative design to facilitate vehicular access to serve the new dwellings.
- 1.2 Details of the proposed layout and appearance of the dwellings are shown on the attached plans. The 5no.dwellings are of broadly similar appearance comprising large two storey properties with pitched main roofs and gable features, rising to a ridge height of approximately 9.7 metres and grouped around a turning circle. Proposed materials comprise facing brick with Rosemary roof tiles.
- 1.3 Whilst the element of the existing bungalow attached to the neighbouring semi at no.100 is to be retained, the remainder of the property is to be demolished and replaced with a narrower but longer structure. As originally proposed, the reconfigured dwelling included a 1 ½ storey gable fronted element which would have resulted in an incongruous addition to the pair. The design has subsequently been amended to a single storey structure retaining the height of the existing pair of properties. A new crossover is proposed to the front of the property providing access to 2no.off street parking spaces. At the rear, the reconfigured dwelling will project approximately 5.5 metres beyond the rear elevation of the attached semi at a distance of approximately 5.3 metres from the boundary. A private rear garden of approximately 205 square metres would be retained. To the rear of the garden, a vehicle turning area and pitched roof bin store is proposed. The reconfigured dwelling has been designed to have no

windows in its side elevation facing towards the access road.

- 1.4 A distance of approximately 9.5 metres will be retained between the side of the reconfigured dwelling and the boundary with the neighbouring house to the north at 104 Pendwyallt Road. Within this space, a 5.0 metre wide access is proposed to serve the dwellings at the rear. The scheme proposes fencing and screen planting alongside the access to minimise disturbance to the neighbouring occupiers. The reconfigured dwelling has been designed to have no windows in its side elevation facing towards the access road.
- 1.5 The site in total has an area of approximately 0.49 ha. It is relatively level where it is occupied by the existing bungalow but falls away from west to east before rising again towards the boundaries of the properties which back onto the site in Coryton Crescent. The information submitted as part of the application shows the ground level of the garden at the rear of no. 102 at approximately 48.0 metres, falling to approximately 42.0 metres within the central part of the proposed housing site which has a distinctive 'bowl' shaped land form. The proposal will involve some cut and fill works and alterations to levels over parts of the site. For example, the proposed circular turning area is shown to be raised by approximately 1.3 metre and elements of certain plots are also shown to be raised above existing levels.
- 1.6 The proposed access road adjoins the side boundary of the neighbouring property at 104 Pendwyallt Road for a distance of approximately 65.0 metres before entering the main part of the site which is roughly square in shape and measures approximately 55.0 metres by 60.0 metres. The proposed dwellings occupying the northern part of the site (plots 1 and 2) back onto the rear garden of 106 Pendwyallt Road at distances of between 11.0 metres and 12.0 metres. The side elevation of the dwelling at plot 1 is shown to be sited approximately 1.5 metres from the eastern end of the garden at 104 Pendwyallt Road and more than 40.0 metres from the rear elevation of that property. At the eastern end of the site, the proposed dwellings at plots 2 and 3 are shown to be sited between 6.0 metres and 12.0 metres from the application site boundary. Distances of between 20.0 metres and 26.0 metres are shown to separate the side elevations of the proposed houses and the rear elevations of Nos. 43 – 51 Coryton Crescent, whose rear gardens face towards the application site.
- 1.7 The southern boundary of the application site backs onto the rear gardens of nos.63 -75 Coryton Rise. The proposed dwellings at plots 3, 4 and 5 are sited between 10.5 metres and 13.0 metres from this boundary (approximately). Their rear elevations are sited at least 30.0 metres from the main rear elevations of the neighbouring houses. The boundary is relatively well screened with mature trees and hedge planting.
- 1.8 The western boundary of the site also backs onto the rear garden of the adjoining semi at no. 100 Pendwyallt Road. The proposed dwelling at plot 5 is shown to be sited approximately 2.0 metres and from the end of this neighbour's garden and over 30.0 metres from the rear elevation of no.100.
- 1.9 The application is supported by a Tree Impact Assessment/Tree protection Method Statement and Landscaping Plan showing new tree planting partly in mitigation for trees/vegetation removed from the site. Whilst the land has been largely cleared of trees, a Category 'A' Walnut in the rear garden of no.102 is shown to be retained. A large black Poplar, located next to the rear garden of

no.100 Pendwyallt Road has recently been felled.

- 1.10 An ecological assessment has been undertaken in support of the planning application. The work involved a phase 1 habitat survey to categorise the habitats present, an assessment of the site's ability to provide suitable habitats for protected species and recommendations for further survey and actions if considered necessary.
- 1.11 The application includes a drawing and statement relating to the "agreed boundary" of the land where it backs onto the neighbouring houses in Coryton Crescent. The drawing identifies what the applicant considers to be the location of the eastern boundary to the site. The agent has further clarified that a close boarded fence erected along this boundary is in a position which was agreed with a surveyor acting for the adjoining residents as well as a surveyor acting for the applicant.
- 1.12 The agent clarifies that the boundary to the south of the site differs from the OS boundary line with the red line application site boundary set within the OS boundary to exclude an area of unregistered title that was being claimed by an adjoining owner.

2. DESCRIPTION OF SITE

- 2.1 The application site comprises of a semi-detached bungalow and an extensive parcel of land assembled at the rear of the property. In total, the site measures approximately 0.49 ha. The site is surrounded by houses and their gardens with properties in Coryton Crescent and Coryton Rise adjoining the site's eastern and southern boundaries. The northern boundary adjoins nos.104 and 106 Pendwyallt Road and the south western corner of the site adjoins the rear garden of the attached semi at no. 100 Pendwyallt Road.
- 2.2 Beyond the immediate garden area of the bungalow, the site has been largely cleared of trees and other vegetation. The Ecological Report describes the site as comprising cut vegetation, former garden lawn and bare ground.
- 2.3 There are numerous trees on the perimeter of the site together with a large Walnut located to the rear of the existing house, a large black Poplar sited next to the boundary with the rear garden of no.100 Pendwyallt Road has recently been felled.
- 2.4 The site is relatively level where it is occupied by the existing bungalow but falls away from west to east before rising again towards the boundaries of the properties which back onto the site in Coryton Crescent. The information submitted as part of the application shows the ground level of the garden at the rear no. 102 at approximately 48.0 metres, falling to approximately 42.0 metres within the central part of the proposed housing site which has a distinctive 'bowl' shaped land form.
- 2.5 102 Pendwyallt Road comprises one of number of large bungalows along this stretch of road, some of which have been significantly extended and have first floor accommodation within roof spaces. The dwelling forms part of the only pair of semi-detached bungalows in the road. There are a variety of other house types in the vicinity including three storey flats and two storey houses. The road serving the site is also known as Greenmeadow Road and is accessed from the

main Pendwyallt Road at a point approximately 180.0 metres to the south. In effect, the road serving the site and its neighbours is a cul-de-sac with a former vehicular access opposite no.104 having been closed to traffic by the erection of bollards.

3. **SITE HISTORY**

3.1 No recent planning applications of relevance.

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: Managing Transport Impacts (2018);

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

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

Supplementary Planning Guidance: Planning Obligations (2017);

Soils and Development Technical Guidance Note.

4.3 Planning Policy Wales Edition 10 (2018):

1.17 Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.

2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales.

3.6 Development proposals must address the issues of inclusivity and accessibility for all.

3.7 Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.

3.9 The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

3.12 Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys.

3.16 Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence.

4.1.34 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities.

4.1.52 Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance.

4.1.53 Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places.

4.2.22 Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

4.2.23 Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes.

4.2.25 A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications.

4.2.31 Site specific targets are indicative affordable housing targets which should be established for each residential site and for each mixed-use site which includes a residential component. For sites which fall below the site threshold planning authorities may secure commuted sums using a Section 106 agreement. Commuted sums should be used by the planning authority solely for facilitating or providing affordable housing. When setting the affordable housing thresholds and/or site-specific targets planning authorities must consider their impact on site viability to ensure residential sites remain deliverable.

5.12.3 Construction sites inevitably require a degree of cut and fill engineering operations. Minimising the level of earthwork cut and fill volumes not only reduces waste but also protects soils, reduces energy consumption and reduces transport movements to and from a site. Ultimately it also reduces materials being sent to landfill and makes sustainable use of a finite resource. Such measures will need to be carefully considered against overall visual impacts.

5.12.9 Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design and, where appropriate, layout of any development as well as waste prevention measures at the design, construction and demolition stage.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the

exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity.

6.4.22 The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a 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 and to ensure that the range and population of the species is sustained. Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned.

6.4.24. The particular role, siting and design requirements of urban trees in providing health and well-being benefits to communities, now and in the future should be promoted as part of plan making and decision taking.

6.4.25 Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

6.6.9 The adequacy of water supply and sewerage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity.

6.6.27 Planning authorities should be aware of the risk of surface water flooding and ensure developments are designed and planned to minimise potential impacts. Development should not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS.

6.7.3. Noise levels used to identify priority areas contained in noise action plans are usually set quite high in order to focus resources on the most polluted areas and noise must meet a number of tests before it qualifies as a statutory nuisance. Lower levels of noise, however, can still be annoying or disruptive and impact on amenity and as such should be protected through the planning process wherever necessary. The planning system must protect amenity and it is not acceptable to rely on statutory nuisance under the Environmental Protection Act 1990 to do so.

6.9.14 Responsibility for determining the extent and effects of surface and subsurface hazards remains with the developer. It is for the developer to ensure that the land is suitable for the development proposed, as a planning authority does not have a duty of care to landowners.

6.9.18 Planning authorities should take into account the nature, scale and extent of land contamination which may pose risks to health and the environment so as to ensure the site is capable of effective remediation and is suitable for its intended use.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation is aware of the concerns of residents regarding increased traffic and parking on street. However, he comments that a site of this nature will not generate a significant amount of new trips and notes that there is currently no residents parking scheme nor double yellow lines within the vicinity. The Officer does not consider that an objection to the application on highway safety/parking grounds would be justified subject to appropriate planning conditions/informatives. (Refer to conditions 17, 18, 19, 25 and recommendation 2).

- 5.2 The Operational Manager Waste Management advises that the bin store and refuse turning area is acceptable. The Officer comments that each dwelling will require the following storage and that the bin store would need to be large enough to accommodate this provision.

1 x 140 litre bin for general waste

1 x 240 litre bin for garden waste

1 x 25 litre bin for food waste

1 x 30 litre bin for glass waste (trailing at moment)

Space for recycling bags without impeding the collection of other waste streams.

- 5.3 The Operational Manager, Drainage Management is aware of concerns raised by some residents regarding drainage/flood risk. However, the Officer advises that the proposed drainage strategy for the development including the intention to dispose of surface water via soakaways is acceptable. In this regard, the Officer advises that tests undertaken by the applicant's consultant engineers confirm that infiltration is viable. On this basis, the Officer raises no objections to the application on drainage grounds subject to an appropriate condition.

Concern raised by residents regarding the possibility of a culvert being located in the northeast section of the site have been noted. The Officer advises that the Flood and Coastal Risk Management team do not have any records to confirm this. However, the Officer comments that the applicant should be advised as follows in respect of this matter:

Any works that involve a culvert require permission under Section 23 of The Land Drainage Act 1991 from Cardiff Council who are the Local Lead Flood Authority and if this becomes the case please contact the FCRM team on FCRM@cardiff.gov.uk.

- 5.4 Pollution Control (Noise & Air): The officer has also requested a condition relating to road traffic noise 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 Council's Ecologist comments as follows:

The Ecological Assessment submitted in support of this application, dated April 2018 and carried out by Celtic Ecology and Conservation Limited is noted. In general, the assessment is considered to be fit for purpose, and its conclusions and recommendations are supported.

As the site has been largely cleared, there remains limited ecological interest. However I have the following comments.

Bats

It is accepted that the dwelling at 102 Pendwyallt Rd is of low suitability for roosting bats, and that further surveys are not required. However, the presence of bats can never be ruled out, and the following precautionary mitigation methods should be secured by means of a suitably worded condition:-

- Giving tool-box talks to site operatives such that they are aware that bats may be present
- 'soft-stripping' of 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
- Having an ecologist 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
- A final internal inspection of the roof void of the building prior to demolition

A potential roost feature was noted in the mature Hornbeam tree (T2) on site. If this tree is to be felled, a climbing inspection using endoscopes etc. should be carried out beforehand. It is not necessary to carry out this final check before any consent is granted as bats may colonise or abandon use of this feature before the tree is felled, if felling is required. The inspection should be required as part of the same condition as the precautionary mitigation measures for the dwelling.

Reptiles

The Site Clearance Method Statement (Reptiles) as set out in Appendix E of the Ecological Assessment is supported and its implementation should be conditioned.

Nesting Birds

Nesting birds are likely to be present at certain times of year. As set out in the Ecological Assessment, the following condition should be attached to any planning permission to prevent harm to these species:-

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.

Enhancements

Under section 6 of the Environment (Wales) Act 2016, public bodies such as Cardiff Council are required to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions.

Furthermore, section 5.2.8 of Planning Policy Wales states that:- 'The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.'

Policy EN7 of the recently-adopted LDP reflects this:-

'Where harm is unavoidable it should be minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation value of the area. Where this is not possible, compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species should be provided.'

Therefore developments such as that currently proposed should incorporate enhancement measures to allow the LPA to comply with this legislation and these policies, as set out in the Ecology and Biodiversity section of the approved Green Infrastructure SPG.

In terms of specific enhancement features, nesting or roosting opportunities for birds and bats should be incorporated into new build in accordance with the advice given in 'Designing for Biodiversity: A Technical Guide for New and Existing Buildings, Second Edition. RIBA Publishing, London. Gunnell, K. et al., 2013', or most recent subsequent edition thereof. More specific details of appropriate levels of provision of nesting/roosting opportunities are given in the TCPA's 'Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009'. With these documents in mind, an appropriate level of enhancement provision across the whole of this development would be:-

- 2 x bat boxes for crevice-dwelling bats, and*
- 2 x Swift nest boxes, and*
- 1 x double House Martin cup, and*
- 1 x House Sparrow terrace*

The applicant's ecologist can advise on the make and model and suitable positioning of these features. Bat / bird boxes such as these are readily available commercially, are inexpensive, and can be tailored to the style and colour of the finish of the buildings. Features which are integrated into the buildings rather than attached to the outside are preferable as they are more secure in the long-term and less prone to interference by the public.

Data Shelf-life

As a general principle, survey work which is more than 2 years old will be regarded with caution, as certain species may colonise or leave an area in the interim period. This is particularly the case with mobile species such as bats, and bat surveys greater than 2 years old will have to be repeated. In this particular instance, the site has been cleared of woodland and scrub, which could very rapidly regenerate if further site clearance and/or construction is delayed for any reason. For example, the scrub vegetation could develop into suitable habitat for nesting birds next spring, and a mosaic of scrub and grassland could provide suitable habitat for reptiles colonising from adjacent gardens. Therefore, the following planning condition should be attached stating that the ecological impact assessment should be repeated if works have not taken place within two years of the date of the most recent survey:-

'If site clearance in respect of the development hereby approved does not commence within 2 years from the date of the most recent ecological survey, the approved ecological measures secured through (other planning conditions) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of any protected or priority

species and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

- 5.8 The Housing Development Officer advised that in accordance with Local Development Plan Policy H3: Affordable Housing, an affordable housing contribution of 20% of the six units proposed (1 unit) should be sought. Although the priority is for on-site affordable housing in the form of affordable rented accommodation, the Officer states that given the proposed design/configuration of the scheme, as an alternative to on-site provision, the Housing Development Team would be willing to enter into discussions with the applicant with regard to providing the affordable housing contribution as a financial contribution in lieu. On that basis, the Officer would seek a financial contribution of £143,318 calculated in accordance with the formula set out in the SPG. The Officer has provided common waiting list figures for Whitchurch in support of this request.

In response to this request, the agent submitted a viability appraisal of the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The DVA's concludes that the development is not deliverable with the provision of the S106 sum sought.

- 5.9 The Council's Public Rights Of Way Officer advises as follows:

There are no Public Rights of Way affecting the application site. I am not sure why there has been an objection to the application as there may be informal paths around Coryton Roundabout through the woodland that horse riders are using, but this would not affect the proposed development. It appears that the proposed development site is enclosed by surrounding gardens and therefore there would be no public access from the site to the woodland to the north.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/Dwr Cymru advises that it has conducted a site visit to inspect the public sewer both upstream and downstream of where the proposed development would connect. The Company advises that the sewer is in good condition and that a neighbouring resident has been updated following the visit.

The Company states that the downstream sewer had a slight built up of debris but nothing that would cause any operational concerns. Notwithstanding this, and to ease the minds of local residents, the Company states that it will return to flush the sewer and ensure it is in good working order before the commencement of any development.

Specifically, with regard to the proposed planning application, the Company has provided the following formal consultation response:

We write further to our previous letter dated 8th April 2019 in which we requested

further time in which to offer our formal response. This has allowed for a site visit and further investigations to take place on the existing public sewer into which the proposed development would ultimately drain. Upon completion of the site investigations we are satisfied that the size, condition and capacity of the public sewer is sufficient to accommodate the proposed development.

With regard to the application, we have reviewed the information submitted with particular focus on drawing number SCL/00001/S/0052 Revision H and note that the intention is to drain surface water to soakaways and offer no further comment on this aspect as it falls outside of Welsh Water jurisdiction. We note that the intention is to install an on-site pumping station and connect foul water to the public sewer and on the back of our recent site visit we have no objection. We note that the proposal intends to utilise a sewerage pumping station and associated rising main to convey flows from the properties to the existing public sewer. As part of the subsequent application under section 104 of the Water Industry Act our engineers will technically vet the proposal against the legislation to ensure that the drainage proposal meets an adoptable standard. We then conduct regular inspections throughout the build process to ensure that it is constructed as per the agreement and monitor the assets for an extended period of time after occupation to ensure the network operates as designed.

Notwithstanding the above, if the Council is minded to grant planning permission it is requested that we request the following Conditions is included within any subsequent consent.

'No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details as shown on drawing SCL/00001/S/0052 Revision H. 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.'

7. REPRESENTATIONS

- 7.1 Local Members have been consulted. Councillor Linda Morgan objects to the application and requests that members of Planning committee undertake a site visit prior to its determination.
- 7.2 Some 34 representations were received from neighbouring occupiers and local residents objecting to the planning application on a variety of grounds. Neighbouring and nearby residents were also notified of amended plans. 30 further representations objecting to the application have been received. In summary, the objections include the following matters (objections, in full, can be viewed on the Council's web site):

Parking and Highway safety concerns

Access to the proposed site during construction and subsequently for residents would be via the narrow road which runs parallel with Pendwyallt Road. This service road is not considered fit for purpose;

Pendwyallt Road is a busy arterial route into Cardiff City Centre. The junction of Pendwyallt Road and the access road is substandard in size to enable vehicles

to manoeuvre safely. This issue is exacerbated by vehicles parking on the access road when dropping off and collecting children from the nearby Coryton Primary School. The proposal to provide five additional dwellings and the vehicles movement associated with such development would harm the safe and efficient operation of the access road and Pendwyallt Road;

The junction of the service road onto Pendwyallt Rd has seen many road traffic accidents over the years. Pedestrian and child safety at the junction should be seriously considered with the proposed development so close to a school.

The proposed development would add to the vehicle numbers already using the narrow poorly maintained road access road. There is concern that the proposed development will cause further damage to the road, to the detriment of existing residents.

Emergency vehicles would be restricted if they need to attend an emergency due to parked cars;

Delivery lorries and Council refuse collection vehicles mount and damage the verges. Access is often restricted and waste is not collected;

During the construction process there will be major disruption caused by heavy construction traffic and the installation of services which will require excavation of the Road;

Some residents comment that there is public access to the site and refer to a bridle path. It is stated that there was access to the land until a fence was erected at the rear of Coryton Rise.

Design/impact on street scene

The proposal dwellings are is not subservient in scale and size in relation to surrounding properties, would result in overdevelopment of the site and would be a visually dominant feature in the landscape;

The proposal fails to respect the symmetrical quality and significantly alters the original character of the pair of semi-detached properties at nos. 100 / 102 Pendwyallt Road to the detriment of the appearance of the existing properties and the surrounding area;

The proposal is out of keeping with the surrounding area:

Harm to the character and appearance of an area of woodland visibly enjoyed by wildlife and local residents.

Impact on the living conditions of neighbouring and nearby occupiers

The proposed dwellings would be overbearing/dominating;

Loss of privacy/unacceptable overlooking;

Loss of light;

Noise/disturbance to neighbouring and nearby residents during construction and on occupation of the development;

Concern regarding the proposed raising of site levels/ground modelling works;

Possible land stability issues;

New trees have the potential to block light to neighbouring gardens;
A hedge rather than a fence would to allow the free passage for any remaining wildlife.

Ecology/Conservation Interests/Trees/Landscape

The application site has never been a formal garden and has always been a meadow and woodland;

Prior to the destruction of the woodland, the area was a vibrant habitat for wildlife, abundant with trees and containing dense vegetation;

The development site has provided a stepping stone for local wildlife and biodiversity of the area. The development site is not only a wildlife haven but a buffer in relation to noise and pollutions from junction 32 Coryton Interchange / M4 and the A470;

The proposal has resulted in the loss of trees , including protected trees of amenity value which is unacceptable and contrary to relevant policies of the Cardiff Local Development Plan;

Destruction of a valuable green space;

The destruction of the site occurred before the planning application was submitted which raises serious issues concerning the role of the Council in protecting trees and associated wildlife in relation to this proposed development.

Drainage and Flood Concerns

The land provides natural drainage to the surrounding area and to part of Coryton roundabout. The possibility of increased run off and flooding of the surrounding properties is of concern. Reference has also been made to a possible culvert on the north side of the site associated with Coryton Interchange;

Some residents refer to problems with sewers becoming blocked and consequent overflowing of raw sewerage into rear garden areas;

Concern has also been raised by regarding the operation of the proposed pumping station;

It is queried whether soakaways would be adequate during spells of heavy rainfall.

Other Matters.

Residents have raised concerns regarding the on-site activities/actions of the developers prior to the determination of the application including damage/destruction of habitat.

Concerns regarding Radon gas.

7.3 A 104 signature petition of objection has been submitted from local residents. The grounds of objection are as follows:

- Visual Amenity
- Adequate Parking / loading / turning, especially throughout the construction phase.
- Highway Safety
- Traffic generation on narrow service road
- Loss of trees
- Road access
- Strategic planning guidance on backyard development

8. ANALYSIS

8.1 This planning application relates to a semi-detached bungalow known as Greenmeadows, 102 Pendwyallt Road, where full planning permission is sought to construct 5no.detached houses on a large parcel at the rear of the property. The proposal also involves the demolition of most of the existing house and its reconstruction in an alternative design to facilitate vehicular access to serve the new dwellings.

8.2 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 advises that *Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes* (para. 4.2.23). 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.

8.3 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 and the quality of the living environment for future occupiers of the proposed dwellings;
- (iii) highway safety/ parking;
- (iv) the effect on trees and ecology/conservation interests.
- (v) drainage and flood risk;
- (vi) affordable housing;

8.4 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan states that... *all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by* (inter alia):

(i) responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;

(x) ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities.

8.5 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.

8.6 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);

- 8.7 Paragraph 3.5 of the Infill Sites SPG states that *'Infill, backland and site redevelopment must result in the creation of good places to live. This needs to be demonstrated through the quality of internal living space; private amenity space; and through adherence to principles relating to access, security, and legibility.'*
- 8.8 Paragraph 4.11 of the Infill Sites SPG states that *'to safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.'*
- 8.9 With respect to the effect of the proposed development on the character and appearance of the street scene, with the exception of the reconfigured bungalow, the 5no.new houses would have limited visual impact from the public realm of Pendwyallt Road having regard to their siting to the rear of the existing dwelling, their distance from the highway and the lower ground level of this part of the application site.
- 8.10 Whilst the element of the existing bungalow attached to the neighbouring semi at no.100 is retained, the remainder of the property is to be demolished and replaced with a narrower but longer structure. As originally proposed, the reconfigured dwelling included a 1 ½ storey gable fronted element which would have resulted in an incongruous addition to the pair. The design has been amended to a single storey structure retaining the height of the existing pair of properties. The reconfigured dwelling, as amended, is considered to reasonably reflect the character of the existing pair (which are an isolated example along the road) and would not harm the appearance of the street scene.
- 8.11 The development would be clearly visible from the existing neighbouring properties which adjoin the application site and 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.
- 8.12 The proposed development is not considered to represent an over development of the site which is relatively large, measuring approximately 0.49 ha in area. The provision of 5 new dwelling units and retention of the existing dwelling house represents a gross density of approximately 12.2 dwelling units per ha. This is not considered to be an intensive level of development assessed against current standards and neither is it 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.

- 8.13 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.
- 8.14 The Infill Sites SPG states that: *'New driveways should be appropriate to their context. New driveways serving rear garden development should be positioned to minimise the noise disturbance to neighbouring dwellings* (paragraph 3.47).
- 8.15 A distance of approximately 9.5 metres will be retained between the side of the reconfigured dwelling and the boundary with the neighbouring house to the north at 104 Pendwyallt Road. Within this space, a 5.0 metre wide access is proposed to serve the dwellings at the rear. Whilst it is inevitable that neighbouring occupiers will experience some noise disturbance from the coming and going of vehicles, it is not considered that this would be so significant as to justify refusal of the application on this ground. The scheme proposes fencing and screen planting alongside the access to minimise disturbance to the neighbouring occupiers. The reconfigured dwelling has been designed to have no windows in its side elevation facing towards the access road.
- 8.16 Neighbouring 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.
- 8.17 Having regard to the siting of the proposed houses in relation to the neighbouring dwellings, the distances separating them and proposed finished levels, it is not considered that they would impact unacceptably on light to habitable rooms or result in unacceptable overshadowing to the extent that would support refusal of the application on this ground.
- 8.18 The reconfigured bungalow will project approximately 5.5 metres beyond the rear elevation of the attached semi at a distance of approximately 5.3 metres from the boundary. Such a relationship would not impact unacceptably on the living conditions of the neighbouring occupiers.
- 8.19 Although there has been mention of a possible public access into the application site. The Council's Public Rights Of Way Officer has clarified that this is not the case (refer to paragraph 5.9).
- 8.20 To the rear of the retained garden at 102 Pendwyallt Road, a vehicle turning area and pitched roof bin store is proposed.
Nature Conservation/Trees

- 8.21 Beyond the immediate garden area of the bungalow, the site has been largely cleared of trees and other vegetation. The Ecological Report describes the site as comprising cut vegetation, former garden lawn and bare ground.
- 8.22 Objections have been raised by residents referring to the destruction of woodland on the site and the loss to the community of an important amenity. Notwithstanding this concern, the application site is not subject to any statutory or non-statutory nature conservation designations. The Council Ecologist's assessment of the application is outlined in section 5.6. As the site has been largely cleared, the Officer comments that there remains limited ecological interest. The proposed development is unlikely to affect any locally or nationally designated sites nearby and it is not considered that any of the habitats on site would justify designation as a Site of Importance for Nature Conservation. The Officer advises that the submitted ecological assessment is generally fit for purpose and supports its conclusions. Conditions/informatives are recommended, as outlined in the Officer's representations, including a requirement to provide nesting or roosting opportunities for birds and bats within the development.
- 8.24 Nine new trees are proposed to be planted in rear garden situations where their streetscape impact will be limited and their amenity value will be largely private. A further nine trees are shown to be located on dwelling frontage or within soft landscape space where their contribution to visual amenity will be more significant. The Tree Officer advises that these trees should be considered as replacements for a number of poplars planted as a condition of a 2015 TPO consent to remove protected trees along the north western site. They feature 3no.tree species considered by the Tree Officer to be '*large to very large*' with the remainder being '*medium to large*'. The Officer notes that a mix of native and non-native trees is proposed across the site providing a high level of diversity.
- 8.25 A Category 'A' Walnut in the rear garden of no.102 has significant visual amenity value and is shown to be retained. A large black Poplar, positioned next to the boundary with the rear garden of no.100 Pendwyallt Road was a structurally damaged 'U' classified tree and has recently been felled.
- 8.26 The Tree Officer has requested appropriate landscape and tree protection conditions which are included in the recommendation.

Drainage/Flood risk

- 8.27 The drainage strategy for the site is to address to connect foul drainage to the mains via a pumping station located adjacent to plot 1 and surface water by means of soakaways. The applicant has entered into discussions with Welsh Water/Dwr Cymru and the Company has indicated its willingness to enter into an adoption agreement for the foul sewer network subject to agreeing matters of detail. The Company has raised no objections to the application on drainage grounds.
- 8.27 Having regard to the drainage information submitted in support of the application, including infiltration test results, no technical objections have been raised by the Council's Drainage Officer to the approval of the application on drainage grounds subject to an appropriate drainage condition.
- 8.28 The application site lies outside the flood consultation zones as defined by the

Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004).

Highway Safety/Parking

- 8.29 The Transportation Officer has considered the application and taken account of the highway concerns raised by residents. His advice is set out in paragraph of the 5.1 of the report. It is considered that the proposed layout makes adequate provision for off-street curtilage parking for both the proposed new dwellings and the retained existing dwelling and that any visitor parking could be adequately accommodated within the site. The Officer is satisfied that the proposed development will not generate unacceptable overspill parking and exacerbate kerbside pressure.
- 8.30 Consequently, the Officer does not raise an objection on highway grounds subject to conditions to ensure the provision of appropriate 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 Pendwyallt Road. 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 for the scheme which has been reviewed by the District Valuer (DVS) on the Council's behalf. The DVS concludes that the development is not deliverable with the provision of the S106 sum sought.
- 8.32 In conclusion, the proposed development, as amended, is considered acceptable on planning grounds and approval is recommended subject to the attached conditions.

OTHER LEGAL CONSIDERATIONS

- 9.1 *Crime and Disorder Act 1998*
Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 9.2 *Equality Act 2010*
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

9.3 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.



9.4 *Environment (Wales) Act 2016*

The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.

Schedule of Accommodation

TYPE - A	3
TYPE - B	1
TYPE - B2	1
Bungalow	1
TOTAL	6

NOTE:
REFER TO B.J.UNWIN DRAWING NO.
PRTRP-FEB1 FOR TREE PROTECTION
AND TREE PLANTING PROPOSALS.

-  1.8m high facing brick screen wall.
-  1.8m high timber close boarded fence.

Refer to Engineers drawing for FW
and SW drainage proposals.

ton
lge

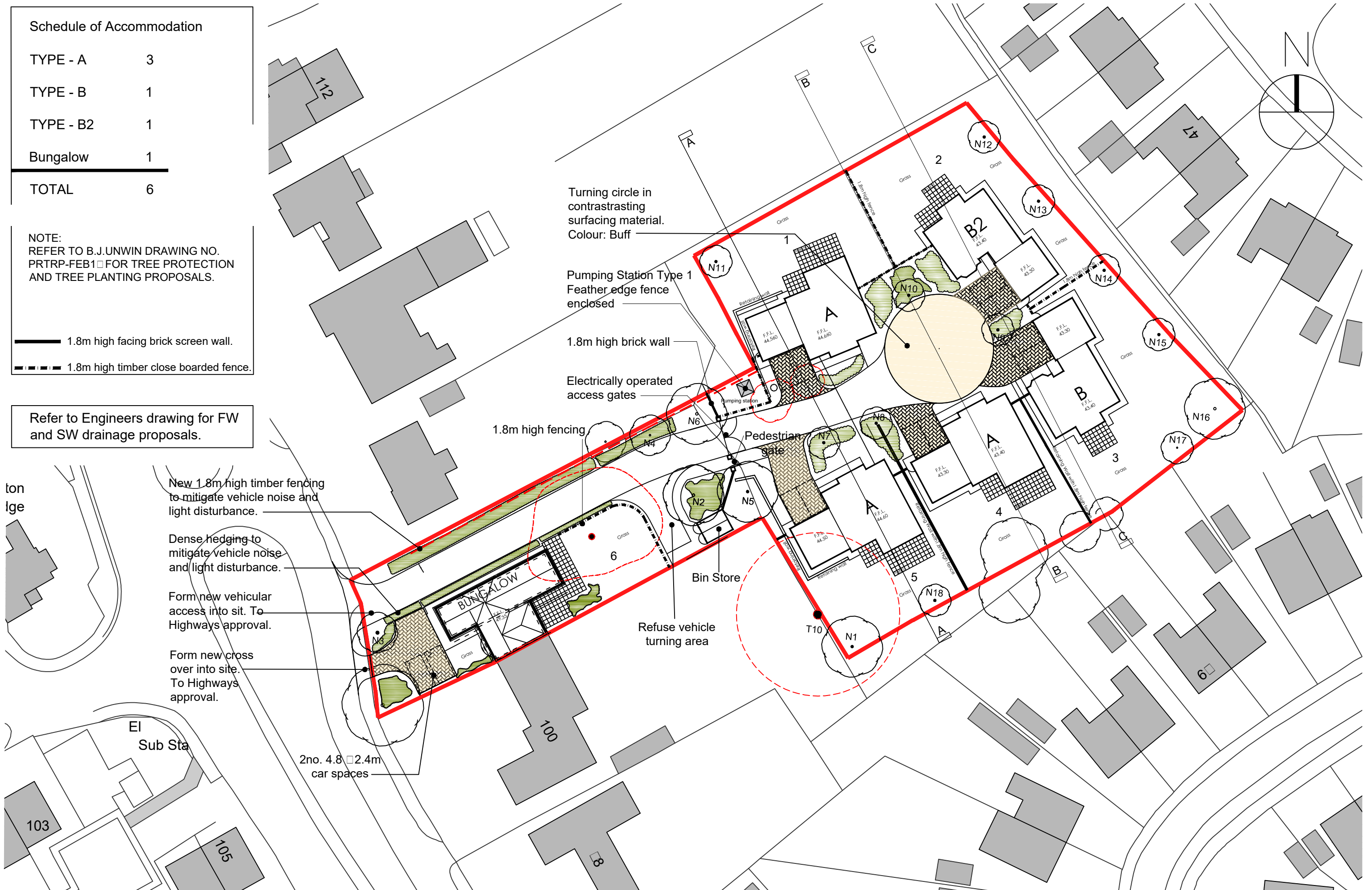
New 1.8m high timber fencing
to mitigate vehicle noise and
light disturbance.

Dense hedging to
mitigate vehicle noise
and light disturbance.

Form new vehicular
access into site. To
Highways approval.

Form new cross
over into site.
To Highways
approval.

2no. 4.8 x 2.4m
car spaces



Turning circle in
contrastrasting
surfacing material.
Colour: Buff

Pumping Station Type 1
Feather edge fence
enclosed

1.8m high brick wall

Electrically operated
access gates

1.8m high fencing

Pedestrian
Gate

Bin Store

Refuse vehicle
turning area

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rev	date	description	by
A	Feb 2018	Drawing amended.	
B	April 2018	Entrance canopy relocated. Wall and footpath indicated. Vehicle access gates, additional 1.8m high wall shown. Trees to be removed indicated.	cjw
C	April 2018	Site plan revised. Plots 1 & 5 handed. Some boundary offsets revised. Bungalow proposals revised. Gated access position revised.	cjw
D	Sept 2018	Plan revised to planning requirements.	cjw
E	Oct 2018	Bin Store - turning head added. Trees T1 to T6 indicated.	cjw
F	Oct 2018	Pumping station omitted. Plot 1 slab levels revised.	cjw

Status: **PLANNING**

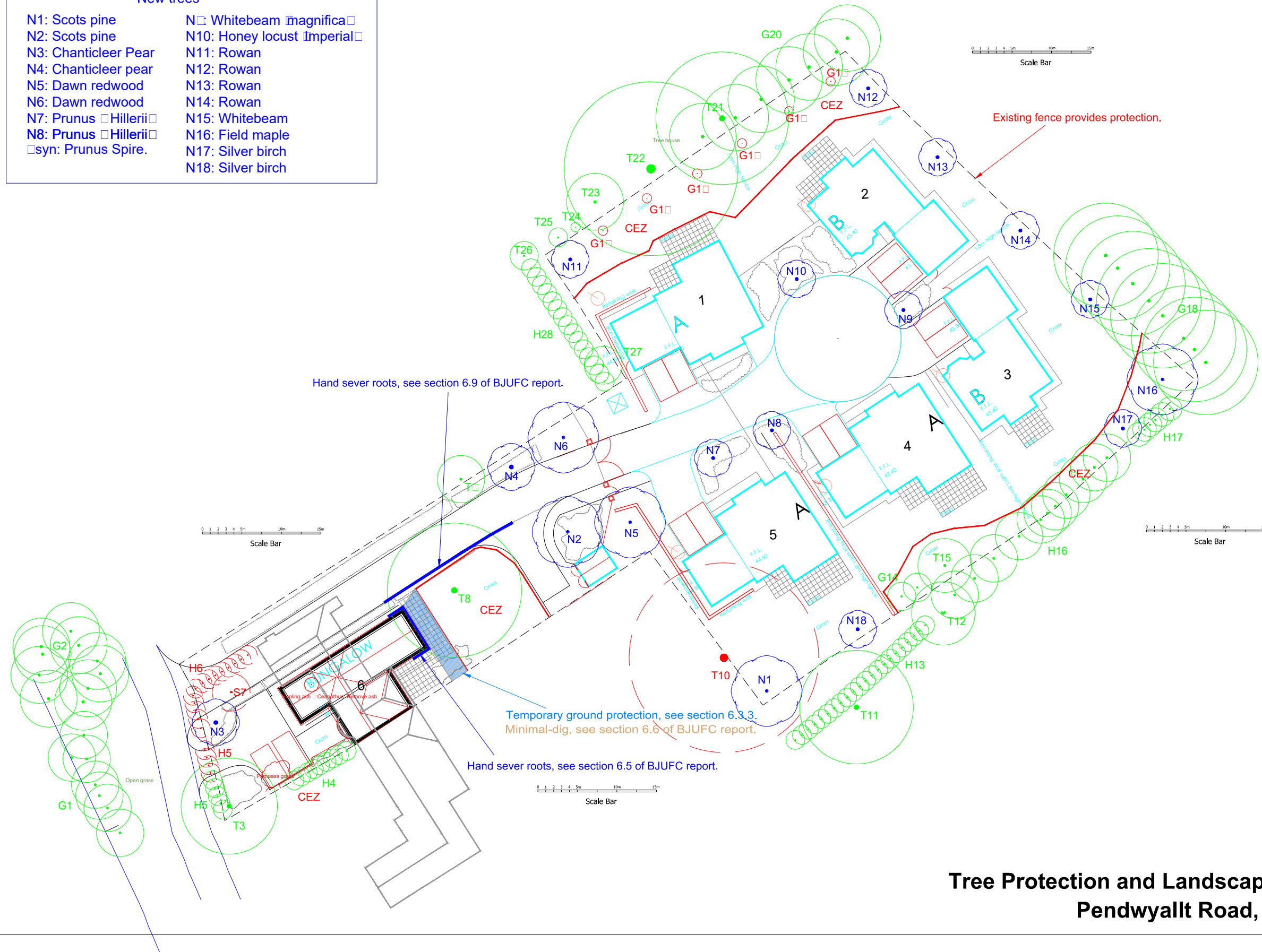
rev	date	description	by
H	Oct 2018	Plot 4 slab level adjusted to 43.40.	cjw
I	Nov 2018	Revised layout amendments	SC
J	Dec 2018	Plot 2 house type changed to B2. Accommodation scheduled updated.	MN
K	Mar 2019	New tree planting indicated.	cjw

Drawn:	SC
Checked:	BJ
Date:	MARCH 2018
Scale:	1:500 @A3 - 1:250 @A1

Client:	Case Morgan Developments Ltd
Project:	Pendywalt Road, Coryton, Cardiff
Title:	Proposed Site Layout
Ref:	2143-101
Rev:	K

The original of this plan was produced in colour, a monochrome copy should not be relied on.

New trees	
N1: Scots pine	N9: Whitebeam magnifica
N2: Scots pine	N10: Honey locust Imperial
N3: Chanticleer Pear	N11: Rowan
N4: Chanticleer pear	N12: Rowan
N5: Dawn redwood	N13: Rowan
N6: Dawn redwood	N14: Rowan
N7: Prunus Hillerii	N15: Whitebeam
N8: Prunus Hillerii	N16: Field maple
syn: Prunus Spire.	N17: Silver birch
	N18: Silver birch



Key: -

- Tree Protection Fence
- CEZ Construction Exclusion Zone
- Root Protection Areas (RPA)
- Trees for removal
- Hand sever roots
- Temporary ground protection and minimal dig
- New trees

Note:
New underground services may require changes to this plan.

B. J. Unwin Forestry Consultancy,
Parsonage Farm,
Longdon,
Tewkesbury,
GL20 6BD
Tel: 01684 833538
Email: jim@bjunwin.co.uk
Web: www.bjunwin.co.uk



© B.J.Unwin Forestry Consultancy

Client:	Case Morgan Developments Ltd
Site:	Pendwyallt Road, Coryton
Drawing Title:	Tree Protection & Tree Planting Plan
Scale:	1: 500 @ A3
Date:	Feb 22nd 2019
Drawn by:	NJJ
Drawing No:	PRTRP-FEB19

**Tree Protection and Landscaping Plan
Pendwyallt Road, Coryton**

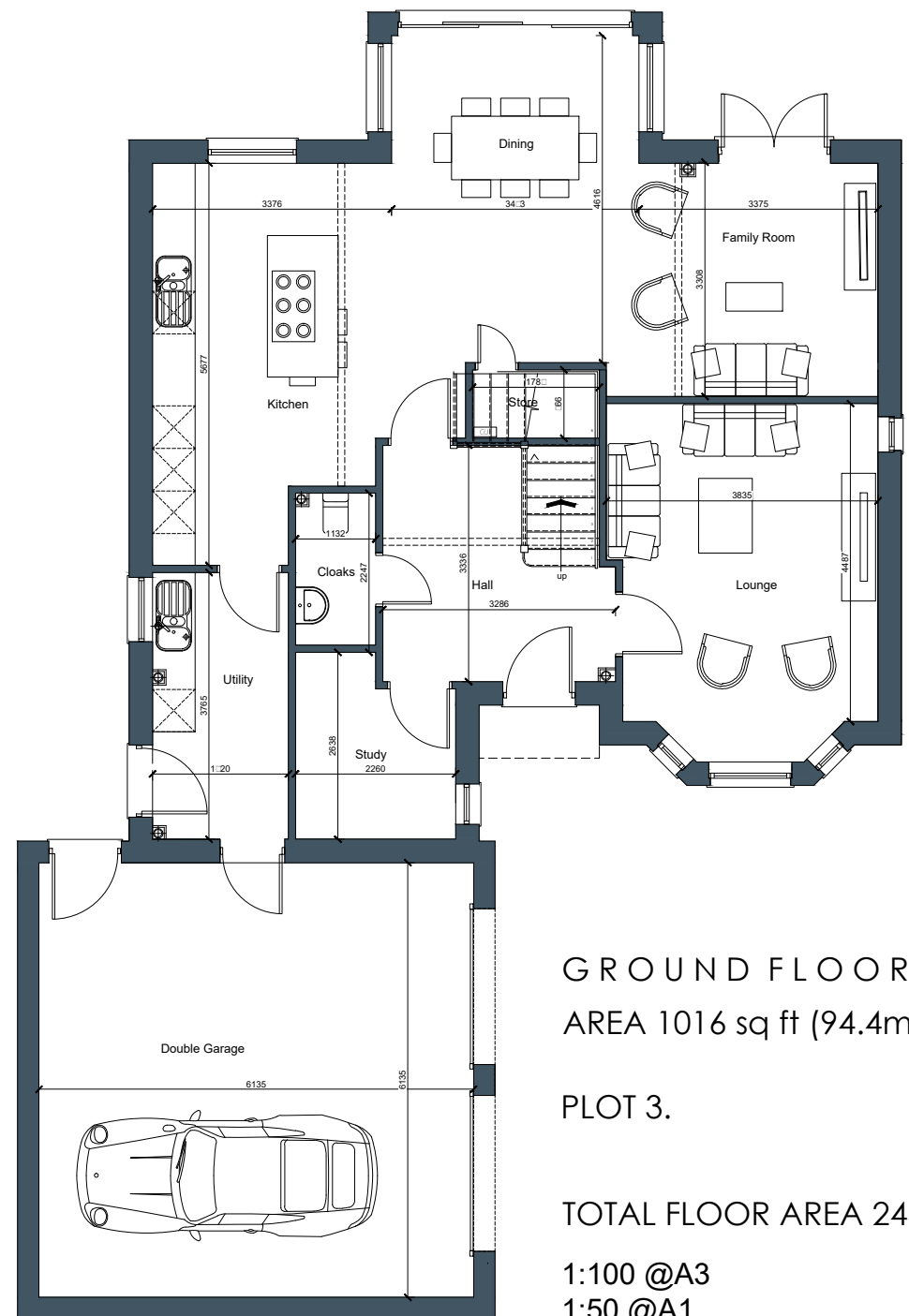


1:200 @A3 FRONT ELEVATION
1:100 @A1

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

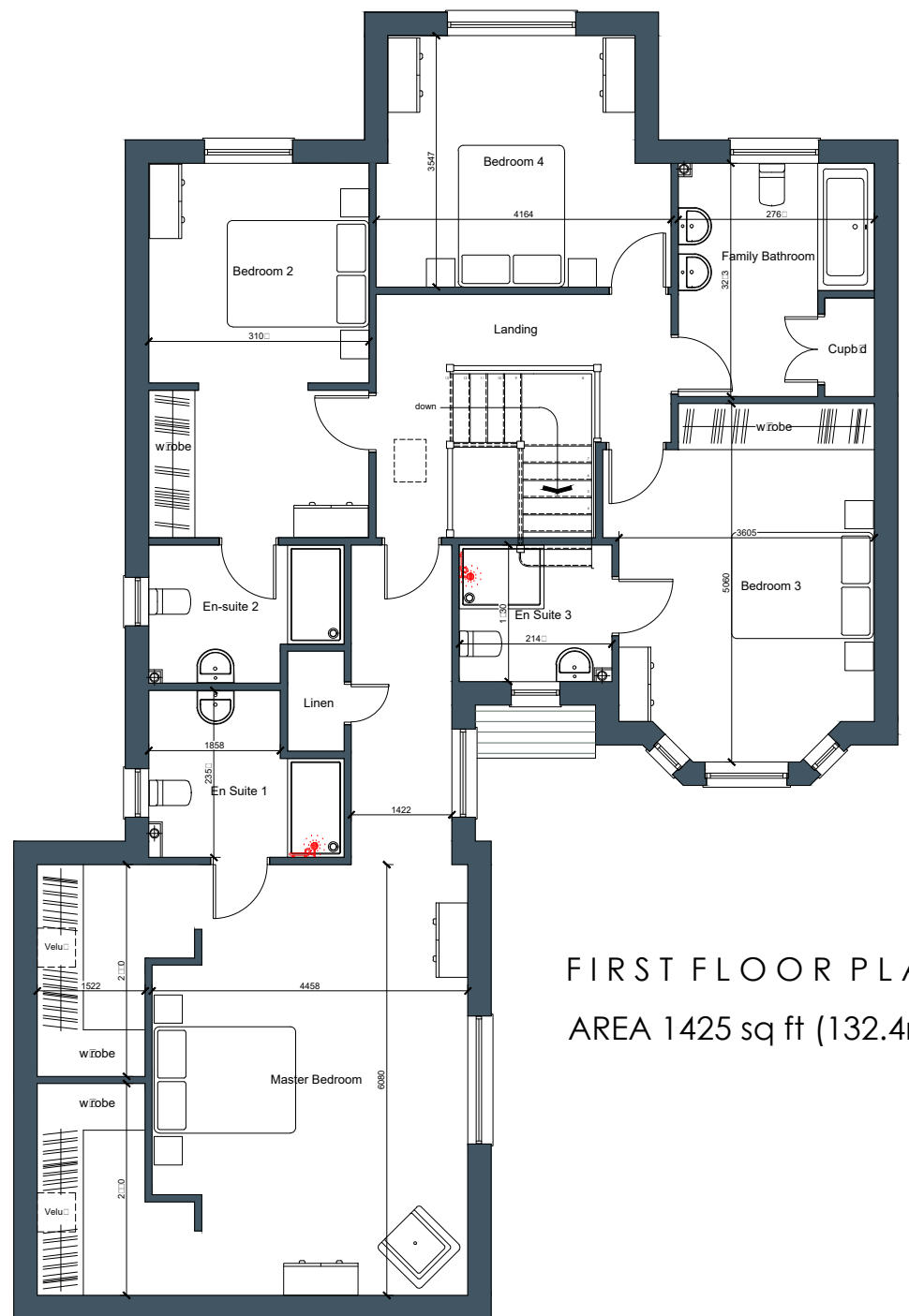


GROUND FLOOR PLAN
AREA 1016 sq ft (94.4m²)

PLOT 3.

TOTAL FLOOR AREA 2441 sq ft

1:100 @A3
1:50 @A1



FIRST FLOOR PLAN
AREA 1425 sq ft (132.4m²)

- EXTERNAL MATERIAL FINISHES SCHEDULE:**
- ① Facing brickwork to main walls. Colour to be agreed.
 - ② Contrasting concrete quoins. Colour to be agreed.
 - ③ Roof Tiles, Terracotta - Rosemary Type.
 - ④ Cast stone sills. Colour to be confirmed.
 - ⑤ PPC aluminium windows, screens and door. Colour : Dark grey.
 - ⑥ Upvc fascias and soffits. Colour to be confirmed.
 - ⑦ Upvc Rainwater Goods. Colour to be confirmed.
 - ⑧ Raised contrasting stack bond feature surround to porch opening. Colour to be confirmed.
 - ⑨ Toughened glass Juliette balcony with stainless steel handrail.

HOUSE TYPE B

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rev	date	description	by
A	06.03.18	Roof proposals revised.	cjw
B	11.03.18	Bedroom 2 and adjoining ensuite bathroom reconfigured. Windows amended accordingly.	cjw

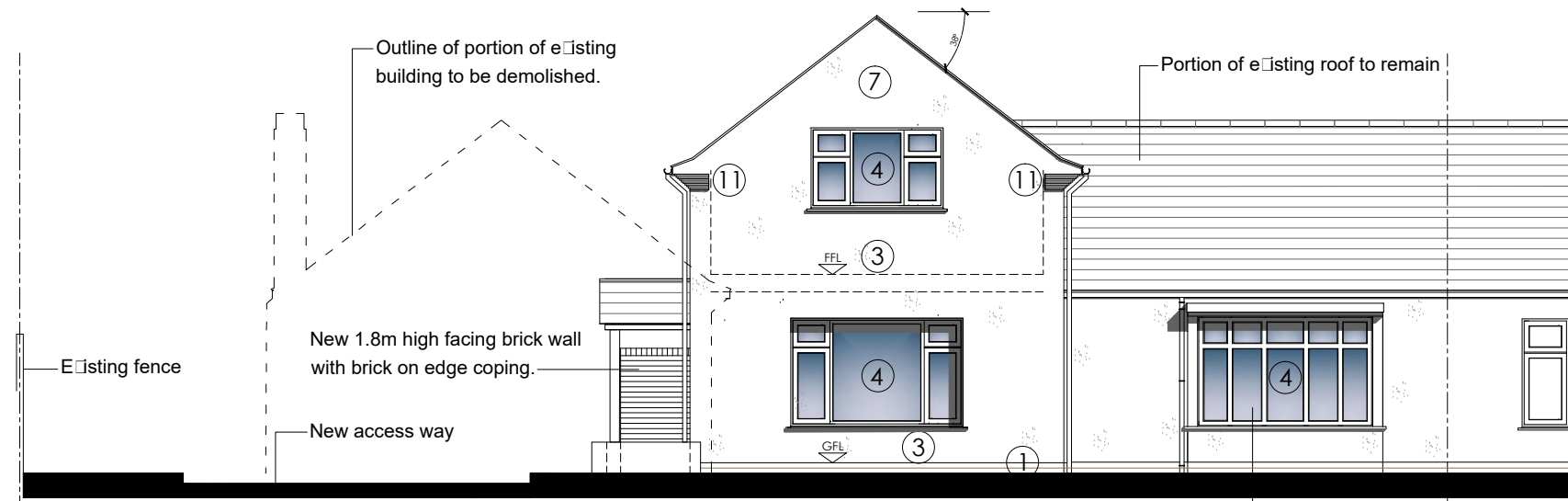
Status: **PLANNING**

Drawn: CJW
Checked: CTW
Date: Jan 2018
Scale: 1:50 @A1

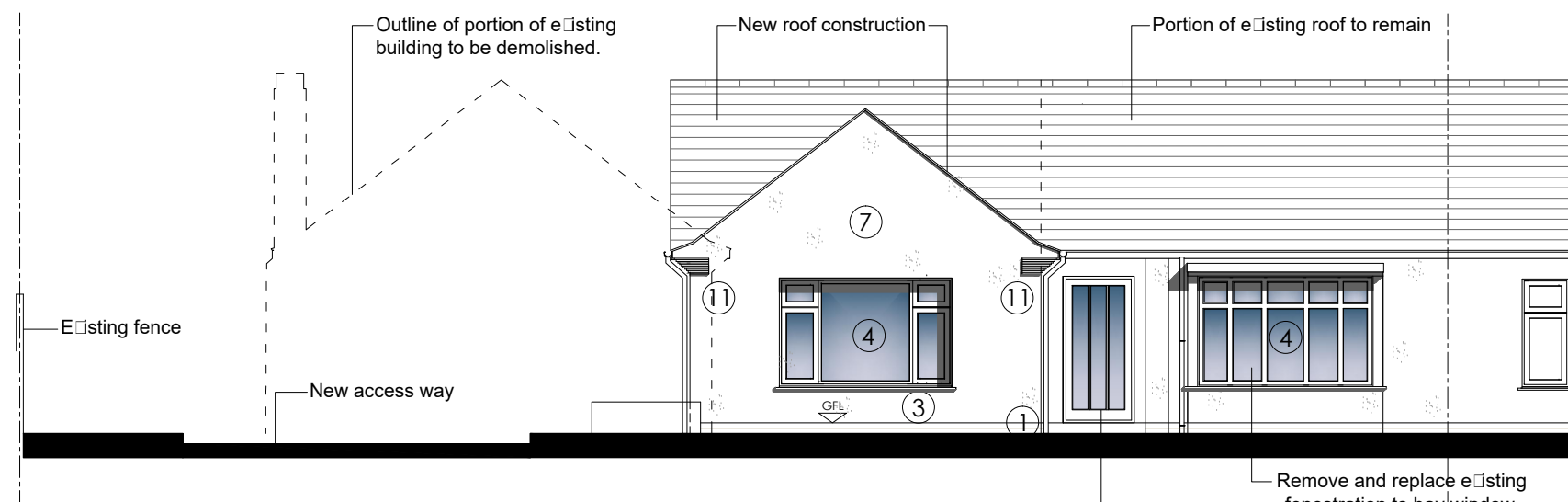
Client: Case Morgan Developments Ltd.
Project: Pendywal Road, Cardiff
Title: Plans House Type B-PLOT 3
Ref: 2143-200-02 Rev: B



EXISTING FRONT ELEVATION



ORIGINAL PROPOSED FRONT ELEVATION



CURRENT REVISED FRONT ELEVATION

PLANNING

Status: **PLANNING**

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rev date description

by

Drawn: CJW Client: Case Morgan Developments Ltd.

Checked: CTW Project: Pendywalt Road, Coryton, Cardiff

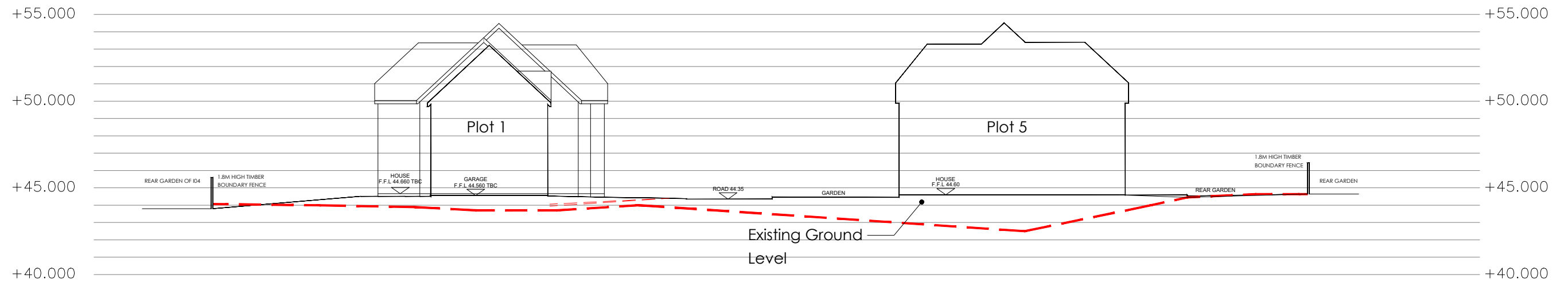
Date: Oct 2018 Title: Existing & Proposed Elevational History

Scale: 1:100@A3 Ref: 2143-200-10

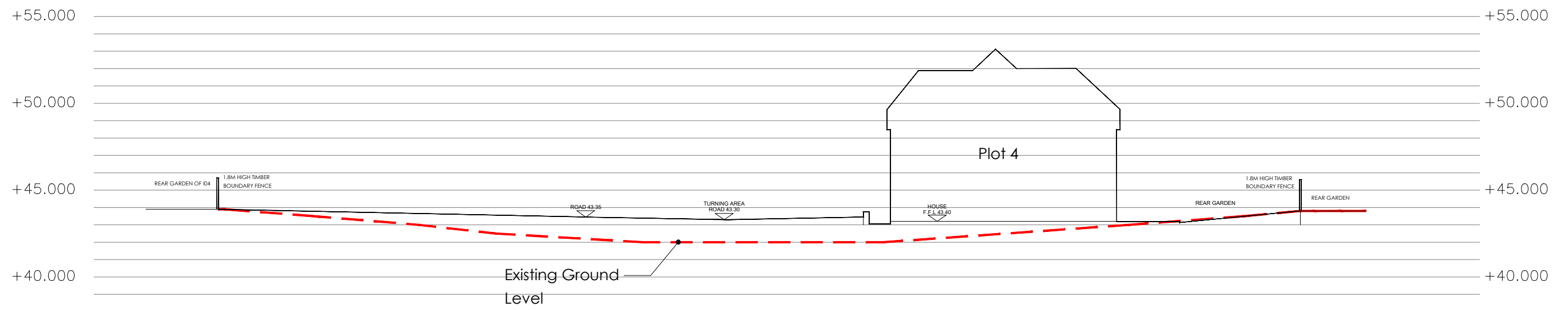
Rev: -

spring
design

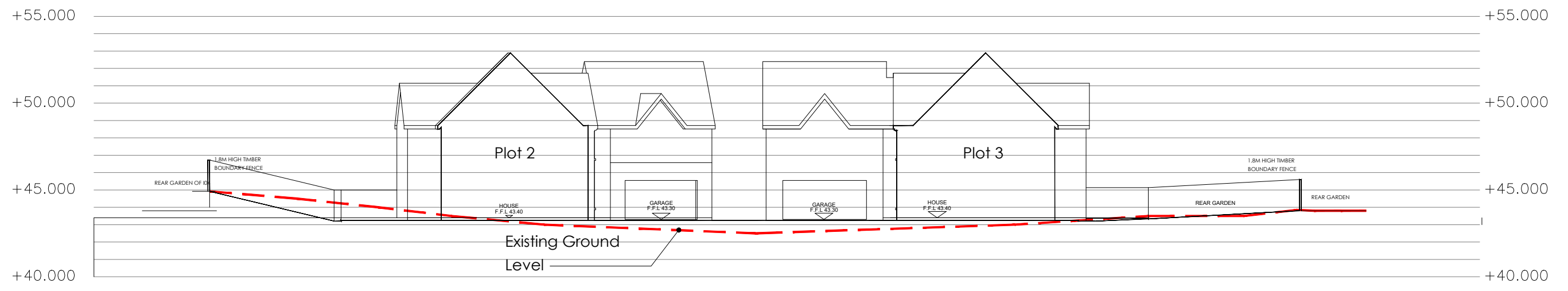
Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk



SECTION A-A



SECTION B-B



SECTION C-C

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rev	date	description

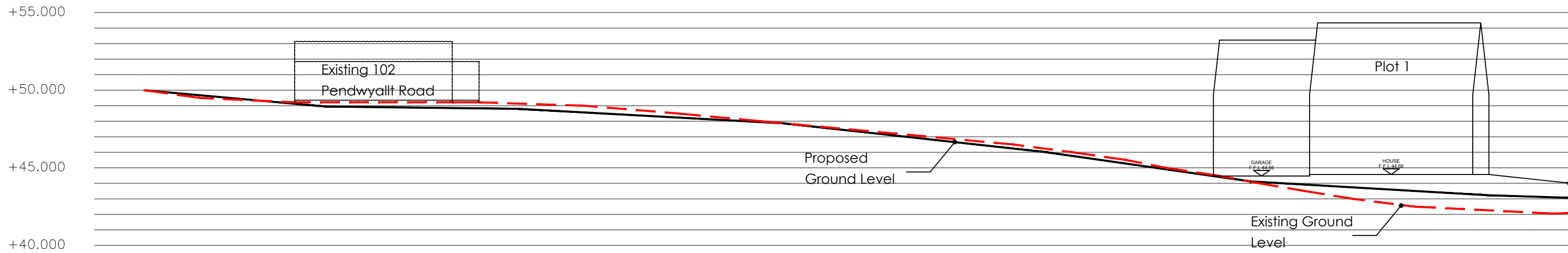
by	Status:

PLANNING

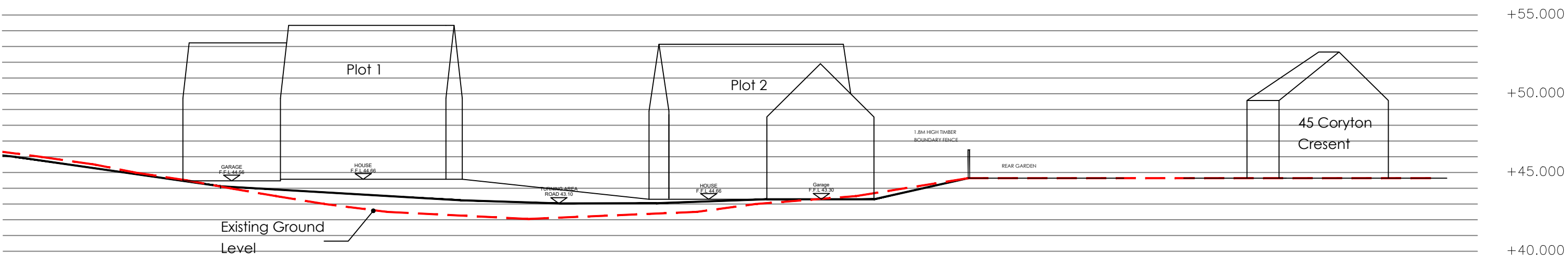
Drawn:	CJW
Checked:	
Date:	MARCH 2018
Scale:	1:250@A3

Client:	Case Morgan Developments Ltd
Project:	Pendywalt Road, Coryton, Cardiff
Title:	Proposed Site Sections
Ref:	2143-103
Rev:	-

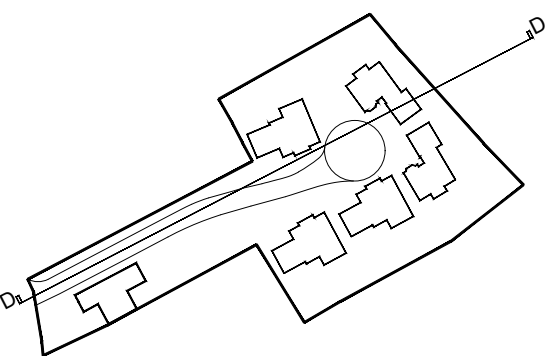
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design
Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk



SECTION D-D



SECTION D-D cont.



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rev	date	description

by

Status:

PLANNING

Drawn: MN

Checked: BJ

Date: MARCH 2018

Scale: 1:250@A3

Client: Case Morgan Developments Ltd

Project: Pendwyallt Road, Coryton, Cardiff

Title: Proposed Site Section D-D

Ref: 2143-105

Rev: -



Unit 2 Chapel Barns | Merthyr Mawr
Bridgend | CF32 0LS | 01656 656267
mail@spring-consultancy.co.uk

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/06/2019

APPLICATION No. **19/0563/MNR**

DATE RECEIVED: 08/03/2019

ED: **LLANISHEN**

APP: TYPE: Full Planning Permission

APPLICANT: Mr S Gropetis

LOCATION: 11 Station Road, Llanishen , Cardiff

PROPOSAL: VARIATION OF CONDITION 3 OF PLANNING APPLICATION
17/01143/MNR TO ALLOW TRADING HOURS OF 09:00 TO
21:00 MONDAY – SATURDAY AND 10:00-16:00 ON A
SUNDAY

RECOMMENDATION 1: That Planning Permission be **GRANTED** for the development in accordance with planning permission 17/01143MNR without compliance with condition 3 but subject to the following conditions:

1. C01 – Statutory Time limit
2. The premises shall be used only as a restaurant, hot food takeaway, café or coffee shop 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: The use of the premises for other purposes within Class A3 could detract from the amenities of nearby occupiers.
3. The premises shall only be open to members of the public between 09:00 and 21:00 Monday to Saturday and between 11.00 and 16:00 on a Sunday.
Reason: To ensure for the amenities of occupiers of other premises in the vicinity are protected.
4. Refuse storage containers shall be provided internally to accommodate general waste, recycling and food waste. Refuse storage shall thereafter be retained.
Reason: To protect the amenities of the area.

RECOMMENDATION 2: The applicant is advised that a suitable grease trap should be provided to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

RECOMMENDATION 3: The applicant is advised that due to the extended opening hours it may be necessary for the commercial waste collection contract to be amended appropriately.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to modify condition 3 of planning application 17/01143/MNR which allowed for the property to be used as a restaurant/hot food take away, cafe or coffee shop.

Presently Condition 3 states:

The premises shall only be open to members of the public between 09:00 and 21:00 Monday to Saturday and shall not be open to members of the public at any time on a Sunday.

Reason: To ensure for the amenities of occupiers of other premises in the vicinity are protected.

The applicant seeks to vary condition 3 of planning permission 17/01143/MNR to read as follows:

The premises shall only be open to members of the public between 09:00 and 21:00 Monday to Saturday and open to members of the public between 11.00 and 16:00 on a Sunday.

- 1.2 No external changes are proposed as part of this application.

2. **DESCRIPTION OF SITE**

- 2.1 The site relates to the end unit of a block of five, two storey purpose built shop units within the Station Road Local Shopping Centre. The lawful use of No. 11 is as a restaurant, hot food take away, café or coffee shop falling within Use Class A3 of the Town and Country (Use Classes) Order 1987. At first floor level is a residential flat.

The four adjoining properties are all in commercial use on the ground floor. The adjoining property contains a residential flat above with the first floor of the three other units being used for commercial and storage purposes. The block of properties is adjoined on the one side by Llanishen Church and associated graveyard and on the other side by Cardiff County Council's Llanishen Hyb which provides community contact centre services. Forecourt parking is available at the front of the properties and a service road is situated to the rear which provides for a garage and a parking space for each unit.

3. **RELEVANT SITE HISTORY**

- 3.1 14/1745DCO – Retention of use of property as a day time café – Permission granted 17th September 2014

17/1144MNR – Ground floor rear extension – Permission granted 17th July

2017

17/1143MNR - Variation of conditions of planning application 14/1743DCO 1) to allow fish and chip café with take away use and 2) to allow trading hours of 07:30 to 21:00 Monday – Saturday and 09:00-21:00 Sunday – Permission granted 13th October 2017. Premises required to close on Sunday

17/2741MNR – Retention of outside store, shed and toilet – Permission granted 1st February 2018

18/222MNR – Discharge of condition 4 (Fume Extraction) of planning permission 17/1143MNR– Condition discharged 23rd July 2018

19/562MNR – Discharge of condition 4 (Fume Extraction) of planning permission 17/1143MNR – Condition discharged 4th April 2019.

4. **POLICY FRAMEWORK**

4.1 The site lies within the Station Road Local Shopping Centre as defined by the proposals map of the Cardiff Local Development Plan 2016

4.2 Relevant National Planning Guidance:
Planning Policy Wales (Edition 10, 2018)

4.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5: Good Quality and Sustainable Design
Policy EN 13: Air Noise Light Pollution and Land Contamination
Policy R5: Local Centres
Policy R8: Food and Drink Uses

4.5 Relevant Supplementary Planning Guidance:

Managing Transportation Impacts (Incorporating Parking Standards) (2018)
Planning for Health and Wellbeing (2017)
Food Drink and Leisure Uses (2017)
Waste Collection and Storage Facilities (2016)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Shared Regulatory Services (Pollution Control) have been consulted and no adverse comments have been received.

5.2 Waste Management Have been consulted and have advised that they have no objection to the application. They have advised that due to the extended opening hours it may be necessary for the commercial waste collection contract to be amended to take the extended hours into account. Recommendation 3 has been included to bring this matter to the attention of the applicant.

- 5.3 Traffic and Transportation have advised that on-street parking within Llanishen village immediately outside the row of shops (No. 11 to the Hyb) is controlled (1 hour max stay) during the day (8am to 6.30pm), Monday to Saturday. There are no parking controls outside these hours therefore no controls operate on a Sunday. Outside of the permitted parking bays the roads are controlled by “at any time” waiting restrictions (double yellow line) or zebra crossing zig-zags. No parking is available on-street outside the church. There is a free shoppers car park behind the church.

There are no transportation grounds for objecting to the proposal to open the café / chip shop during the trading day on a Sunday.

6. **REPRESENTATIONS**

- 6.1 5 separate letters of objection have been submitted against the proposal from the occupiers of 37, 45, 56 and 72 Station Road and Llanishen Parochial Church Council. The objections can be summarised as follows:

1. Issues with illegal parking and deliveries vehicles blocking the road and causing traffic chaos which will only worsen if Sunday trading is allowed;
2. The smell of cooking from the chip shop;
3. The use of the premises on a Sunday would have a detrimental effect on the parking situation at times of St Isan’s Church services.
4. The premises is already popular with pupils from Llanishen High School and by increasing the opening hours will increase that custom to the detriment of public health;
5. Increase in litter;
6. Use of advertising on the pavement.

- 6.2 Local Ward Councillor Shaun Jenkins has objected to the application and has requested the application be considered at Planning Committee. His objection is as follows:

I am writing to object to the proposed change in opening hours of Fintans, 11 Station Road, planning ref: 19/00563/MNR.

The condition to restrict the opening hours was imposed by the planning committee less than 24 months ago and nothing has changed to infer that that decision should be changed/ varied.

The condition is to ensure the amenities of occupiers of other premises in the vicinity are protected. The condition is very important and I am concerned that were the committee to change the condition, then this would lead to a deterioration to the amenities of the occupiers of other premises in the vicinity.

In addition, owing to the proximity to the ancient church, odours coming from the chip shop, which to date the business have failed to appropriately manage, would likely make their way in to the church during services and baptisms causing a nuisance to churchgoers.

Further, the area is busy during church opening hours and as such there would be a significant increase in car parking, causing further nuisance to churchgoers.

Given that the chip shop is so close to the church grounds, it is both reasonable and proportionate to restrict the opening hours to ensure that the religious practices, which have been undertaken in the area for almost 1,000 years, are protected and as such the condition should not be changed/ varied.

7. **ANALYSIS**

- 7.1 When planning application 17/01143/MNR was originally presented to Planning Committee on 11th October 2017 for approval. The requested opening hours covered by condition 3 was to allow for trading from 09.00 – 21.00 Monday to Sunday. However Members of Planning Committee sought to reduce the trading hours by the omission of Sunday trading. Condition 3 was subsequently amended to reflect Committee's wish. This application has been submitted in an attempt to modify condition 3 of the planning permission to allow the premises to trade on a Sunday. Presently Condition 3 states:

The premises shall only be open to members of the public between 09:00 and 21:00 Monday to Saturday and shall not be open to members of the public at any time on a Sunday.

Reason: To ensure for the amenities of occupiers of other premises in the vicinity are protected.

The applicant seeks to vary condition 3 of the planning permission to read as follows:

The premises shall only be open to members of the public between 09:00 and 21:00 Monday to Saturday and open to members of the public between 11.00 and 16:00 on a Sunday.

- 7.2 Since planning permission was granted to allow the premises to operate as a hot food take away there has been no change in land use circumstances, the applicant is still trading from the property and the use has not changed. The property is situated within the Station Road Local Shopping Centre and the principle of the use has been established by the previous planning permission. The key issue for this application therefore is the impact the modification of condition 3 to allow for Sunday trading between 11.00 and 16.00 will have upon the character of the Station Road Local Shopping Centre and the surrounding area and the implications for the residential accommodation situated above and within close proximity to the application site.
- 7.3 Section 4.23 of the "Food Drink and Leisure Uses" SPG 2017 advises that 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 and commercial leisure (D2) 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 should be noted that the premises operated for many years as a café where food could be purchased for consumption off the premises and recently obtained planning permission for a chip shop. While it is noted that there are a mix of uses nearby, the property is within the Local Shopping Centre where such uses can operate successfully. Controlling hours have been imposed but it would not be unusual for such premises to operate 7 days a week provided amenity issues are considered. In this case there are no Pollution Control objections to the proposed opening hours.

- 7.4 Policy R5 of the adopted Local Development Plan relates to Local Centres and advises that proposals for uses other than Class A1 (except business offices class B1) can be permitted at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages.

In this particular instance the use of the property already benefits from A3 use therefore the proposal will not result in the loss of a retail unit and would be in compliance with this policy.

- 7.5 Shared Regulatory Services (Pollution Control) have been consulted and have not commented on the application. It has been noted previously there were issues with respect to odour emanating from the premises. These issues have since been addressed and the existing fume extraction system being upgraded – See application 19/562MNR. Officers from Pollution Control were involved with the upgrading of the fume extraction system and the system presently installed has been agreed. If it is subsequently found that the approved system is not working correctly and causing a statutory nuisance then action can be taken by Pollution Control via Environmental protection Legislation.

- 7.6 In respect of concerns over parking and highway safety issues, officers from the Transportation Section of the Council were previously consulted on the application when it was originally presented to Planning Committee which sought trading 7 days a week. At that time they advised that they had no objections to the proposal on highway safety grounds. Their position remains unchanged.

Concerns have been raised over the illegal use of the disabled parking bay in front of the shops on Station Road. Such an abuse of parking restrictions would be a matter for the police or the Council's civil parking enforcement officers to investigate.

- 7.7 With respect to concerns received from the Llanishen Parochial Church Council over the potential impact on the parking situation for users of St Isan's Church, it is noted that Sunday services at St Isan's Church are

advertised on their website as commencing at 08.00, 09.00, 10.30 & 18.00. As this application seeks trading between 11.00 and 16.00 it should not impact on the alleged car parking issues and potential conflict with users of the church. It should also be noted that the church has its own private car park immediately adjacent to the church and there is a Council owned public car park situated adjacent to the church's car park.

- 7.8 In respect of concerns over increased litter, Waste Management have not objected to the application. Littering in a public place is an offence and under the Clean Neighbourhood and Environment Act 2005 offenders can be issued with a Fixed Penalty Notice. There are 6 litter bins within the local centre including 1 immediately outside of the application site.
- 7.9 In respect of concern over the display of advertising on the pavement (adopted highway) this would be a matter for the Transportation Section of the Council. However, as a result of the objection it was noted that several such adverts from various local businesses were within the vicinity of the Station Road Local Shopping Centre. These have been referred to colleagues within the Transportation Section for appropriate action.
- 7.10 The comments raised by objectors in relation to potential negative impacts of the proposal on the health of the local population and proximity to local schools are noted. However, the LDP, Food Drink and Leisure Uses and Planning for Health and Well-being SPG's have no specific policies to refuse the application on health grounds. In addition Health Impact Assessment (HIA) is not a statutory requirement for this type of development.

Further to the comment with respect to the location of the premises in close proximity to the school and residential accommodation it is important to note that the application site is situated within the Station Road Local Shopping Centre and has provided hot food for sale to members of the public since at least 2004 although this was not in the form of a chip shop but as a café. Whilst the importance of health and wellbeing as it relates to planning is recognised it is important to note that the premises already operates as a hot food outlet and the only matter for consideration in this case is the increase in hours of operation and no change of use is proposed.

- 7.11 The Well-being and Future Generations (Wales) Act 2015 places a duty on public bodies that they must carry out sustainable development and puts in place seven well-being goals to help ensure that public bodies are all working towards the same vision of a sustainable Wales. It defines sustainable development as "the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals." It goes on to identify that "acting in accordance with the sustainable development principle means that a body must 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."
- 7.12 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 well-being objectives as a result of the recommended decision.

- 7.13 Condition 2 of planning permission already restricts the use of the property to restaurant, hot food take away, café or coffee shop in accordance with the SPG thereby limiting its operations. A limited opening of only 5 hours (11.00 – 16.00) as opposed to the previously applied for 12 hours would not impact upon the locality to such an extent that would cause unacceptable harm to the surrounding area.

8. **CONCLUSION**

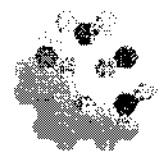
- 8.1 In summary and having taken all relevant factors into consideration it is considered that there are insufficient grounds to refuse the application to extend the opening hours of the property to include trading on a Sunday. Whilst the concerns of those objectors have been noted the majority of the issues raised are not controlled by planning legislation and are covered by other Service Areas of the Council or the police. It is recommended that planning permission be granted to include Sunday trading 11.00 to 16.00 subject to the reintroduction of conditions specific to the use of the premises..

9. **OTHER LEGAL CONSIDERATIONS**

- 9.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes 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.

HM Land Registry Current title plan

Title number **CYM535852**
Ordnance Survey map reference **ST1781NE**
Scale **1:1250**
Administrative area **Cardiff / Caerdydd**



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= PARKING SPACE

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LOCAL MEMBER OBJECTION

PETITION IN SUPPORT AND 2 PETITIONS AGAINST THE APPLICATION

COMMITTEE DATE: 19/06/2019

APPLICATION No. **19/00459/MNR** APPLICATION DATE: 28/02/2019

ED: **LLANISHEN**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Manjinder Singh

LOCATION: 30 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PQ

PROPOSAL: CHANGE OF USE OF GROUND FLOOR FROM RETAIL TO AN A3 TAKEAWAY AND INSTALLATION OF FLUE

RECOMMENDATION: That planning permission be **REFUSED** for the following reason:

1. The premises are located in a primarily residential area outside an existing district or local centre and the proposed use is considered likely to result in nuisance and loss of amenity to adjoining and nearby residents by virtue of smell, noise, and general disturbance, particularly during the evenings. The proposal is therefore contrary to Policies R8 and EN13 of the Cardiff Local Development Plan and advice given in the Council's Supplementary Planning Guidance "Food and Drink and Leisure Uses".

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application proposes the change of use of a ground floor A1 retail unit to an A3 takeaway and installation of flue at 30 Fishguard Road. The premises measure 61.2 square metres and the submitted plans show a serving counter with customer seating area at the front of the premises and a food preparation area, store and a toilet cubicle to the rear of the premises. There is access via the kitchen to a rear yard to the rear of the premises. No external changes to the premises are proposed other than new signage.
- 1.2 Proposed opening hours are 10.00 am to 23.30 pm Monday to Saturday and 10.00 am to 22.00 pm on Sundays and Bank Holidays. The use would provide employment for 3 full-time equivalent staff. Access to the property will be made through the existing access at front of the property.
- 1.3 The application for the proposed fish and chips takeaway is supported by a 349 signature petition, which the applicant state clearly shows a need for such a facility in this locality.

2. **DESCRIPTION OF SITE**

- 2.1. The premises comprise a ground floor retail unit in a small parade of 4 retail units which front onto Fishguard Road located within a residential estate within the Llanishen area of the city. The parade is three storeys in height with residential flats being located directly above the retail units. The application premises are situated on the northern end of the parade and comprise a vacant retail unit (Use Class A1) formerly used as a convenience store, which ceased trading in November 2018. A footway is positioned in front of the property with on street parking available on Fishguard Road and surrounding streets. Other uses within the shopping parade include a bakery, kitchen showroom and convenience store.

3. **SITE HISTORY**

None

4. **POLICY FRAMEWORK**

- Planning Policy Wales (Edition 10, December 2018)
- Cardiff Local Development Plan 2006-2026
- Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
- Policy R8 (Food and Drink Uses)
- Policy T5 (Managing Transport Impacts)
- Policy W2 (Provision for Waste Management Facilities in Development)
- Supplementary Planning Guidance
- Managing Transportation Impacts (Incorporating Parking Standards) (2018)
- Waste Collection and Storage Facilities (2016)
- Food, Drink and Leisure Uses (2017)
- Planning for Health and Wellbeing (2017)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Operational Manager, Transport has been consulted and state that the property should provide a ramped access for those with wheelchairs, prams, etc and as the on-street parking in the vicinity of the premises is uncontrolled there is an opportunity for users of the proposed takeaway for short periods (depending on local demand). However they state the parking demand should be monitored to ensure no issues arise following establishment of the takeaway and they request a section 106 contribution of £5,000 to cover any monitoring, surveys and Traffic Regulation Orders which might be required. They also state that cycle parking (2 secure and covered long stay spaces for staff and 1 secure short stay space for visitors) should be provided in accordance with the Managing Transportation Impacts SPG.

- 5.2 Pollution Control have been consulted and have no objection to the proposal subject to conditions relating to hours of operation, opening hours, plant noise and extraction of fumes from kitchen areas.
- 5.3 Operational Manager, Waste Management comments that a change of use from A1 to A3 may lead to an increase in the volume of waste produced and current plans make no reference to the storage of waste and recycling. They state that all 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 the front of the unit during opening hours and removed from the highway during closing hours. (Please refer the applicant to Paragraph 5.12 of the Food, Drink and Leisure Uses Supplementary Planning Guidance: 2017). They also request that the agent/applicant be advised that a commercial contract is required for the collection and disposal of all commercial waste (see extract from the Waste Collection and Storage Facilities SPG below):

Commercial Development

By law (Environmental Protection Act, 1990, section 47) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier.

Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste can contact to commercial services department on 029 20717500.

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1. Welsh Water have been consulted and suggest a condition be included to provide a grease trap and advisory notes are provided relating to the connection to the public sewer.
- 6.2. South Wales Police have no objection to the application and state:

Llanishen is a large residential area of Cardiff, located on the North of the city. South Wales Police comment that the Llanishen area of Cardiff is an area of mixture residential, commercial developments. Fishguard Road, Llanishen is surrounded by residential and commercial properties.30 Fishguard adjacent to other commercial property, overlooking other residential homes/flats, with a school nearby.

Llanishen has crime and disorder levels which could be described as average with 1577 occurrences being recorded in 2018 .Fishguard Road has 50 recorded occurrences of which 32 were violence related and 15 were anti-social behaviour and 3 were drugs related. The major concern raised in the area will additional car parking, whilst the drivers or residents are collecting food and attending other commercial properties.

South Wales Police have no objection in relation to the above application.

South Wales Police would make the following recommendations:

1. *Times operation- 08.00 -23.30 hrs.
Reason -To reduce anti-social behaviour and residential amenity.*
2. *Should permission be granted then this should be on a temporary basis
Reason- to allow a future review of impact on local problems.*

- 6.3. Cardiff and Vale Local Health Board have been consulted in view of the nature of the objections received to the application and state:

I am writing in relation to the letter received by yourselves from Mr Paddock, regarding the proposal for a takeaway at 30 Fishguard Road, Llanishen.

Mr Paddock raised a number of health and wellbeing concerns in his letter which I have reviewed and considered in putting together my response. He makes a number of points and quotes several policies and guidance documents which are of key relevance to this proposal.

Cardiff and Vale University Health Board has a responsibility for the health and wellbeing of our local population, and over recent years we have worked closely with Cardiff Council to develop work in relation to planning and public health. This includes the production of the “Planning for Health and Well-being” Supplementary Planning Guidance (Nov 2017), and a recent briefing paper “Obesity, Hot Food Outlets and Planning in Cardiff”.

The proposed development is within an area of deprivation, falling within the 2nd most deprived of the 5 rankings outlined by the Welsh Index of Multiple Deprivation 2014. It is also an area with high levels of childhood obesity, with between 11.3% and 12.9% of 4 to 5 year olds being recorded as obese by the Child Measurement Programme for Wales. Levels of obesity are generally higher in areas of high deprivation, where poorer levels of health and well-being are often seen in a number of other ways, for example through lower levels of physical activity. In Cardiff as a whole, 10.7% of 4 and 5 year olds are obese (23.9% are overweight or obese), and 18% of adults are obese (56% are overweight or obese) (National Survey for Wales 2017/18).

Research would indicate that where fast food outlets are positioned near to schools, children attending those schools are more likely to be obese than those whose schools are more inaccessible to such outlets (Currie et al 2009), and that there is a significant association between levels of childhood obesity and the density of fast food outlets (Beynon et al 2019). One important action that can be taken to address the levels of obesity is to help people make easy choices for accessing healthy food, and restricting access to unhealthier options through modification of the physical environment.

Cardiff’s Local Development Plan Key Policy KP14 specifies that Cardiff will be made a healthier place to live, encourage healthy lifestyles and address social determinants of health.

Cardiff's Planning for Health and Well-being SPG highlights that “the positioning of hot food takeaways in communities is known to influence the health of communities”. This SPG outlines the key role that planning authorities can make in influencing the built environment to improve health and reduce the extent to which the environment promotes obesity.

In the recently published “**Healthy Weight, Healthy Lives, our national ambition to prevent and reduce obesity in Wales**” Welsh Government consultation document, specific mention is made of the importance of the environment in enabling healthy food choices.

The **Obesity, Hot Food Outlets and Planning in Cardiff** briefing paper written by Cardiff Council and Cardiff and Vale University Health Board/PHW Public Health Team provided an overview of the current situation in Cardiff with regard to the number of A3 premises, how these related geographically to high levels of childhood obesity and deprivation data. The mapping work carried out suggested that there is a relationship between deprivation, school location and hot food outlet density. Where a school was within 400m of a hot food outlet they were marked as red on the map. It was recommended in the paper that any changes to the current situation should be recorded and monitored where there is a risk of any school turning red. The nearest school to this particular proposal is Coed Glas Primary School, which is currently green on the map as it is not within 400m of an outlet. If this proposal were to be granted, this school would turn red as it is approximately 200m from the site.

Coed Glas Primary School has recently done some excellent work to encourage healthier eating amongst its pupils and as such granting planning permission for a takeaway so close to this school would be detrimental to this work.

Taking all of the above into consideration, Cardiff and Vale UHB would support Mr Paddock's reasons for objecting to this proposal on the grounds of health and well-being.

- 6.4. An objection to the application has been received from the Head Teacher of Coed Glas Primary School, which is set out below:

I am writing regarding the planning proposal for a Fish and Chip takeaway at 30 Fishguard Road, Llanishen. This application has been brought to my attention by a local resident and parent of a past pupil of the school.

Coed Glas Primary School is located close to Fishguard Road and nearly all of the local children attend our school. We are very proud to serve this community and work tirelessly with the children, their families and local partners to provide the best possible educational experiences.

One of the key areas of our work is health and wellbeing and we are very pleased to see that this crucial area of education is being recognised in the new Curriculum for Wales, 'Successful Futures'. Over the last 6 years our work to

promote healthy lifestyles has been recognised by Public Health Wales through their 'Healthy Schools' award. We have achieved each of the 5 stages of the award through a range of educational initiatives including healthy eating, pupil voice, physical activity, mental health, healthy relationships, support for vulnerable children and sustainability. Our next aim is to apply for the National Award which very few schools in Wales have achieved.

We provide a healthy, free breakfast club, healthy snacks at break times and our school kitchen ensures that food prepared in school meets strict health guidelines.

The proposal to establish a Fish and Chip takeaway so close to the school is a significant concern, particularly as there is already such an establishment in Llanishen Village.

I have read with interest the response from Cheryl Williams, Principal Health Promotion Specialist for Public Health Wales who visited our school before Easter. Cheryl presents a number of compelling arguments against this proposal. In particular:

'Research would indicate that where fast food outlets are positioned near to schools, children attending those schools are more likely to be obese than those whose schools are more inaccessible to such outlets (Currie et al 2009), and that there is a significant association between levels of childhood obesity and the density of fast food outlets (Beynon et al 2019). One important action that can be taken to address the levels of obesity is to help people make easy choices for accessing healthy food, and restricting access to unhealthier options through modification of the physical environment.'

In addition, 'The Obesity, Hot Food Outlets and Planning in Cardiff briefing paper written by Cardiff Council and Cardiff and Vale University Health Board/PHW Public Health Team provided an overview of the current situation in Cardiff with regard to the number of A3 premises, how these related geographically to high levels of childhood obesity and deprivation data. The mapping work carried out suggested that there is a relationship between deprivation, school location and hot food outlet density. Where a school was within 400m of a hot food outlet they were marked as red on the map. It was recommended in the paper that any changes to the current situation should be recorded and monitored where there is a risk of any school turning red. The nearest school to this particular proposal is Coed Glas Primary School, which is currently green on the map as it is not within 400m of an outlet. If this proposal were to be granted, this school would turn red as it is approximately 200m from the site.'

Furthermore, I am very concerned that agreeing to a fast food establishment on a residential estate may well lead to an increase in anti-social behaviour in the evenings. This would have a detrimental effect on the children, their families and the community.

Taking all of the above into consideration, Coed Glas Primary School would object to this proposal on the basis of children's health and wellbeing.

7. **REPRESENTATIONS**

- 7.1. The application was advertised by site notice and neighbouring occupiers have been consulted by letter.

PETITIONS

- 7.2. One petition of 349 signatures has been submitted in support of the application. This states:

We the undersigned wish to support the planning application for the proposed Fish and Chips at 30 Fishguard Road, Llanishen, Cardiff. There is no such facility in this local centre. This is a local centre catering for a very large residential area. This need was expressed for many years and now we have someone willing to invest. We fully support this much need Fish and Chips Take Away.

- 7.3. Two petitions objecting to the application have been received from local residents.

- 7.4. One petition of 94 signatures has been submitted stating "We hereby support the objection to a hot food takeaway proposal in Fishguard Road adversely affecting school children, community health and wellbeing and deteriorating the right to residential amenity in this residential area".

- 7.5. A second petition of 32 signatures (as at 23rd April 2019) has been created on change.org stating:

Latest research shows unhealthy diet is THE BIGGEST cause of early death and disability, beating smoking and drinking (The Lancet Medical Journal).

In England the law can prohibit fast food outlets opening next to schools, therefore protecting children from obesity. This is not the case in Wales, so, we must take it on ourselves to protect our children.

This petition was started to protect a local school in Cardiff but this issue an issue that needs to take precedent in Wales. We are specifically objecting to planning application 19/00459/MNR for a fast food takeaway on 30 Fishguard Rd, Llanishen, Cardiff, CF14 5PQ. This is just 200m from Coed Glas Primary School and is also en route for many children from Llanishen High School. This means, on a school day these children will pass this premises twice a day, everyday. This proposal puts these children at great risk. Please protect our children today by signing this petition.

<https://www.change.org/p/childhood-obesity-increased-by-fast-food-outlets-near-schools-stop-this-now>

OBJECTIONS

- 7.6. An objection to the application has been received from the Local Member Councillor Shaun Jenkins who states myself and colleagues strongly oppose this application.

- 7.7. In addition to the petitions overall 204 objections have been received to the application from local residents. These are broken down as follows:
- 7.8. 99 objections to the application have been received from local residents using the standard letter set out below. A graphic was also included stating that “Bad diet is the biggest cause of early death and disability in the world” and stating “Please protect our right to live happy healthy lives in a residential area and say no to takeaways near our schools”. The graphic also shows an obese adult and child using insulin and medication as an example of “We don’t want this” and a fit adult and child playing football as an example of “We want this”.

I/We would like to object to this planning proposal and request the council to: -

- *Protect our local children's health and well being*
- *Protect our right to residential amenity in a residential area*
- *Protect our neighbourhood from associated noise, disturbance, smell and traffic hazards*
- *Protect this area from the hazards of becoming an unmanaged night time economy venue*
- *Protect the local character and planning precedents of the local area*
- *Safeguard our communities future opportunities for health and wellbeing*
- *Protect our school children from a known harm being positioned near to a school entrance*
- *Protect our school children from a known harm being positioned on their daily commute*

We are aware that poor diet is now responsible for more deaths and early disability than any other risk factor

**([https://www.thelancet.com/journals/lancet/article/PIIS0140-6736\(19\)30041-8/fulltext](https://www.thelancet.com/journals/lancet/article/PIIS0140-6736(19)30041-8/fulltext)). It is now the biggest preventable risk of death in the world.*

We are aware that positioning a hot food take away near to school premises has been linked to increasing levels of overweight and obesity in school age children.

We are aware that in England planners can use the law to prevent such proposals. We ask that you, as a public body, use your powers to provide the same level of protection to our local Welsh children that can be provided to English children.

We ask that you abide by the aims of Welsh health and wellbeing related legislation, policies, strategies and guidance to interpret the Local Development Plan in light of these considerations and current evidence to protect our community from a known hazard and protect our right and expectation of enjoying ongoing residential amenity by refusing this application.

- 7.9. In addition 63 objections to the application have been received from local residents using the following amended letter. Again a slightly amended graphic was also included stating that “Bad diet is the biggest cause of early death and disability in the world” and stating “Please protect our right to live happy healthy lives in a residential area and say no to takeaways near our schools”. The graphic

also shows an obese adult and child using insulin and medication at the school gates as an example of “We don’t want this” and a fit adult and child playing football as an example of “We want this”. In addition an obese figure is shown with a pound symbol at the bottom of the page.

I/We wish to this planning proposal to put a fish and chip shop near our school(s) and request the Council to :

- *Protect our local children's health and well being*
- *Protect our school children from a known harm being positioned near to a school entrance*
- *Protect our school children from a known harm being positioned on their daily commute*
- *Protect against the known risk to areas of deprivation of hot food takeaways near schools causing early death and disability to the community and children*
- *Protect our right(s) to residential amenity in residential area(s).*
- *Protect our neighbourhood(s) from associated noise, disturbance, smell and traffic hazards*
- *Protect our area(s) from becoming hazardous unmanaged night time economy venue(s)*
- *Protect the local character and planning precedents of the local area and existing lease restrictions that maintain residential amenity and a food environment conducive to the opportunity for happy healthy family lives.*
- *Safeguard our communities future opportunities for health and wellbeing*

We/you are aware that poor diet is now responsible for more avoidable deaths and early disability than any other risk factor E.g.

**([https://www.thelancet.com/journals/lancet/article/PIIS0140-6736\(19\)30041-8/fulltext](https://www.thelancet.com/journals/lancet/article/PIIS0140-6736(19)30041-8/fulltext)). (WHO describe obesity as reaching epidemic levels etc).= Now biggest risk of early death and disability in the world beating tobacco and alcohol.*

We/you are aware that in such areas commercial pressures to position hot food takeaways near to school premises are linked to increasing levels of overweight and obesity in school age children. (Briefing Paper Obesity, Hot Food Outlets and Planning in Cardiff:-CC&PHW)

We/you are aware that in England area planners can use their powers to prevent such proposals. We .ask that you, as a public body, use your powers to provide the same level of protection to our local Welsh children that can be provided to children in England (E.g. area of Gateshead Council).

We ask that you abide by the aims of Welsh health and wellbeing related legislation, policies, strategies and guidance to interpret the Local Development Plan in light of these considerations and current evidence to protect our community from a known hazard and protect our right and expectation of enjoying ongoing residential amenity in an environment conducive to ongoing health and wellbeing by refusing application 19/00459/MNR.

We understand a local authority may be in a difficult position through receiving

increased rate revenue by approving such a proposal. We understand the duties and responsibilities of a public body to protect the health and future wellbeing of school children, families and residential areas override any such conflict of interest We request the local authority to uphold the aims of our country's legislature and protect Welsh children from commercial exploitation.

7.10. In addition 29 objections to the application have been received from local residents using the following amended letter (graphic included):_

I would like to object to this planning proposal as it fails to:-

- *Protect our local children's health and wellbeing.*
- *Protect our right to residential amenity in residential area.*
- *Protect our neighbourhood from associated noise, disturbance, smell and traffic hazards.*
- *Protect this area from the hazards of becoming an unmanaged night time economy venue.*
- *Protect the local character and planning precedents of the local area.*
- *Safeguard our communities future opportunities for health and wellbeing.*
- *Protect our school children from a known harm being positioned near to a school entrance.*
- *Protect our school children from a known harm being positioned on their daily commute.*

In addition I would like to point out:-

- *Poor diet is now responsible for more avoidable deaths and early disability than any other risk factor
([https://www.thelancet.com/journals/lancet/article/PIIS0140-6736\(19\)30041-8/fulltext](https://www.thelancet.com/journals/lancet/article/PIIS0140-6736(19)30041-8/fulltext)). It is now the biggest non-communicable risk of death in the world.
- *Positioning a hot food takeaway near to school premises has been linked to increasing levels of overweight and obesity in school age children.*
- *In England planners can use the law to prevent such proposals. I ask that you, as a public body, use your powers to provide the same level of protection to our local Welsh Children in Wales, as that which is provided to English Children in England.*

In closing can I ask that you abide by the aims of Welsh Health and Wellbeing related legislation, policies, strategies and guidance to interpret the Local Development Plan. In light of these considerations and current evidence please protect our community for a known hazard and protect our right and expectation to enjoy ongoing residential amenity in an environment conducive to ongoing health and wellbeing by refusing application 19/00459/MNR.

7.11. 10 objections have been received from local residents supported by a comprehensive letter (38 pages) objection which is summarised below:

The proposal is clearly:-

Introducing a material hazard into a residential area adversely affecting –

- *Public health*
- *Children's health, future wellbeing and opportunity*
- *Population obesity levels by directly facilitating further increase*
- *Traffic disturbance, parking problems and pedestrian hazard*
- *Night time noise and disturbance*
- *Unsuitable development of an unmanaged night time economy*
- *Strategic planning objectives national and local*
- *Strategic health objectives national and local*
- *The opportunity for the local population to live healthy lifestyles*
- *Commuting routes to and from three proximal local schools*
- *An area immediately proximal to a school entrance*
- *The original planning concept of the estate to maximise opportunity for healthy living*
- *The Local Authority capacity to provide future care to those negatively affected*
- *Littering*
- *Likelihood of night time street disturbances*
- *Social cohesion through an increased customer base for illicit street selling activities*
- *Significant fire risk to residential flats above*
- *Precedent of A3 usage proposal refusal in this area (multiple former applicants)*
- *Introduction of hazardous substances to a residential community in terms both of unhealthy food and airborne particulates known to cause cancer and pulmonary damage*
- *Loss of residential amenity and local character*

The adverse effects created by this proposal cannot be overcome by planning conditions or obligations as they are intrinsic to the operation of the unsuitable proposal.

This proposal will create a long term olfactory disturbance.

The proposal will adversely affect the entire surrounding area undermining resident's right to enjoy the ambience and amenity of a residential area.

7.12. Finally 3 individual objections have been received from local residents please see below:

We would like to object to the above application given the location's proximity to local schools and the current obesity levels of children, and the disturbance to nearby residents.

This proposal will create a long term olfactory disturbance, increased litter and associated vermin, increased anti-social behaviour, and will adversely affect the entire surrounding residential area.

There is already a takeaway facility in nearby Llanishen village for people to use.

19/00459/MNR Objection. I received no planning notice of this and must object in the strongest terms. I have a six year old and have been trying to teach him about healthy food and living thus attempting to address the threat of childhood obesity. The building is less than a 100 meters from my house and is not acceptable

Good morning

Yesterday I was made aware of an application to open a fish and chip shop on Fishguard Road. I have received no formal notification of this proposed plan despite living approximately 100m from the proposed shop. I have also been informed that it is proposed that this business is to be open until 11.30pm.

I am horrified by this proposal. This is a residential area, full of children and very near a primary school. There is already a problem with youths congregating outside the existing grocery store next door to the proposed venue. There is a lot of litter and packaging left around at all times. If this proposed fish and chip shop is allowed to proceed the area and house prices will be negatively affected. This is a residential area and we have the right to bring up our children in a safe and healthy environment, without noise pollution, litter and an increased number of people on our streets late at night.

Please can you let me know why local residents have not been notified of this plan.

8. ANALYSIS

- 8.1. The application site falls within the settlement boundary as defined by the Local Development proposals map and has no specific designation or allocation. The application premises comprise a vacant retail shop (Use Class A1) located within a small parade of 4 retail shops with residential accommodation above.
- 8.2. Para 5.282 of the LDP states notes 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. Proposals that could lead to the loss of such local shops will be assessed having regard to the role of those shops in meeting local shopping needs and the viability of the premises for continued shopping use.
- 8.3. The key issues are the effect of the proposal upon residential amenity (with particular regard to noise, disturbance, litter and smells).
- 8.4. The application premises are currently vacant. 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 areas, where they would cause nuisance and loss of amenity, or result in the loss of a residential property. Also of relevance is Food, Drink and Leisure Uses SPG (November, 2017).

- 8.5. Paragraph 5.4 of the SPG states that hot food takeaway units within close proximity to residential units will not be considered acceptable where there may be significant adverse impacts on residential amenity in terms of noise, odours, traffic, litter etc. which cannot be mitigated.
- 8.6. Paragraph 5.6 states that it is not normally considered acceptable to locate hot food takeaways outside of designated centres where they are directly adjacent to residential properties, or where there is a residential premises directly above the takeaway.
- 8.7. In this respect it is noted that the application premises are located in a residential area outside any defined district or local centre or other designated centre defined in the Local Development Plan. In addition there are residential flats immediately above the premises at first and second floor level and adjoining the premises at first and second floor above 32 Fishguard Road to the south. There is also residential accommodation nearby to the east, west and north on Fishguard Road and St Dogmeal's Avenue. In this respect it is noted objections to the application have been received from local residents in terms of adverse impacts on residential amenity including issues relating to night time noise and disturbance, odours, traffic, litter, parking problems, etc.
- 8.8. Given the advice set out above and the objections received from local residents, it is considered that the proposals would be contrary to policies in the adopted Local Development Plan and the approved Food, Drink and Leisure Uses SPG and likely to result in nuisance/loss of amenity to the occupiers of adjoining and nearby residential accommodation by virtue of smell, noise and general disturbance, particularly during the evening.
- 8.9. The comments raised by objectors in relation to potential negative impacts of the proposal on the health of the local population and proximity to local schools are noted. However, the LDP, Food Drink and Leisure Uses and Planning for Health and Well-being SPG's have no specific policies to refuse the application on health grounds. In addition Health Impact Assessment (HIA) is not a statutory requirement for this type of development.
- 8.10. 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 well-being objectives as a result of the recommended decision.

9. **CONCLUSIONS**

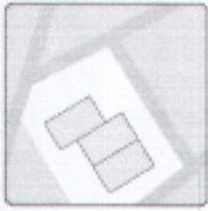
- 9.1. Further to the consideration of the matters and content of this report refusal of the application is recommended.

10. **Other Legal Considerations**

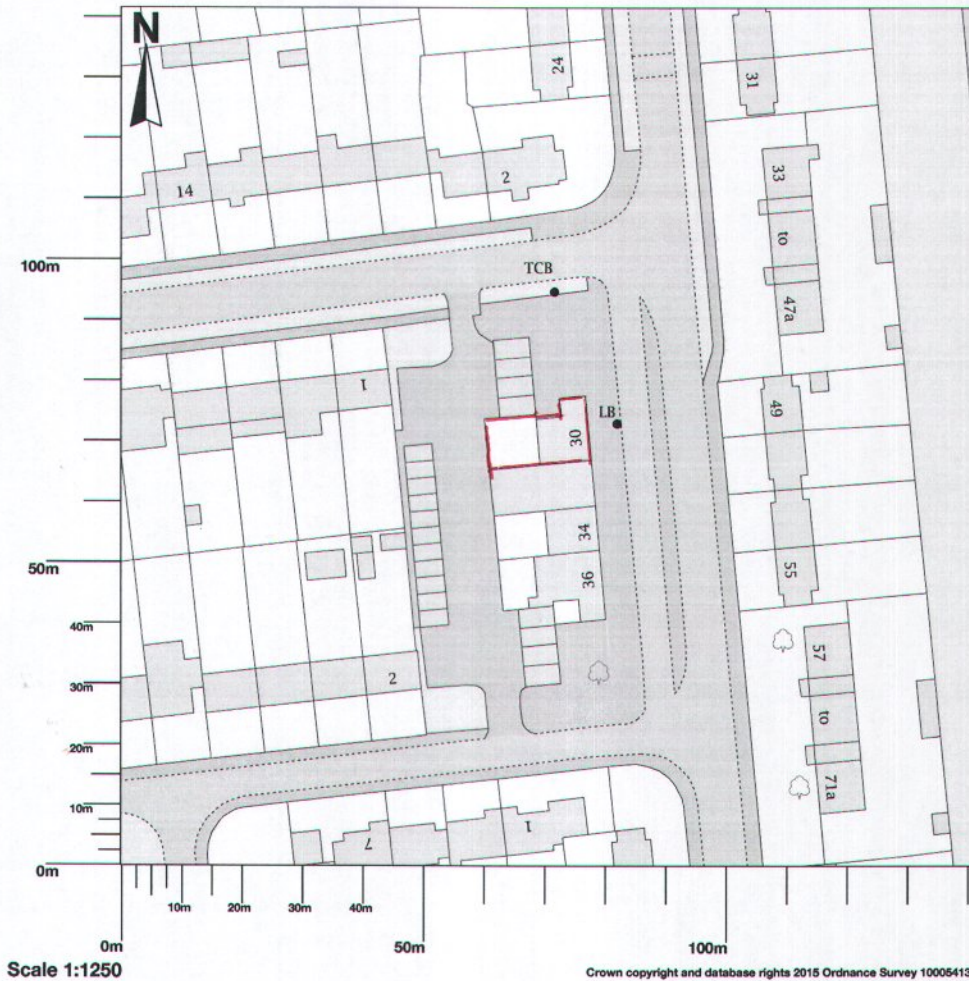
- 10.1 *Crime and Disorder Act 1998* - Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and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

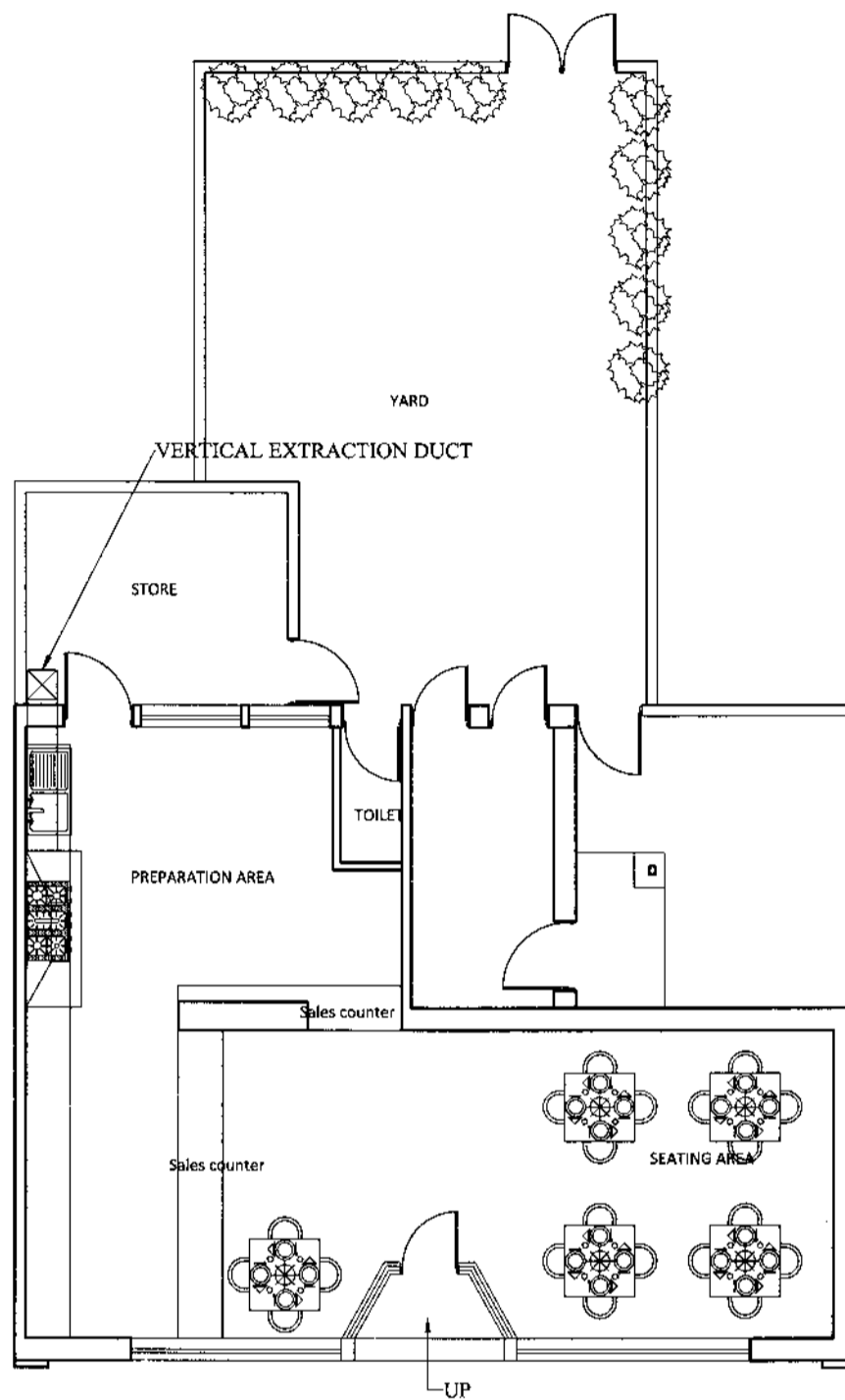
- 10.2 *Equality Act 2010* - The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Councils duty under the above Act has been 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.
- 10.3 *Well-Being of Future Generations Act 2016* - Section 3 of this Act imposes a duty on public bodies to carryout 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 on the achievement of wellbeing objectives as a result of the recommended decision.



**Fishguard Road Food Store, 30 Fishguard Road, Llanishen, Cardiff,
CF14 5PQ**




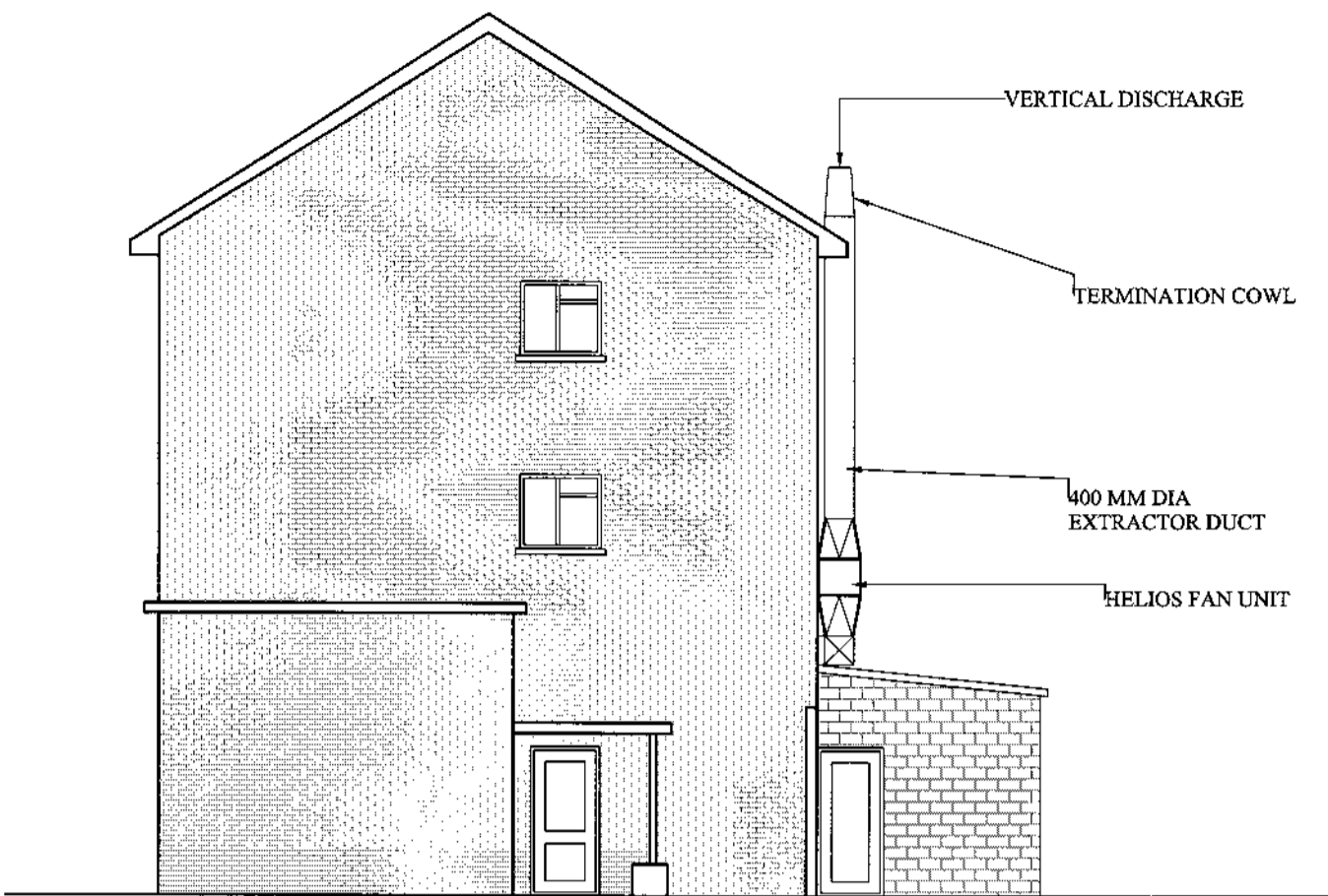
19 00459



PROPOSED GROUND
FLOOR PLAN

19/00459

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Date: FEB 2019			
Project: 30 FISHGUARD ROAD			
Client:			
Description: PROPOSED PLANS	Job No:	Scale: 1:100 ON A3	
	Dwg No: 201	Drawn By: KG	



PROPOSED SIDE ELEVATION




PROPOSED REAR ELEVATION



PROPOSED PART FRONT ELEVATION

19/00459

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Date: FEB 2019		
Project: 30 FISHGUARD ROAD		
Client:		
Description: PROPOSED ELEVATIONS	Job No:	Scale: 1:100 ON A3
	Dwg No: 202	Drawn By: KG
		 SK DESIGNS <small>17th, Churchway Way, Letchworth, Cambs, CB23 7DQ</small> <small>Tel: 029 20 761 950</small> <small>Fax: 029 20 761 950</small> <small>Email: info@skdesigns.org.uk</small>

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COMMITTEE DATE: 19/06/2019

APPLICATION No. **18/02469/MJR** APPLICATION DATE: 19/10/2018

ED: **PLASNEWYDD**

APP: TYPE: Removal of condition(s)

APPLICANT: DG1 Developments Ltd

LOCATION: PROPOSED DEVELOPMENT SITE, 199-209 CITY ROAD,
ROATH

PROPOSAL: REMOVAL OF CONDITION 26 OF 18/01053/MNR RELATING
TO TERM TIME STUDENT ACCOMMODATION

RECOMMENDATION :That planning permission be **REFUSED** for the following reasons :

1. The occupation of these premises for general residential use would be unacceptable as the development would provide a poor standard of amenity for future occupiers by virtue of an insufficient amount of outdoor amenity space, poor outlook, lack of natural light and ventilation to bedrooms and lack of privacy, contrary to policies KP5 and H6 (ii) of the Cardiff Local Development Plan, Supplementary Planning Guidance "Cardiff Residential Design Guide" (January 2017) and "Flat Conversions" (March 2019), and Planning Policy Wales (Edition 10).
2. The proposed use of the premises for general residential use meets the thresholds set out in policies H3, C1 and C5 of the Cardiff Local Development Plan for the provision of community infrastructure in the form of affordable housing, community facilities and open space. Notwithstanding the viability information submitted and verified, the proposal does not include appropriate on-site provision, an acceptable scheme for alternative off-site provision or confirmation from the relevant parties that they are willing to provide a financial contribution in lieu of such provision, and is therefore contrary to policies KP6, KP7, H3, C1 and C5 of the Cardiff Local Development Plan, Cardiff Supplementary Planning Guidance "Planning Obligations" (January 2017) and Planning Policy Wales (Edition 10).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The proposal is for the removal of condition 26 of planning consent 18/02469/MJR which limits the occupation of the premises to student accommodation during term time only, other than the ground floor commercial units.
- 1.2 The applicant states, in a supporting letter, that they are concerned that due to the over-provision of especially built private student accommodation in the city, including consented schemes that have not yet been built, that the scheme will

become unviable because of lack of demand.

1.3 The applicant also states that if approved there is an expectation that the Council will seek an appropriate financial contribution towards providing affordable housing in other parts of the city through a Section 106 Agreement. The applicant considers that on site-provision of affordable housing is not practical in management terms. He also says that it is anticipated that the Council will require contributions in lieu of external amenity space and local community facilities. The applicant fully expects the Council to seek appropriate financial contributions secured by a S106.

1.4 The applicant's agent has subsequently stated that:

Given the DV's conclusions on viability in the draft report, we will not be offering a contribution to the requirements identified by other Departments.

1.5 The individual units of accommodation comprise a living room, shower room and bedroom. The approved plans show the living room having space for a double sofa, dining table and two chairs with a small kitchen area. The plan for the bedroom shows a double bed, wardrobe, cupboard and two bedside units. The living rooms have either one or two windows. 122 of the bedrooms and all of the shower rooms have no external windows. For the benefit of the committee these plans do not change from the approved.

2. **DESCRIPTION OF SITE**

2.1 The application site is located at the northern end of City Road, on the west side, immediately adjacent to the Gaiety building (to the south), and directly opposite the junction with Glenroy Street. The application site is also on the corner of a narrow access lane (between the site and the Gaiety building) that leads from City Road to another lane that runs parallel to City Road and provides access to garages and similar storage structures associated with properties on both City Road and Richmond Road.

2.2 All of the original properties on the site, numbers 199-209 City Road, were demolished during the early part of 2017.

2.3 Work commenced on 01/03/2018 to construct the approved student flats. The development is well under way with work having progressed to the upper storeys.

3 **PLANNING HISTORY**

3.1 17/00111/MJR - Construction of a new 5 to 8 storey (plus rooftop plant room) development of student residential accommodation: comprising 146 studio rooms and associated amenity spaces; a private internal landscaped courtyard and two small ground floor commercial units (class A1 or A2 or A3) - was approved on 16/08/2017 subject to conditions including condition 26 which states:

“During term-time, the development (with the exception of the ground floor A1/A3 uses) shall not be used or occupied for any purpose other than as Student Accommodation (where the term “student” shall mean a student as defined in the Council Tax (Discount Disregards) Order 1992 (or any statutory amendment or re-enactment thereof for the time being in force)).

Reason: For the avoidance of doubt and to ensure the development hereby permitted is for the occupation of students and for no other residential use.

”The approval was also linked to a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 for a contribution of £55,000 towards Traffic Orders and a zebra crossing on City Road.

- 3.2 18/01053/MJR - Variation of condition 2 of 17/0111/MJR to allow replacement drawings amending some design detailing and variation of condition 13 to alter the timescale of approval of design proposals from 'prior to commencement' to 'within six months of this permission' at 199-209 City Road, Roath, Cardiff was approved on 04/10/2018 subject to conditions including condition 26 which states:-

“During term-time, the development (with the exception of the ground floor A1/A3 uses) shall not be used or occupied for any purpose other than as Student Accommodation (where the term “student” shall mean a student as defined in the Council Tax (Discount Disregards) Order 1992 (or any statutory amendment or re-enactment thereof for the time being in force)).

Reason: For the avoidance of doubt and to ensure the development hereby permitted is for the occupation of students and for no other residential use.”

When the delegated report on this application was prepared in June 2018 building works were described as being at ground floor level.

- 3.3 19/00609/MJR - Discharge of conditions 5 (landscaping), 13 (public realm) and 21 (security measures for future residents) of 18/01053/MJR, 199-209 City Road, Roath, Cardiff – approved 22/05/2019
- 3.4 When the current application [18/02469/MJR] was received, it was considered to be invalid as a S73 application, and the applicant was advised by the Local Planning Authority that it should be a full application. The applicant appealed this opinion. The Inspector allowed the appeal and the notice of invalidity was quashed on 26/11/2018.
- 3.5 Adjoining site - 19/01374/MJR – Demolition of existing building and construction of purpose built student accommodation building up to eight storeys (25 metres) incorporating class A1/A2/A3 and D2 floorspace at ground level and all associated development, 195-197 City Road, Roath, Cardiff, CF24 3JB – Undetermined.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 10 (December 2018).
- 4.2 Cardiff Local Development Plan (January 2016):

KP1 Level of Growth
KP5 Good Quality and Sustainable Design
KP6 New Infrastructure
KP7 Planning Obligations
KP8 Sustainable Transport
KP12 Waste
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
EN13 Air, Noise, Light Pollution and Land Contamination
H2 Conversion to Residential Use
H6 change of use or redevelopment to residential use
T1 Walking and Cycling
T5 Managing Transport Impacts
T6 Impact on Transport Networks and Services
C1 Community Facilities
C3 Community Safety/Creating Safe Environments
C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
W2 Provision for Waste Management Facilities in Development

4.3 Supplementary Planning Guidance:

Planning Obligations (January 2017)
Flat Conversions (28 March 2019)
Tall Buildings (January 2017)
Waste Collection and Storage Facilities (October 2016)
Residential Design Guide (January 2017)
Student Accommodation (28 March 2019)
Managing Transport Impacts (July 2018)

5. **INTERNAL CONSULTEES RESPONSES**

5.1 The Neighbourhood Regeneration Manager states:

Request for Community Facilities

The Cardiff Planning Obligations SPG 2017 (Section 8 – Community Facilities) states that 'Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through:

- *The provision of new facilities,*
- *The extension to, or upgrading of, existing facilities'.*

If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population.

The formula in the SPG is based on the number of bedrooms and associated occupancy figures per dwelling, and is calculated as follows:

No. of bedrooms	Number of Dwellings	Contribution per dwelling	Totals
1/studio	146	£720.51	£105,194.75
TOTALS:	146		£105,194.75

*In summary, the following contribution is sought from the developer:
£105,194.75*

Community Infrastructure Levy (CIL)

CIL Regulation 122(2) provides:

A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a) necessary to make the development acceptable in planning terms;*
- (b) directly related to the development; and*
- (c) fairly and reasonably related in scale and kind to the development.*

Comments in respect of the request for contributions towards community facilities are as follows:

- (a) Necessary to make the development acceptable in planning terms:*

The Cardiff Planning Obligations SPG was formally adopted by Council on 26th January 2017. The SPG was adopted to help to ensure that developments contribute toward the provision of necessary infrastructure and measures required to mitigate their impact. Policy KP6 of the Cardiff Local Development Plan (adopted January 2016) supports the provision of community facilities as part of new residential developments.

It is also in accord with Planning Policy Wales which supports the negotiation of planning obligations and states “Contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable”. A development proposing a significant increase in population, such as this, would create pressures on existing local facilities that need to be offset via a financial contribution. It would be unacceptable to grant planning consent in the absence of such provision.

- (b) Directly related to the development*

Several community facilities are located within proximity to the site and are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards these facilities.

- (c) Fairly and reasonably related in scale and kind to the proposed development*

Contributions towards community facilities are derived using a formula-based calculation which takes into account, amongst other things, the size of the residential development and the projected increase in population.

5.2 The Housing Strategy Manger states:

In line with the adopted LDP (Policy H3), an affordable housing contribution of 20% of the 146 units (29 units) is sought on this brown-field site.

*Given the proposed design/configuration of the scheme, it does not appear possible to deliver the affordable housing units on site. As an alternative to on-site provision, we would be willing to accept the affordable housing contribution as a financial contribution in lieu. On that basis we would seek a financial contribution of **£1,488,570** (in lieu of 29 units (20%)) which is calculated in accordance with the formula in the Affordable Housing chapter of the Planning Obligations Supplementary Planning Guidance (SPG) (2017).*

5.3 The Parks Officer states:

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

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

*Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 154.4. This generates an open space requirement of 0.375 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of **£160,198**.*

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, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Roath Recreation Ground and Roath Pleasure Gardens.

- 5.4 The Shared Regulatory Services Officer states:
I can confirm that I have no comments regarding this application for removal (of condition 26)

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 Welsh Water state:

We have no objection to the above application

7. **REPRESENTATIONS**

- 7.1 This application has been advertised in the press and on site. Local Members and surrounding residents have been notified. No representations have been submitted to date.

8. **ANALYSIS**

- 8.1 In January 2018 the applicant contacted the Local Planning Authority (LPA) regarding the prospects of varying condition 26 of the approval for application 17/001111/MJR to enable it to be used for general residential accommodation throughout the year and was advised that the proposal, as described in the original application is for Student accommodation (which falls outside of the class C3 of the Town and Country Planning (Use Classes) Order 1987) (residential) classification). Any proposal which allowed for long-term occupation would again bring into further consideration residential amenity, detailed residential design and other policy considerations. The view that the approved use was not residential is consistent with the view of consultees in their advice to the Local Planning Authority when providing their comments/consideration and likely contributions, including the Housing Strategy Manager with regards to affordable housing.
- 8.2 Again in February 2018 the agent was further advised of the likely policy objection to residential use on the same design and internal arrangement as the consented student scheme.
- 8.3 In March 2018 the applicant commenced work in full knowledge of condition 26 and the advice of the Local Planning Authority.
- 8.4 The applicant, on 15 May 2018 stated their intention to submit a planning statement, addressing policy issues and other material considerations; a transportation report, addressing parking and sustainability issues and finally a report setting out the current state of play and anticipated changes in the student accommodation market in Cardiff. This would be used to part justify the proposal.

- 8.5 Savills on behalf of the applicant produced a Market Report on Cardiff Student Housing dated June 2018 and a Supplementary Statement in October 2018, which accompanies the current application. It was not until October 2018 that an application was submitted for the removal of the condition.
- 8.6 In the report it states that due to a perceived reduction in demand for student accommodation their client wishes to allow lettings to include non-students. However, the application is to remove condition 26 not vary it nor has any analysis been submitted in support of this application to justify a particular number of non-student lets.
- 8.7 The reports state that there has been an increase in demand for purpose built student accommodation, particularly by overseas students. Demand from overseas students is driven by respect for higher education in UK, lower value of the pound. Data from Cardiff University indicates that intake is 24% non-UK students and the number of non-UK students has tripled since 2008. Cardiff University's mission statement indicates that by 2020 50% of intake will be from outside the UK.
- 8.8 The number of students in Cardiff Universities, Sixth Form College and CAVC is over 100,000 with 31,597 in Cardiff University. If by 2020 Cardiff University's overseas students were to increase as planned there would be almost 7,500 extra overseas students who, according to Savills, would prefer purpose built student accommodation.
- 8.9 It should be noted that permission has been granted, subject to the signing of a S106 Agreement, for a new maths and computer science building on Senghennydd Road, there has been the recent development of an ongoing construction of new university buildings at Maindy Road for science and technology, a new journalism school in Central Square and a new Centre for student life building is under construction. It is considered that the recent and continuing improvement of facilities at Cardiff University will enhance the University's appeal.
- 8.10 The report identify' s 4 sites where temporary planning permission was sought to relax a student occupancy condition as they suspect it's a market indicator of a reduction in demand for student accommodation. Nevertheless Savills accept that there was a genuine reason for these applications i.e. that the scheme construction did not achieve the target handover dates for August-October lettings window. Three of the four temporary consents (17/00230, 17/02113 and 17/02293) expired in 2018 and the fourth (18/00308) will expire on 31/08/2019. No applications have been submitted to extend these temporary periods and there has been no breach of these planning consents. The current application is the only proposal that has sought to permanently remove the student occupancy condition.
- 8.11 The report state that City Road is a secondary location for student accommodation in Cardiff and at the same time state that 3 new student accommodation schemes are open and trading on City Road. It should be noted that more recently an application has been submitted for up to 134

student bedrooms on land immediately south of this application (the former gaiety site), which is evidence of ongoing interest in providing student accommodation in this area.

- 8.12 The applicant's agent stated when the original application was submitted that Cardiff University Campus is approximately 700m to the south west and there are a number of student accommodation facilities which have gained planning permission within close proximity to the site. The Institute of Highways and Transportation issued guidelines for "Providing for Journeys on Foot" and identifies in table 3.2 suggested acceptable walking distances of desirable 400m, acceptable 800m and preferred maximum 1200m. University facilities are located in relation to this site within the acceptable guidelines and as such should not be a significant obstacle in the student use of this building. It should be noted that existing student accommodation at Talybont is some 900m from the nearest university teaching facilities and further again from leisure facilities in the city centre.
- 8.13 Savills are of the opinion that unless condition 26 is removed this development will not reach full occupancy and will potentially become unviable. Savills say that a modest increase in the proportion of international students is anticipated and feel the availability of stock and in the immediate pipeline will satisfy demand for the foreseeable future. Savills also refer to the uncertainty on future European applications to Universities due to Brexit.
- 8.14 The supplementary statement states that in October 2018 all purpose-built student accommodation schemes had some rooms available with a 95% occupancy rate to date. Savills say that from a sample there is evidence of discounted rents to fill rooms. The statement also advice that one new planning consent for 91 beds at Drake Walk has been granted and in the pipeline consents exist for just under 3000 beds which had not been implemented at that time. Savills say that none of these schemes are currently progressing and that a change of use from student accommodation to aparthotel was granted at 34 Park Place.
- 8.15 Since the report was submitted one developer (361 beds) has gone into administration and one applicant withdrew his application (143 beds)). The consent at 34 Park Place was for a new development of 8 flats and an A3 use (ref 12/00005/DCI) approved 16/04/2014. The site had no previous history of consents for student accommodation since 1997. Savills may have mistakenly been seeking to refer to 23-24 Park Place where a change of use was granted from student accommodation to a part-hotel (Class C1) ref 18/01563/MJR, not to C3 (residential) use. Hotel uses are acceptable in principle in the Central Business Area. The report on this application said that larger student schemes were more popular and benefitted from economies of scale. The applicant submitted evidence of a marked decline in occupancy over the period that the accommodation had been open.
- 8.16 It is not clear what the reason for the 95% occupancy rate in October was. It may be a temporary blip or a factor associated with Brexit uncertainty that Savills initially mentioned. However, Savills have not referred to the Office for

National Statistics report Estimated and projected number of 18 year olds in the UK population, 2000 to 2034. This shows a peak 18 year old population in 2009 with a gradual decline of about 100,000 until 2020 before rising throughout the two thousand and twenties by some 180,000. According to UCAS in August 2018 27% of all 18 year olds go to University. It is likely that the number of 18 year old UK university students will be significantly increasing during the next decade.

- 8.17 It should also be noted that this building is nearing completion and is therefore well ahead of those consents that is referred to in their report which have not been commenced.
- 8.18 On the basis of what Savills have said about Cardiff University's aim to significantly increase the number of overseas students, the rate of increase in the number of such students that has been taking place over the last few years, and the preference of overseas students for purpose built student accommodation then it is not unreasonable to conclude that additional accommodation is likely to be required. Whilst Brexit may cause some temporary uncertainty there is no clear evidence that the attractiveness of British Universities will not continue, especially with the ongoing improvements to further educational facilities in Cardiff.
- 8.19 The District Valuer's report identifies a significant viability gap with this development and an even greater gap should the required planning obligations be met. Whilst the applicant's agent said his client recognised that the Authority would expect contributions towards affordable housing, external amenity space and local community facilities, the applicant is not prepared to make any financial contributions to these requirements which are identified within Planning Policy Wales, Cardiff's LDP and SPGs.
- 8.20 Notwithstanding the viability issues the applicant has referred to and those referred to by the District Valuer the future living standards of residents in class C3 (residential) accommodation is a very significant consideration in the determination of this application.
- 8.21 LDP policy H6 states that "Considerations under criterion (ii) will include the compatibility of neighbouring uses, preventing insensitive or inappropriate infilling, privacy/amenity, size, density, aspect, scale, layout and requirements for security and amenity space"
- 8.22 External amenity space requirements for class C3 (residential) use flats are identified in page 53 of the Residential Design Guide, SPG i.e. 75 sqm for up to 5 units with an additional 10 sqm for each additional unit. According to application 19/00609 the amenity space proposed would be approximately 215 sqm in area. This compares to the 1485 sqm required to comply with the Council's Residential Design Guide. The planted area within the amenity area would be some 66 sqm in area and the remainder would be tarmac. The amenity area available is substantially below that required for residential (Class C3) use flats and would not provide a pleasant sitting out area for future occupants.

- 8.23 The SPG Managing Transport Impacts and Parking Standards specify a minimum of 1 cycle space per bedroom. In this case 146 cycle spaces would be necessary. Only 40 are indicated with the earlier submission, which had been relaxed for student use. The provision of an additional 106 cycle spaces would reduce the limited amenity space by some 60sqm, leaving approximately 155 sqm available for amenity use.
- 8.24 The external amenity area would be considerably smaller than that required to meet that specified in the Residential Design Guide SPG, by failing to provide sufficient space for residents to enjoy, relax, socialise or contribute to good health. Furthermore no off site contribution has been offered to compensate for this significant inadequacy.

In respect of outlook, both the Residential Design Guide and Flat Conversions SPGs state that *“Habitable rooms in individual dwellings, including single aspect flats, should have a pleasant outlook onto streets or amenity spaces, rather than, for example, face a poorly landscaped parking area.”* 50 of the flats would overlook the small amenity area and cycle parking stands this poor outlook is compounded by these flats being overshadowed on three sides by the building, which is a 5 storey, rising to 8 storey building on the southern side. Given this relationship, the amenity area would be in shadow for most of the day and only receive sunlight during part of the afternoon.

- 8.25 Paragraphs 4.6.3 and 4.6.4 of the Flat Conversions SPG states;
4.6.3 Privacy between flats in the same building and adjacent buildings is important. Rooms should be arranged in a manner that maximises the living standards of occupants whilst preventing the overlooking of neighbouring properties and avoiding bedrooms facing high boundary walls. This accords with Policy KP5 in the LDP.

4.6.4 All habitable rooms must benefit from natural light, ventilation and a means of outlook that should be onto streets or amenity spaces.

The Cardiff Residential Design Guide SPG (2017) and LDP Policy KP5 offers a series of design principles on outlook, light and privacy. Almost 84% of the flats have no windows to their bed areas. The bed areas would have no outlook, minimal natural light or natural ventilation. In addition, those units facing the alleyway and Gaiety theatre to the south, other than the one nearest City Road, would have very limited angled outlooks from their living areas contrary to good design principles set within the Flat Conversions SPG and Policy KP5 of the LDP.

- 8.26 Those flats facing north and those facing south in the courtyard (35 in total) would have a direct separation distance of 16.5m between their living room windows, well below the 21m normally required to safeguard privacy between facing habitable rooms and contrary to the SPG. The Residential Design Guide SPG states that *“A privacy distance of at least 21 metres will be required between facing windows to habitable rooms on the private side of a development.”*

- 8.27 The Residential Design Guide SPG covering Daylight and Sunlight says in respect of the 25 degree rule that a significant building or structure will be obstructing reasonable light to a relevant window if it breaks a line projecting up from the centre of the relevant window 25 degrees from the horizontal. Facing windows can be assessed using the 25 degree method. There is a second assessment which relates to any extensions from an existing building line, and windows affected by this extension. An extension will be obstructing reasonable light to a relevant window if it breaks a line projecting 45 degrees both horizontally (assessed in a plan) and vertically (assessed in relevant elevations) from the centre of the window. The SPG says that this measure can also be applied to the assessment of relevant windows in a courtyard. In this case all the flats that will face south in the courtyard would conflict with the Council's 25 degree standards to a significant extent. Furthermore 17 of the courtyard flats fall short or well short of the 45 degree standard.
- 8.28 The Residential Design Guide SPG states that "*We will resist developments which do not meet these standards without further justification or other reasonable measures being in place to provide adequate light.*" It is not considered that there is any justification that overcomes the deficiencies identified above, and no assessment of daylight has been submitted.
- 8.29 At paragraph 4.2.2 Planning Policy Wales says that the planning system must enable the provision of a range of well-designed, good quality market housing. It is considered that for the reasons given above that this is not a well-designed quality scheme for C3 residential use.
- 8.30 Student accommodation is a distinctive form of residential accommodation recognised in the Use Classes Order as a sui generis, not within the C3 Use Class. The Student Accommodation SPG states that "*Student Accommodation is treated differently to other types of residential accommodation and will not be subject to the same standards in terms of size or amenity of accommodation. The key reason for this is because while the council expect developments to be built for the long term, student accommodation is designed to cater for people who will spend less than one year in the accommodation before moving on. As such, while the accommodation is permanent, the residents are transient utilising the accommodation for a specific and time limited period of their lives.*"
- 8.31 LDP Policy KP5 requires all new development to be of a high quality sustainable design. The inadequate accommodation proposed would not meet this policy requirement for C3 residential even though it is considered suitable for student accommodation having regard to the Student Accommodation SPG referred to above.
- 8.32 The applicant's agent says that the occupants will be young persons roughly of the same age group as students and that the flats will be rented on a short term basis. However, no effective control mechanism has been identified. It is considered that it would be most unlikely that a planning condition that met all the required 6 tests for conditions could be constructed to control this. If there were no exercisable control the applicant or any future owner could amend their letting or sales arrangements. In any event, general residential use is not

considered acceptable for the reasons given above.

- 8.33 In line with LDP policies, SPGs and PPW, Section 106 obligations would be sought for Class C3 residential development of this scale on this brownfield site. The Student Accommodation SPG says that any future change of use to residential accommodation would be subject to an affordable housing obligation. The applicant has stated that the contributions sought would render the development unviable, and has engaged consultants to undertake a viability assessment during the processing of this application. This information has been submitted to the District Valuer who concluded that the development is not viable and its viability would be made worse by some £1.8 million if the necessary S106 contributions were to be required.
- 8.34 The proposal is contrary to Cardiff LDP policies H3, KP6, and KP7 and C5 and the Planning Obligations SPG in that no contribution is to be made towards affordable housing, community facilities and open space.

The following contributions have been requested:

- Park services: **£160,198**. (*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 Roath Recreation Ground and Roath Pleasure Gardens*)
- Neighbourhood Renewal: **£105,194.75**
- Housing Strategy: *We would seek a financial contribution of **£1,488,570** (in lieu of 29 units (20%))*

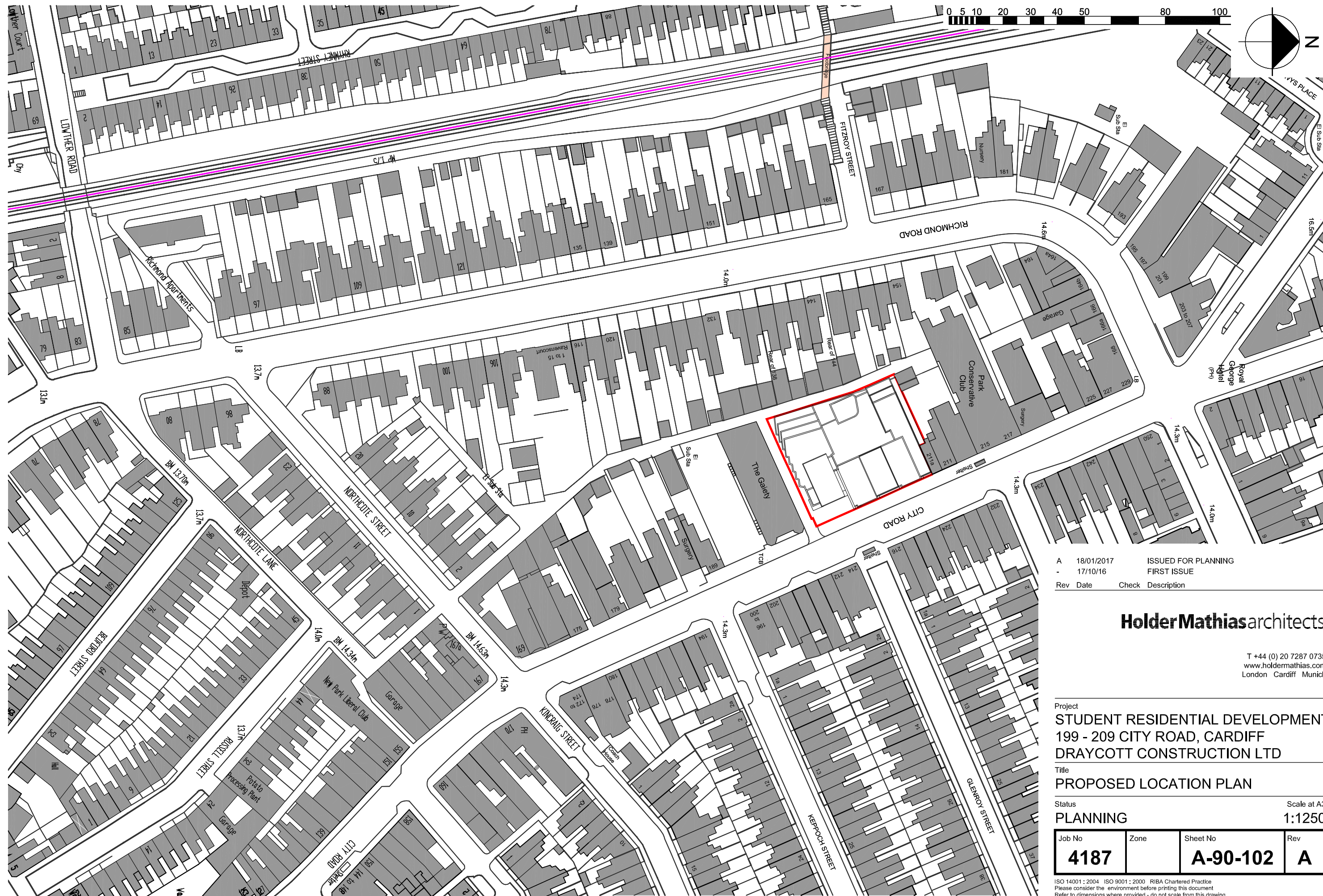
- 8.35 Having regard to the Policy tests set within PPW, W/O circular 13/97 and the Community Infrastructure Levy (CIL) Regulations 122(2), it is considered that the above requests meet those tests. Notwithstanding the viability report and the District Valuer's independent assessment, and for the reasons outlined in this report, it is concluded that these obligations are necessary. The failure to deliver any affordable housing or community infrastructure from 146 new residential dwellings, within an area of high housing need and where additional demands would be placed upon existing community facilities, is in itself grounds for objection.
- 8.36 For the reasons outlined above, it is recommended that this application be refused as the accommodation would fail to provide reasonable living conditions for future residents and fail to deliver necessary community infrastructure, contrary to LDP policies, SPGs and PPW edition 10.

9. **OTHER LEGAL CONSIDERATIONS**

- 9.1 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 the earlier application. The Police were consulted and have made no representations. No evidence has been submitted that there would be a

significant or unacceptable increase in crime and disorder as a result of this application.

- 9.2 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 The Well-Being of Future Generations Act 2016 – Section 3 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 future permanent residents of this building would reside in substandard C3 residential accommodation for the reasons given in this analysis and fails to meet the objective of cohesive communities



A	18/01/2017	ISSUED FOR PLANNING
-	17/10/16	FIRST ISSUE
Rev	Date	Check Description

HolderMathiasarchitects

T +44 (0) 20 7287 0735
 www.holdermathias.com
 London Cardiff Munich

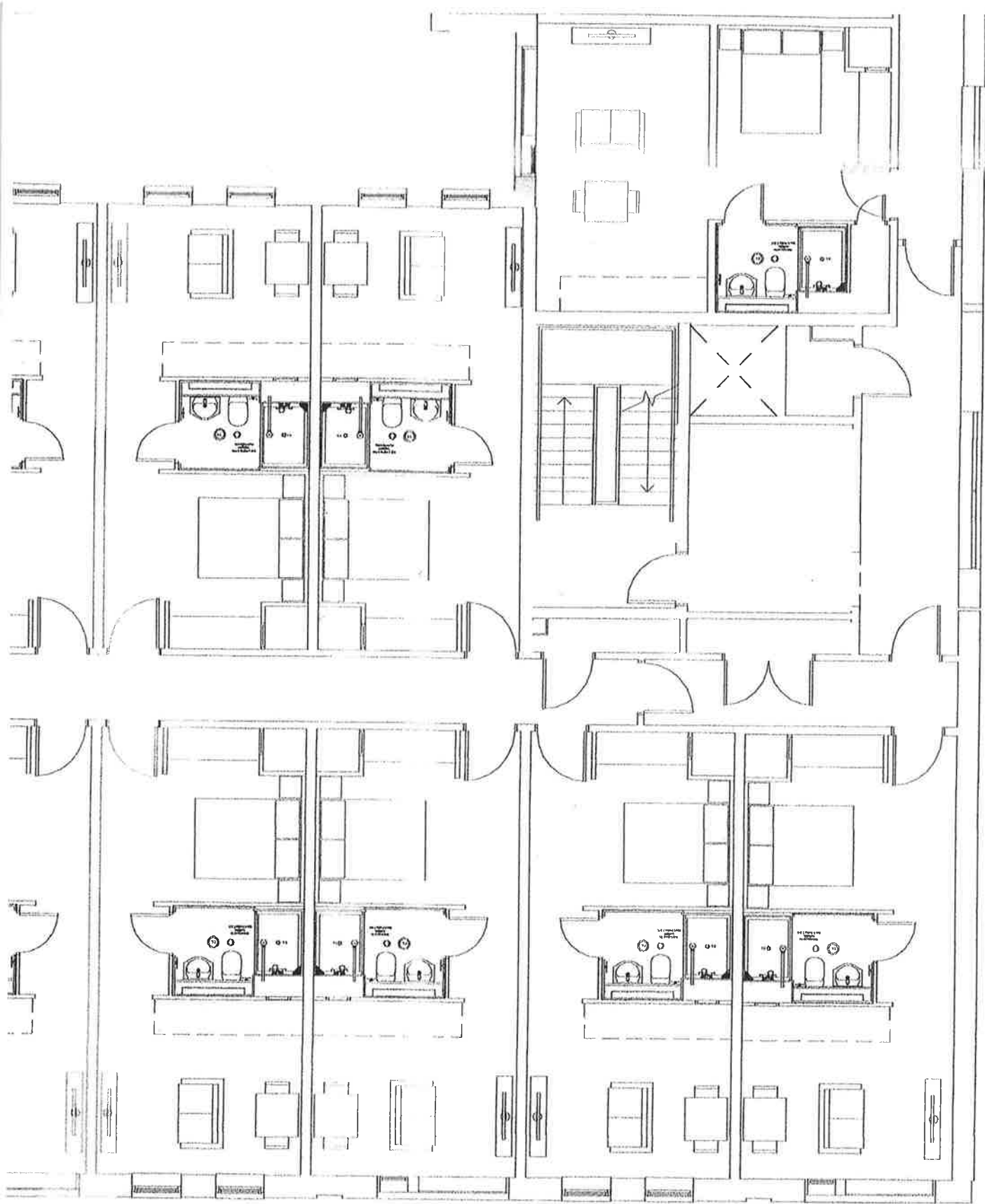
Project
STUDENT RESIDENTIAL DEVELOPMENT
 199 - 209 CITY ROAD, CARDIFF
 DRAYCOTT CONSTRUCTION LTD

Title
PROPOSED LOCATION PLAN

Status
PLANNING Scale at A3
1:1250

Job No	Zone	Sheet No	Rev
4187		A-90-102	A

ISO 14001: 2004 ISO 9001: 2000 RIBA Chartered Practice
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LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/06/2019

APPLICATION No. **19/0618/MNR**

DATE RECEIVED: 08/03/2019

ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: MR GHANI

LOCATION: 104 RICHARDS STREET, CATHAYS, CARDIFF

PROPOSAL: RETENTION OF CHANGE OF USE FROM C4 HOUSE IN
MULTIPLE OCCUPATION TO 7 BEDROOM SUI GENERIS
HOUSE IN MULTIPLE OCCUPATION

RECOMMENDATION 1: That Planning Permission be **GRANTED** subject to the following conditions:

1 The development shall be carried out in accordance with the following approved plans:

- BDD7/2
- BDD7/3
- BDD7/4a

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.

2 Within one month of the date of this approval seven under cover and secure cycle parking spaces, as identified on the approved plans, 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.

3 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.

RECOMMENDATION 2 The applicant be advised that the property may now be licensable under Part 2 of the Housing Act 2004 and in this respect they should contact Shared Regulatory Services on 0300 123 6696 to confirm if a license is required.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 This application seeks planning permission to retain the use of the property as a Sui Generis 7 bedroom House in Multiple Occupation.
- 1.2 Internally the property accommodates two bedrooms, a lounge/kitchen and toilet on the ground floor; three bedrooms and a bathroom on the first floor; and two bedrooms in the second floor roofspace.
- 1.3 Externally a combined amenity space of approximately 46 square metres is provided.

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. RELEVANT SITE HISTORY

97/1995W – First floor extension and new roof over existing ground floor. Planning permission refused 5th December 1997.

10/730C – Ground and first floor extension and rear dormer. Planning Permission granted 21st June 2010

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 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:

- Managing Transport Impacts (Incorporating Parking Standards) (2018)
- Houses in Multiple Occupation (HMO's) (2016)
- Waste Collection and Storage Facilities (2016)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Waste Management have been consulted and have advised that the present allocation of bins at the property will be suitable for 7 occupants. Current storage is within the front garden and this will be retained.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police South Wales Police recognise that Houses in Multiple Occupation (HMO's) provide an important source of housing and form part of a balanced housing provision mix. With reference to the application South Wales Police believe that the characteristics of an HMO and its more transient population could result in the occupiers being at a significantly at a higher risk of crime than single family occupied dwellings. There is concern that high concentration levels of HMO's could have a negative impact on crime levels in an area and this is supported by Cardiff Supplementary Planning Guidance Houses in Multiple Occupation (HMO) October 2016. Furthermore HMO's can have an impact on crime, disorder, parking, nuisance and general neighbourhood cohesion and research carried out by the Police Foundation (2015) indicates that HMOs had higher burglary, violent incidents and fire risks.

As there is already a high concentration level of HMO's within the vicinity South Wales Police object to this application.

7. **REPRESENTATIONS**

- 7.1 Councillors Mackie, Weaver and Merry object to this application. Their objection is as follows:

I am writing on behalf of myself, Cllr Weaver and Cllr Merry to object to these planning applications on the following grounds:

"It contravenes our declared policy to change a HMO from a C4 to a 7 bedroom Sui Generis HMO within an area to preserve the character and amenity of the area

I understand this house has been used to house more people than previously agreed

The plans give no indication of amenity space for bins or cycles

The minimum amenity space for a HMO might not be met as laid out in our HMO SPG

We have had many issues in Cathays that we have fought long and hard on. It would not be appropriate to allow this if has been done without approval especially if it does not meet our standards."

7.2 An objection has been received from the owner of 101 Richards Street. They object because the property was converted to a HMO over 7 years ago without the required planning permission.

8. **ANALYSIS**

8.1 This application seeks planning permission to retain the use of the property as a 7 bedroom Sui Generis HMO. Council records indicate that the property had previously been used for multiple occupancy since at least mid 2010. There are no records that the property has been used as family accommodation since that time. The applicant describes the previous use of the property as a C4 HMO. Whilst planning permission has not been granted for the change of use of the property to Use Class C4. It should be noted that prior to the introduction of Use Class C4 in February 2016 planning permission was not required to use the property as a HMO for up to six residents.

Use Class C4 allows for tenanted living accommodation occupied by up to six people, who are not related and who share one or more basic amenities, as their only or main residence therefore the main issue for consideration is the impact one additional resident will have on the character of the area and the community.

8.2 **Policy considerations** - In respect of the conversion of the property to a 7 bedroom sui generis HMO Policy H5 of the adopted Cardiff Local Development Plan is considered relevant. Further guidance can also be found in the adopted Houses in Multiple Occupation Supplementary Planning Guidance.

8.3 Policy H5 of the LDP is considered to be a prescriptive policy whereby as long as the relevant criteria is met there is unlikely to be any objection to such proposals. It advises that:

“Proposals for any conversion to flats or Houses in Multiple Occupation will be permitted where:

- i. The property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.*
- ii. There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking.*
- iii. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.*
- iv. Does not have an adverse effect on local parking provision.”*

8.4 The approved Supplementary Planning Guidance on HMO's further expands on this Policy and 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.

Therefore when considering HMO's 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 21 HMO's within 50m of the application which equates to 65.5% of the properties. This is above the 20% limit which would trigger the active consideration of negative cumulative impact consequences

Notwithstanding the above, it should be noted that while Supplementary Planning Guidance is a material consideration when making planning decisions is not the sole planning consideration and other factors may also influence the decision making process. Each application will be considered on

its individual merits and it should be noted that regardless of whether this application is approved or refused it will still remain in use as a HMO (up to 6 persons) and will not revert back to C3 family accommodation unless the owner decided otherwise.

- 8.5 **Room Sizes** – The Cardiff HMO Licensing Fire & Safety Standards (updated in 2014) sets standards in terms of amenity, space standards and facilities which must be adhered to in order to obtain a License from the Council. From a planning perspective, paragraph 6.1.1 of the adopted HMO SPG identifies that this would be the minimum that would be expected to be achieved for all applications for both C4 HMO's and larger sui generis HMO's. Having had regard to this criteria the submitted plans indicate that these standards would be met.
- 8.6 **Waste** – Policy W2 of the Cardiff Local Development Plan seeks to ensure that adequate provision is made for waste management facilities within new developments, in order to aid the Council in meeting the challenging waste recycling targets set by European and National targets. Facilities provided should be secure, unobtrusive and easily accessible.

The adopted Waste Collection and Storage Facilities SPG supplements policies adopted in the Local Development Plan relating to the provision of waste management facilities in new development. Paragraph 4.12 of the approved SPG on Waste Collection and Storage Facilities advises that for Houses in Multiple Occupation the recommended bin allocation for between 6 & 8 residents is as follows :-

1 x 240L bin for general waste
1 x 240L bin for garden waste (if required)
2 x 25L bins for food waste
Green bags for recycling (240 litres).

Waste Management have advised the current facilities for the storage of waste and recycling is acceptable.

- 8.7 **Transportation** - Policy KP8 of the adopted Cardiff Local Development Plan seeks to reduce travel demand and dependence on the car. It identifies that to accommodate the planned growth levels predicted for the city, existing and future residents will need to be far less reliant on the private car and seeks to ensure that more everyday journeys are undertaken by sustainable modes of transport. Policy T5 of the Cardiff Local Development Plan also identifies that all new development for which planning permission is required will contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives of the LDP. The Council's approved Supplementary Planning Guidance on Managing Transportation Impacts (Incorporating Parking Standards) supplements the LDP in this respect and sets out the Council's approach to assessing and managing the transport impacts of developments within the City. Section 6 of the SPG refers to parking standards and is therefore an important tool to be used in managing demand for travel by car and encouraging a shift to sustainable transport modes.

In respect of car parking the SPG identifies that the current use does not require any off street car parking spaces to be policy compliant. When assessed against the SPG the change of use of the property to a sui generis HMO also does not require any off street car parking spaces. As such the proposal is policy compliant with no off street car parking facilities.

With respect to cycle parking the use of the property as a 7 person sui generis HMO requires 1 undercover and secure cycle parking space per bedroom to be policy compliant. As this application seeks to retain the use of the property as a 7 bedroom sui generis HMO then 7 undercover and secure cycle parking spaces will need to be provided. Details have been submitted showing the provision of 7 under cover and secured cycle parking

- 8.8 **Amenity Space** – Policy H5 of the Cardiff Local Development Plan deals with the sub-division or conversion of residential properties to flats or HMO's. Criterion i) advises that planning permission will be granted where "The property is of a size whereby the layout...external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers."

This is further reinforced by the Houses in Multiple Occupation SPG which advises that amenity space is important in retaining a quality of life for people living within the dwelling. Paragraph 6.3.2 of the SPG states "The City of Cardiff Council has typically used the figure of 25m² as the minimum expected external useable amenity space for C3 dwellings, i.e. for those dwellings up to 6 persons. This level should also apply to C4 properties. Each additional person would be expected to have 2.5m². As such, for example, the minimum expected for a 7 bed HMO would be 27.5m² of external amenity space. Each additional person should result in a corresponding increase of 2.5m²."

In respect of amenity space as the application seeks permission for 7 occupants to reside at the property then 27.5 square metres will be required. Having undertaken an assessment of the property an amenity space of approximately 56 square metres will be available for occupiers to use. However when taking into consideration provision for bin and cycle storage facilities this will be reduced to approximately 46 square metres. The minimum amenity space requirement as specified in the HMO SPG is 27.5 square metres therefore the proposed amenity space is considered unacceptable.

- 8.9 **Relevant Planning Appeal** – Notwithstanding the consideration of each case on its merits it should be of note that since the adoption of the SPG on HMO's the Council has tried to resist the change of use from C4 to sui generis HMO's where the threshold identified in the SPG has been exceeded. In this respect 70 Gelligaer Street (reference APP/Z6815/A/17/3169335) - change of use of an existing C4 HMO to a 7 person HMO is of note. In considering the appeal and awarding costs to the applicant the appointed Planning Inspector stated:

"3. Policy H5 of the Cardiff Local Development Plan, 2016 (LDP) is permissive of conversions to Houses in Multiple Occupation (HMO) subject to a number of criteria being met. These include that there would be no material harm to the

living conditions of nearby residents and that the cumulative impact of conversions should not adversely affect the amenity and/or the character of the area. Planning Policy Wales (PPW) requires local planning authorities to promote sustainable residential environments and advises that the cumulative impact of, amongst other things, conversions should not be allowed to damage and area's character or amenity.

4. The Council has produced supplementary planning guidance (SPG) to provide background information and provide a rationale for how decision makers should approach HMOs. The SPG was adopted following public consultation and I afford it considerable weight. The SPG sets thresholds above which it deems that the concentration of HMOs would have an adverse impact on the community and includes advice relating to proposals to increase the number of occupants above 6.

5. In this case the SPG threshold of 20% has been exceeded. However, the appeal property can lawfully be used as a 6 person HMO and, whatever my decision, the appeal proposal would not result in an increase in HMOs or have any effect on the percentage of HMOs in the area. The appeal property is in use as a 6 person HMO and the issue narrows, therefore, to the impact an additional person living in this property would have on the character of the area and the community.

6. With regard to proposals to increase the number occupants in a Class C4 HMO, the Council's SPG states: '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'. However, I agree with Council officers 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'. I have considered the comments in the SPG regarding the impacts HMOs can have on communities. Whilst this provides useful background each case must be determined on its merits and actual harm must be demonstrated in order for planning permission to be properly withheld.

7. The reason for refusal alleges that the proposal to increase the number of people living in the appeal property from 6 to 7 would lead towards less community cohesion and undermine the objectives of securing a sustainable mixed use community, lead to an increase of cumulative demand on social, community and physical infrastructure and further exacerbate the negative impacts caused by HMOs in respect of crime and anti-social behaviour.

8. The Council present no evidence to demonstrate that the social, community or physical infrastructure in the area is not able to accommodate demand or that its continued provision is threatened by the appeal proposal. The Council's Waste Management service state that the proposal would have little impact on the production of waste and that the current arrangements are sufficient.

9. The objection from South Wales Police is predicated on general concerns regarding the impact of HMOs and a record of incidents 'in the near vicinity'. In

an e mail to the appellant the Police admit that 'near vicinity' in this case included 9 post code areas. In its response to the planning application the Police say this: 'Where the density of HMO's in a street/area exceeds 20% then South Wales Police will consider objecting to any proposed development upon confirmation of existing HMO density by the planning officer. There are 38 properties within a 50m radius of 70 Gelligaer Street and records show that there are 16 registered HMO's within this area. This equates to 42% HMO's in the vicinity of the application. Due to the above factors South Wales Police would wish to object to this application'.

10. I do not make light of the concerns of the Police or others with regard to crime or anti-social behaviour. However, the Police's objection appears to be a generic response based on general background data. The Council state that 6 crimes were recorded 'for the length of Gelligaer Street' but not what they were or whether they were related to HMOs. Nor have I seen or read anything to demonstrate that Gelligaer Street suffers to a greater extent than anywhere else from such problems or that the addition of one person would make any material difference if it does.

12. For the reasons given above and having regard to all matters raised, I find that the proposed development does not conflict with local and national policies designed to secure and maintain sustainable communities and that it would not have an adverse impact on the living conditions of neighbouring residents. Consequently, I conclude that the proposal complies with Policies H5 and KP5 of the LDP and that the appeal should be allowed. "

- 8.10 Further to this appeal decision the Council has also resisted the change of use of a C4 HMO to an 8 bedroom HMO at 36 Wyeverne Road and the change of use of a C4 HMO to a 9 bedroom HMO at 34 Wyeverne Road. Both appeals were allowed with the Planning Inspectors taking the view that the proposals would not cause any adverse effects on the character and/or amenity of the area and were in compliance with Policy H5 of the LDP.

The Council has also been successful in defending its position with respect to the refusal to grant C4 and larger sui generis HMO's – 51 Llantrisant Street, 60 Alfred Street and 22 Flora Street. However these applications related to the loss of C3 residential accommodation. In this present case the application site already benefits from being a C4 HMO and therefore whilst these appeal decisions are worth noting the site circumstances are different to that which is presently before Committee.

- 8.11 In regards to comments made by the Ward Councillors the following should be noted:

"Each application has to be considered on its merits in light of current and national planning policy together with consideration to relevant planning appeals.

This application seeks to regularise the current use of the property as a 7 bedroom HMO

Details with respect to amenity space, cycle storage and waste storage have been submitted, are considered acceptable and are referenced earlier in this report.

9. **CONCLUSION**

- 9.1 Having taken all of the relevant factors into consideration it is concluded that whilst the threshold of HMO's as stated in the SPG has been exceeded in respect of the locality the Council is mindful of its previous attempt to resist a similar proposal in respect of 70 Gelligaer Street where costs were awarded to the applicant for the Council's unreasonable actions, and the two other examples quoted where Inspectors did also not find in favour of the Council. In this case the property can lawfully be used as a HMO and a refusal will not result in the property reverting back to C3 residential accommodation. It is however considered necessary to include a condition that will restrict the number of occupants to seven.

Further to the above report it is considered that there are insufficient grounds to refuse this application and it is therefore recommended that planning permission be granted, subject to conditions.

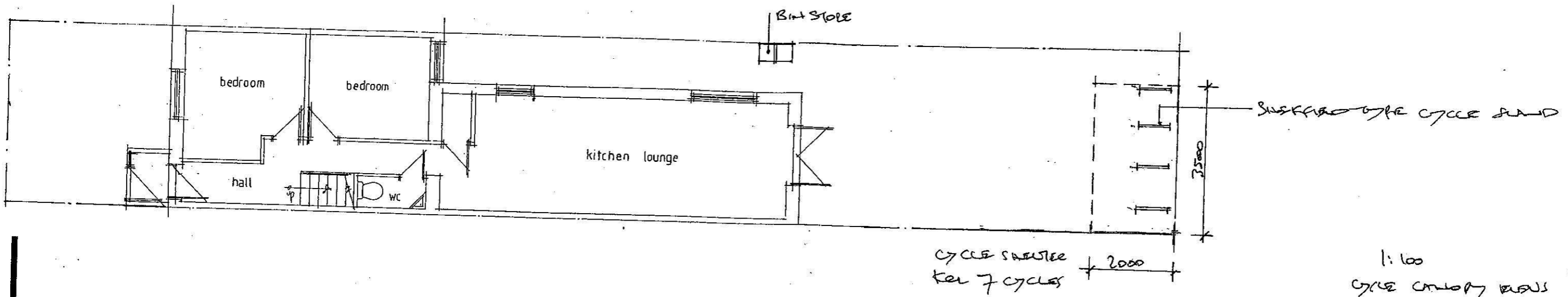
10. **OTHER LEGAL CONSIDERATIONS**

- 10.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes 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.
- 10.2 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.
- 10.3 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.



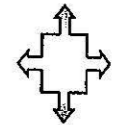
SITE PLAN 1:500 at A3

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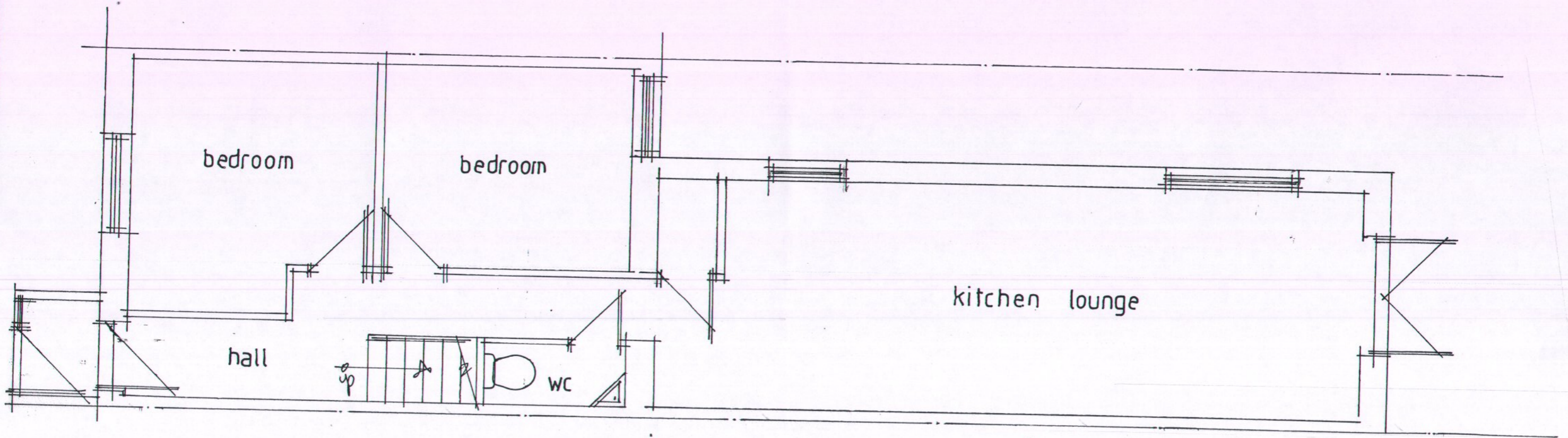
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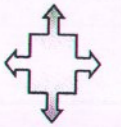
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GROUND FLOOR LAYOUT 1:50 at A3

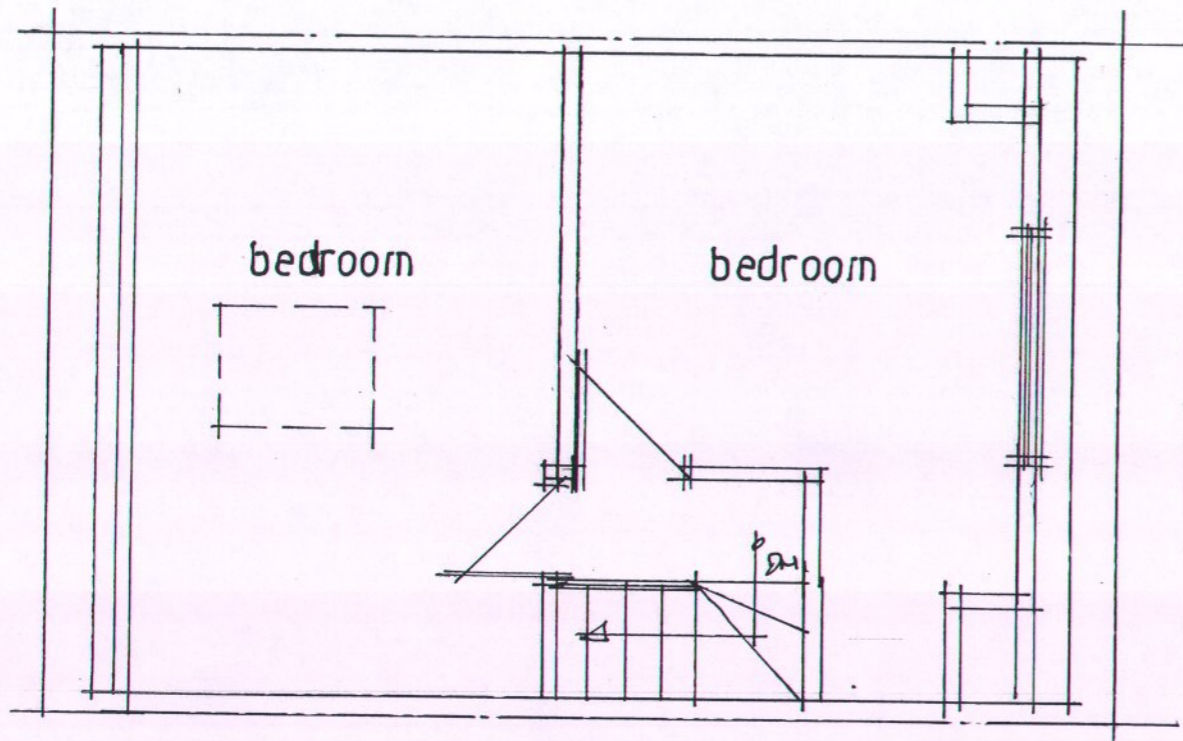
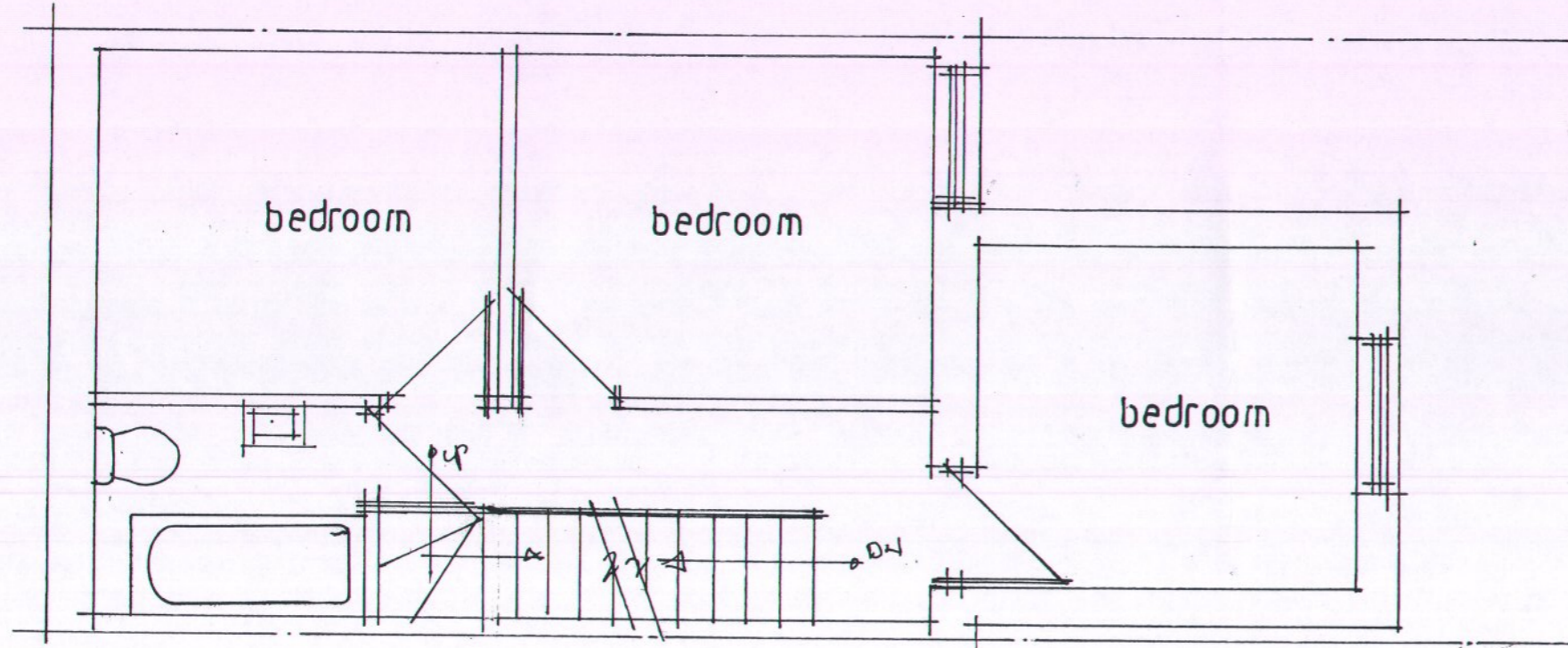
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 CARDIFF CF11 9HA
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REVISIONS	DATE	REVISIONS	DATE

104 RICHARDS STREET
CARDIFF

DATE MAR 2019 PLAN NO. BDD7/2



19/00618

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CARDIFF CF11 9HA
TEL 029 2035 0365



REVISIONS	DATE	REVISIONS	DATE

**104 RICHARDS STREET
CARDIFF**

DATE MAR 2019 PLAN NO. BDD7/3

FIRST & SECOND FLOOR LAYOUTS 1:50 at A3

TREE PRESERVATION ORDER (TPO 774)

WARD: PONTPRENNAU/OLD ST MELLONS

LOCATION: 13 & 15 CLOS NANT COSLECH, PONTPRENNAU, CARDIFF

PROPOSAL: FORMAL CONFIRMATION OF THE PROVISIONAL CITY AND COUNTY OF CARDIFF CLOS NANT COSLECH TREE PRESERVATION ORDER 2019

1. PURPOSE OF REPORT

- 1.1 This report seeks formal confirmation of the provisional City and County of Cardiff Clos Nant Coslech Tree Preservation Order

2. BACKGROUND

- 2.1 The power to make a Tree Preservation Order (TPO) is contained in the Town and Country Planning Act 1990 s198. A local planning authority may make a TPO if it is considered expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area.
- 2.2 The reasons for making the TPO with regard to the two oak (*Quercus robur*) trees located in the front gardens of 13 and 15 Clos Nant Coslech, Pontprennau are set out in the statement of reasons included within the attached TPO.
- 2.3 A TPO must be the subject of a minimum 28 day consultation period to allow persons interested in the land to make any objections/representations.
- 2.4 On 4th March 2019 the City and County of Cardiff Clos Nant Coslech Tree Preservation Order was made to replace the City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2018. The latter was not served on all relevant parties, meaning that the consultation process was incomplete. The 2019 Order was served by hand on all affected parties on the same date that the Order was made and will lapse unless it is confirmed or revoked within 6 months of the date it was made (4 September 2019).

3. ACHIEVABILITY

- 3.1 It is within the power of a Local Planning Authority to confirm a TPO where no objections are received to the Order within the statutory 28 day period, or after consideration of any objections/representations that are received.

4. POLICY FRAMEWORK

- 4.1 Planning Policy Wales, Edition 10

4.2 Technical Advice Notes (TANs):

TAN 10 - Tree Preservation Orders

4.3 Local Development Plan (January 2016):

KP15 Climate Change

KP16 Green Infrastructure

EN8 Trees, Woodlands and Hedgerows

4.4 Supplementary Planning Guidance:

Green Infrastructure (November 2017)

5. **REPRESENTATIONS**

5.1 Three emails have been received in response to the making of the Order, one in support of and two in objection to the making of the Order.

5.2 The objections to the Order are summarised as follows:

- I) The trees are only visually prominent to people living in the cul-de-sac and perhaps one or two others.
- II) There is no passing traffic to benefit from the 'attractive sylvan aspect' afforded by the trees and the only people that ever see them are the residents of the Close and visitors.
- III) The only wildlife using the trees on a regular basis comprises crows and magpies that chase away smaller native birds.
- IV) Both trees drop large quantities of leaves in the autumn that are difficult to collect, litter neighbours gardens and block gutters and drains.
- V) The Order imposes a legal obligation and thereby financial burden for which no compensation will be payable.
- VI) The Order will make the houses difficult to sell as the legal obligation will pass to the new owner.
- VII) Service of the Order makes it feel like the properties have been 'stolen'.

5.3 The supporting representation to the Order can be summarised as follows:

- I) The trees add value to the Close, both giving a natural ambience and environmental value.
- II) The felling or unsolicited pruning of the trees is cause for concern.
- III) Cardiff Council has a duty to preserve the trees subject of the Order.

6. **ANALYSIS**

6.1 The numbers of people able to see both trees on a regular basis is small compared with a situation adjoining a busy main road, but nevertheless both trees are clearly visible from the footway and highway in addition to being

seen from residences in the cul-de-sac. Since the trees are large, they are not only clearly visible but visually prominent and arguably the most dominant and defining part of the street-scape in Close Nant Coslech. Oaks are long-lived trees, so they are likely to be the defining feature of the street-scape for many years to come. The presence of the trees does give an attractive, 'sylvan' aspect to the street-scape, providing a memory of the pre-existing agricultural landscape in what is now a developed urban landscape.

- 6.2 Large, long-lived trees such as oak do have an environmental value beyond their visual amenity value. For example, they may intercept and store pollutants, preventing their discharge into soil or the atmosphere; they may intercept and use large volumes of rainwater that would otherwise be transferred to the soil or drains; they may help to cool the air; they produce oxygen; they may help to prevent soil erosion and they lock up carbon.
- 6.3 Although large birds and squirrels may be the only easily observed wildlife in the trees, our native oaks support a huge diversity of other wildlife including many small insects that are only visible on close inspection.
- 6.4 Falling leaves are a normal part of the life of an oak tree and although this may be considered a seasonal nuisance, taken alone it is not considered a good reason to remove or prune trees. Heavy pruning typically stimulates dense re-growth and larger, darker coloured leaves, as the tree attempts to regain lost food producing capacity. Fallen leaves help to blanket the soil in the rooting zone, protecting it against temperature extremes and erosion and suppressing other plants that may compete with the oak. The breakdown of fallen leaves returns organic matter to the soil, helping to sustain a web of life in the soil and improving soil structure.
- 6.5 The imposition of the Order does not impose a financial burden, it means that should work be proposed to either of the oak trees, a formal application for consent may be required. There is no charge to make such an application and all applications are considered on their merits – TPOs are not designed to prevent sensible management of trees, rather to promote sensible management including pruning and removal where this is appropriate.
- 6.6 The impact of the Order upon existing or future property values is not a material planning consideration under the Act.
- 6.7 The imposition of the Order does not mean that the trees become the property of the Council, it means that work to the trees may require formal consent from the Council. Trees covered by a TPO are considered to be a public amenity, not just a private amenity, and as such there is necessarily a degree of control exerted on what work may be carried out to such trees without formal consent.

7. **LEGAL IMPLICATIONS**

- 7.1 The power to make a Tree Preservation Order is contained in the Town and Country Planning Act 1990, s198. Further statutory requirements are

contained in the Town and Country Planning (Trees) Regulations 1999 (as amended). A TPO must be the subject of a minimum 28 day consultation period to allow persons interested in the land to make any objections/representations.

Before confirming any Tree Preservation Order the Local Planning Authority must consider any objection/representation made within the 28 day period which are not withdrawn. Having considered any objection/representation received, if the LPA remain satisfied that the tree merits a Tree Preservation Order then it may confirm the Order.

- 7.2 The LPA must notify the owners and occupiers of the land affected by the TPO of their decision and the date of confirmation together with the time within which a challenge may be made to the High Court and the grounds on which such a challenge may be made.
- 7.3 The Well-Being of Future Generations (Wales) Act 2015 ('the Act') places a 'well-being duty' on public bodies aimed at achieving 7 national well-being goals for Wales - a Wales that is prosperous, resilient, healthier, more equal, has cohesive communities, a vibrant culture and thriving Welsh language, and is globally responsible.
- 7.4 In discharging its duties under the Act, the Council has set and published well-being objectives designed to maximise its contribution to achieving the national well-being goals. The well-being objectives are set out in Cardiff's Corporate Plan 2019-22 <http://cmsprd.cardiff.gov.uk/ENG/Your-Council/Strategies-plans-and-policies/Corporate-Plan/Documents/Corporate%20Plan%202018-21.pdf> When exercising its functions, the Council is required to take all reasonable steps to meet its well-being objectives. This means that the decision makers should consider how the proposed decision will contribute towards meeting the well-being objectives and must be satisfied that all reasonable steps have been taken to meet those objectives.
- 7.5 The well-being duty also requires the Council to act in accordance with a 'sustainable development principle'. This principle requires the Council to act in a way which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. Put simply, this means that Council decision makers must take account of the impact of their decisions on people living their lives in Wales in the future. In doing so, the Council must:
- Look to the long term
 - Focus on prevention by understanding the root causes of problems
 - Deliver an integrated approach to achieving the 7 national well-being goals
 - Work in collaboration with others to find shared sustainable solutions
 - Involve people from all sections of the community in the decisions which affect them.

The decision maker must be satisfied that the proposed decision accords with the principles above; and due regard must be given to the Statutory Guidance issued by the Welsh Ministers, which is accessible using the link:

<http://gov.wales/topics/people-and-communities/people/future-generations-act/statutory-guidance/?lang=en>

- 7.6 The Council has to satisfy its public sector duties under the Equalities Act 2010 (including specific Welsh public sector duties) – the Public Sector Equality Duties (PSED). These duties require the Council to have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of ‘protected characteristics’. The ‘Protected characteristics’ are:
- Age
 - Gender reassignment
 - Sex
 - Race – including ethnic or national origin, colour or nationality
 - Disability
 - Pregnancy and maternity
 - Marriage and civil partnership
 - Sexual orientation
 - Religion or belief – including lack of belief.

8. **CONCLUSION**

- 8.1 The representations made with regard to the making of the City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019 have been considered and it is concluded that the provisional Tree Preservation Order should be confirmed without modifications and the affected parties notified accordingly.

9. **RECOMMENDATION**

- 9.1 It is recommended that the City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019 be confirmed with no modifications.

Background Documents:

City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019

CARDIFF COUNTY COUNCIL

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

TOWN AND COUNTRY PLANNING ACT 1990

City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019

The County Council of the City and County of Cardiff, in exercise of the powers conferred on them by sections 198 [201] and 203 of the Town and Country Planning Act 1990 hereby make the following Order

Citation

1. This Order may be cited as

City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019

Interpretation

2. In this Order "the authority" means County Council of the City and County of Cardiff and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on *4th March 2019*

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)(1) [or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5, no person shall

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

5.(1) Nothing in article 4 shall prevent

I hereby certify this to be a true and accurate copy of the original

Diana Fene


- (a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary
 - (i) in the interests of the safe operation of the undertaking;
 - (ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
 - (iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;
- (aa) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable the implementation of an order made or confirmed under paragraph 8(1) or paragraph 15(1) of Schedule 1 to the Highways Act 1980 (procedures for making or confirming certain orders and schemes);
- (ab) the cutting down, topping, lopping or uprooting of a tree where that work is urgently necessary for national security purposes;
- (b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
- (d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);
- (e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Development Order) 1995;

- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or
- (g) without prejudice to Section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989

(2) In paragraph (1), "statutory undertaker" means any of the following

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,
- the Civil Aviation Authority, a body acting on behalf of that Authority or a person who holds a licence under Chapter 1 of Part 1 of the Transport Act 2000,
- a universal postal service provider in connection with the provision of a universal postal service.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall

- (a) identify the tree or trees to which it relates (if necessary, by reference to a plan);
- (b) specify the work for which consent is sought; and
- (c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7.(1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8.(1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to

- (a) species;
- (b) number of trees per hectare;
- (c) the preparation of the relevant land prior to the replanting; and
- (d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9.(1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of

- (a) the refusal of any consent required under this Order; or

- (b) the grant of any such consent subject to conditions,
- he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.
- (2) No claim, other than a claim made under paragraph (3), may be made under this article
- (a) if more than 12 months has elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the National Assembly for Wales, the date of the final determination of the appeal; or
- (b) if the amount in respect of which the claim would otherwise have been made is less than £500.
- (3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.
- (4) In any other case, no compensation shall be payable to a person
- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
- (c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
- (d) for costs incurred in appealing to the National Assembly for Wales against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.
- (5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a

reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

Application to trees to be planted pursuant to a condition

[10.] In relation to the tree[s] identified in the first column of Schedule 1 by the letter "C", being [a tree] [trees] to be planted pursuant to a condition (being a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees)), this Order takes effect as from the time when that tree/s is/are planted

Dated 4th March 2019

41340



EXECUTED AS A DEED by affixing
THE COMMON
SEAL OF THE COUNTY COUNCIL
OF THE CITY AND COUNTY
OF CARDIFF
in the presence of -

.....
AUTHORISED SIGNATORY

CONFIRMATION OF ORDER

This Order was confirmed by the County Council of the City and County of Cardiff without modification on the

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

[This Order was varied by the County Council of the City and County of Cardiff on the under the reference number

.....
Authorised by the Council to sign in that behalf]

REVOCATION OF ORDER

[This Order was revoked by the County Council of the City and County of Cardiff on the under the reference number

.....
Authorised by the Council to sign in that behalf]

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually

(encircled in black on the map)

Reference on	Description	Situation
Map		
T01	English Oak	Front garden of 13 Clos Nant Coslech, Pontprennau
T02	English Oak	Front garden of 15 Clos Nant Coslech, Pontprennau

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on	Description	Situation
--------------	-------------	-----------

Map

Groups of trees

(within a broken black line on the map)

Reference on	Description	Situation
--------------	-------------	-----------

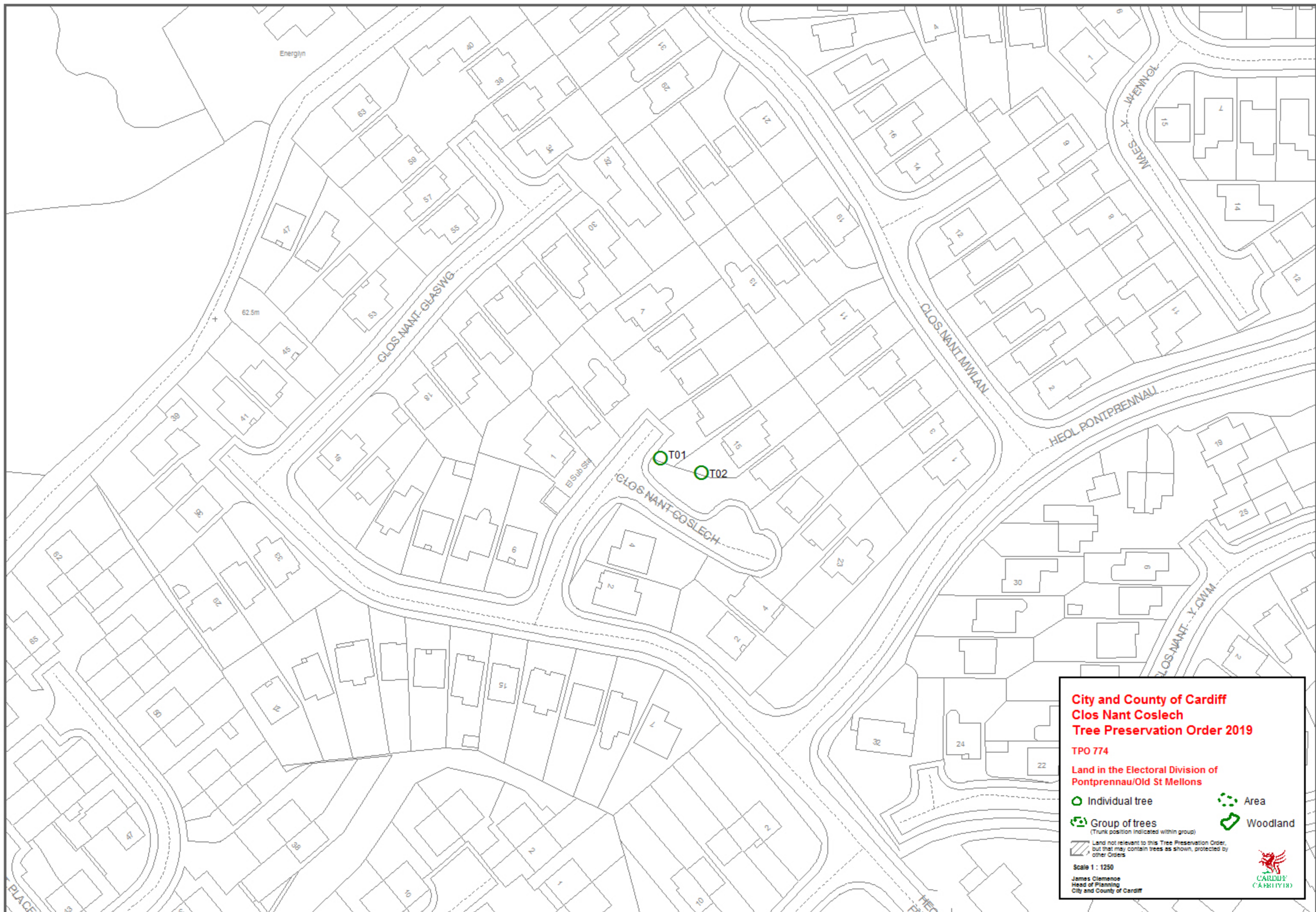
Map

Woodlands

(within a continuous black line on the map)

Reference on	Description	Situation
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Map




City and County of Cardiff
Clos Nant Coslech
Tree Preservation Order 2019


TPO 774

Land in the Electoral Division of
Pontprennau/Old St Mellons

 Individual tree	 Area
 Group of trees <small>(Trunk position indicated within group)</small>	 Woodland

 Land not relevant to this Tree Preservation Order, but that may contain trees as shown, protected by other Orders

Scale 1 : 1250
 James Clemence
 Head of Planning
 City and County of Cardiff



SCHEDULE 2

PART I

PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	<p>(a) In subsection (1)</p> <p style="padding-left: 40px;">(i) omit:-</p> <p style="padding-left: 80px;">", in such manner as may be prescribed by a development order,"</p> <p style="padding-left: 80px;">"such" in the second place where it appears, and</p> <p style="padding-left: 80px;">"as may be so prescribed"; and</p> <p style="padding-left: 40px;">(ii) substitute "matters relevant to tree preservation orders made by the authority" for "applications for planning permission".</p> <p>(b) In subsection (2)</p> <p style="padding-left: 40px;">(i) after "contain" insert ", as regards each such order"; and</p> <p style="padding-left: 40px;">(ii) for paragraphs (a) and (b) substitute</p> <p style="padding-left: 80px;">(a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and</p> <p style="padding-left: 80px;">(b) a statement as to the subject matter of every appeal under the order and of the date and nature of the National Assembly for Wales determination of it.".</p> <p>(c) Omit subsections (3) and (4) (as required by section 198(4)).</p>
Section 70 (determination of applications: general)	<p>(a) In subsection (1)</p> <p style="padding-left: 40px;">(i) substitute</p>

considerations)

"Subject to subsections (1A) and (1B), where"
for "Where";

"the authority" for "a local planning authority";

"consent under a tree preservation order" for
"planning permission" where those words first
appear; and

"consent under the order" for "planning
permission" in both of the other places where
those words appear;

(ii) after "think fit", insert

"(including conditions limiting the duration of
the consent or requiring the replacement of
trees)"; and

(iii) omit "subject to sections 91 and 92,".

(b) After subsection (1) insert

"(1A) Where an application relates to an area of
woodland, the authority shall grant consent so far as
accords with the practice of good forestry, unless they
are satisfied that the granting of consent would fail to
secure the maintenance of the special character of the
woodland or the woodland character of the area.

(1B) Where the authority grant consent for the
felling of trees in a woodland area they shall not
impose conditions requiring replacement where such
felling is carried out in the course of forestry
operations (but may give directions for securing
replanting)."

(c) Omit subsections (2) and (3).

Section 75 (effect of planning permission)	<p>(a) In subsection (1) substitute</p> <ul style="list-style-type: none">(i) "Any" for the words from "Without" to "any";(ii) "consent under a tree preservation order" for "planning permission to develop land";(iii) "the consent" for "the permission"; and(iv) "the land to which the order relates" for "the land". <p>(b) Omit subsections (2) and (3).</p>
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Section 78 (right to appeal against planning decisions and failure to take such decisions)

- (a) In subsection (1) substitute
- (i) "the authority" for "a local planning authority";
 - (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear;
 - (iii) "consent under such an order" for "planning permission" in the second place where those words appear;
 - (iv) for paragraph (c) substitute
 - "(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
 - (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,".
- (b) Omit subsection (2).
- (c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute
- "in writing addressed to the National Assembly for Wales, specifying the grounds on which the appeal is made; and such notice shall be served
- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the National Assembly for Wales may allow;
 - (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have

	<p>informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.”.</p> <p>(d) For subsection (4), substitute</p> <p>”(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).“.</p> <p>(e) For subsection (5), substitute</p> <p>”(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.“.</p>
<p>Section 79 (determination of appeals)</p>	<p>(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority“.</p> <p>(b) Omit subsection (3).</p> <p>(c) In subsection (4), substitute</p> <p>(i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5“;</p> <p>(ii) "consent under a tree preservation order" for "planning permission“; and</p> <p>(iii) "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.“.</p> <p>(d) Omit subsections (6) and (6A).</p> <p>(e) In subsection (7), omit the words after "section 78“.</p>

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS
ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

- (1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.
- (2) The register shall contain, as regards each such order:-
 - (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and
 - (b) a statement as to the subject matter of every appeal under the order and of the date and nature of the National Assembly for Wales determination of it.

.....

- (5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

- (1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order:-
 - (a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or
 - (b) they may refuse consent under the order.
- (1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.
- (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) ensure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

- (1) Where the authority:-
- (a) refuse an application for consent under a tree preservation order or grant it subject to conditions;
 - (b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;
 - (c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or
 - (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of eight weeks beginning with the date on which the application was received by the authority, the applicant may by notice appeal to the National Assembly for Wales

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the National Assembly for Wales, specifying the grounds on which the appeal is made; and such notice shall be served:-

- (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the National Assembly for Wales may allow;
- (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(c) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(4) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

Section 79

(1) On an appeal under section 78 the National Assembly for Wales may:

(a) allow or dismiss the appeal, or

(b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not), and may deal with the application as if it had been made to it in the first instance.

(2) Before determining an appeal under Section 78 the National Assembly for Wales shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the National Assembly for Wales for the purpose.

.....

(4) Subject to subsection (2), the provisions of Section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the National Assembly for Wales under Section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the National Assembly for Wales on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under Section 78

City and County of Cardiff Clos Nant Coslech Tree Preservation Order 2019

Statement of Reasons

The front gardens of 13 and 15 Clos Nant Coslech contain large, mature oak trees. Both trees are very prominent visually from the road, footway and surrounding properties, giving an attractive sylvan aspect to the street-scape. The trees are clearly survivors of the residential development, and were presumably at one time part of a hedgerow in an agricultural landscape. As large, long-lived, native trees, oaks support an abundance of wildlife and in the urban environment are important in terms of intercepting and storing water and pollutants, microclimatic amelioration, cooling the air and buffering properties from temperature extremes and wind. In

servicing a TPO the trees will be protected from unsuitable pruning or felling, but should they eventually succumb to decay or disease, the TPO will enable replacements to be required so that trees provide long-term benefits to the local environment.

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Applications decided by Delegated Powers between 01/05/2019 and 31/05/2019

Total Count of Applications: 332

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02434/MJR	17/10/2018	Crosslane Student Developments (Howard Gardens) Ltd	DISCHARGE OF CONDITIONS 15 (DRAINAGE SCHEME), 19 (HARD AND SOFT LANDSCAPE WORKS), 22 (TREE PROTECTION MEASURES), 27 (SCHEME OF PUBLIC REALM IMPROVEMENT WORKS) AND 28 (CONSTRUCTION MANAGEMENT PLAN) OF 17/02618/MJR	LAND AT HOWARD GARDENS, ADAMSDOWN, CARDIFF	225	False	Full Discharge of Condition	30/05/2019
19/00517/MJR	07/03/2019	HESP	DISCHARGE OF CONDITIONS 3 (BIN STORE), 4 (GATES), 8 (SAMPLES) AND 9 (EXTERNAL LIGHTING) OF 16/02867/MJR	CANADIAN HOTEL, 143 PEARL STREET, ADAMSDOWN, CARDIFF, CF24 1PN	67	False	Full Discharge of Condition	13/05/2019
19/01326/MJR	03/05/2019	Crosslane Student Developments (Howard Gardens) Ltd	SUBSTITUTION OF STRIP CURTAIN WALLING WITH METAL INFILL PANELS BY RAINSCREEN CLADDING WITH INSERT WINDOWS; INCLUSION OF HIGH LEVEL TRANSOMS TO ALL WINDOWS AND LOW LEVEL TRANSOMS TO SELECTED (25 NO.) WINDOWS - PREVIOUSLY APPROVED UNDER 17/02618/MJR	LAND AT HOWARD GARDENS, ADAMSDOWN, CARDIFF	27	True	Permission be granted	30/05/2019
19/01124/MJR	15/04/2019	easyHotel UK Ltd	DISCHARGE OF CONDITION 4 (SCHEDULE OF EXTERNAL MATERIALS) OF 18/00666/MJR	CROMWELL HOUSE, 1-3 FITZALAN PLACE, ADAMSDOWN, CARDIFF, CF24 0ED	22	True	Full Discharge of Condition	07/05/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00983/MNR	01/04/2019	Polish Catholic Mission	RETENTION OF SECOND FLOOR SELF-CONTAINED FLAT AND GROUND FLOOR COMMUNITY CENTRE AS EXISTING; CHANGE OF USE OF EXISTING FIRST FLOOR OFFICES CURRENTLY ANCILLARY TO THE COMMUNITY CENTRE USE, TO FORM 2NO SELF-CONTAINED FLATS	174 NEWPORT ROAD, ROATH, CARDIFF, CF24 1DL	46	True	Permission be granted	17/05/2019
19/00621/MNR	18/03/2019	Mr Gurmeey Singh	PROPOSED NEW SHOP FRONTS	21-22 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LQ	45	True	Permission be granted	02/05/2019
19/00538/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	ADJACENT TO CARDIFF ROYAL INFIRMARY, GLOSSOP ROAD, ADAMSDOWN	53	True	Permission be granted	03/05/2019
A/19/00028/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	ADJACENT TO CARDIFF ROYAL INFIRMARY, GLOSSOP ROAD, ADAMSDOWN	53	True	Permission be granted	03/05/2019

BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01112/MJR	04/04/2019	Co-operative Group Food Ltd	VARIATION OF CONDITION 5 OF 18/00826/MJR TO THE FOLLOWING: THE ARRIVAL, DEPARTURE, LOADING OR UNLOADING OF DELIVERY VEHICLES SHALL ONLY TAKE PLACE BETWEEN THE HOURS OF 06:30 AND 19:00 ON ANY DAY. REASON: TO ENSURE THAT THE AMENITIES OF OCCUPIERS OF OTHER PREMISES IN THE VICINITY ARE PROTECTED	NO 2 CAPITAL QUARTER, TYNDALL STREET,CARDIFF, CF10 4BQ	41	True	Permission be granted	15/05/2019

19/01024/MJR	01/04/2019	Karlin Waterside Ltd	VARIATION OF CONDITIONS 2C OF 16/00547/MJR TO ALLOW A FURTHER 3 YEARS FOR THE SUBMISSION OF AN APPLICATION FOR THE APPROVAL OF RESERVED MATTERS AND 2D TO ALLOW 5 YEARS EXPIRATION FROM THE DATE OF PERMISSION OR 2 YEARS FROM THE DATE OF THE LAST RESERVED MATTERS APPLICATION, REMOVAL OF CONDITIONS 11 (CONTAMINATION) AS DISCHARGED AND VARIATION OF CONDITIONS 22 AND 26 TO RELATE TO PHASE 2	PLOT 5, PIERHEAD STREET, CARDIFF BAY	49	True	Permission be granted	20/05/2019
19/00028/MJR	08/01/2019	Cadwyn Housing Association	DISCHARGE OF CONDITIONS 4 (PRIVACY/SECURITY SCREEN), 6 (ENCLOSURES), 7 (HARD AND SOFT LANDSCAPES), 11 (ARCHITECTURAL DETAILING/FINISHES), 12 (BIN STORAGE) AND 16 (CYCLE PARKING) OF 17/02925/MJR	238 BUTE STREET, BUTETOWN, CARDIFF, CF10 5HT	129	False	Full Discharge of Condition	17/05/2019
19/01472/MJR	16/05/2019	Platform Cardiff S.a.r.l	AMEND THE WORDING OF CONDITIONS 9 (LANDSCAPING), 10 (MATERIALS SPECIFICATIONS), 11 (MATERIALS), 12 (ARCHITECTURAL DETAILING) AND 15 (SOUND INSULATION) OF PLANNING PERMISSION 18/02383/MJR	BROWNING JONES AND MORRIS, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	8	True	Permission be granted	24/05/2019
19/01394/MJR	07/05/2019	CARDIFF BAY ESTATES LTD	DISCHARGE OF CONDITIONS 4 (DOOR FRAMES AND DADO), 5 (WINDOWS REFERENCED FW3-8 AND SW7-8) AND 6 (WINDOWS TO BE REMOVED -METHOD STATEMENT) OF 18/02516/MJR	MARINE HOUSE, 21-23 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5DP	23	True	Full Discharge of Condition	30/05/2019
19/01175/MJR	11/04/2019	Thomas	DISCHARGE OF CONDITIONS 4 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) AND 13 (SWIFT BOXES) OF 18/02383/MJR	BROWNING JONES AND MORRIS, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	36	True	Full Discharge of Condition	17/05/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/03022/MNR	20/12/2018	Hughes	CHANGE OF USE FROM A HEALTH AND FITNESS CLUB TO 6 BEDROOM CLASS C1 SHORT TERM LET RESIDENTIAL ACCOMODATION	19 WEST BUTE STREET, BUTETOWN, CARDIFF, CF10 5EP	154	False	Permission be granted	23/05/2019
19/00291/MNR	12/02/2019	Deloitte	THE PROPOSAL FOR ADDITIONAL GROUND AND SECOND FLOOR VENTILATION EQUIPMENT ON THE PLANT ROOF OF THE BUILDING	PHASE 2 FUSION POINT, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5BF	101	False	Permission be granted	24/05/2019
19/00597/MNR	13/03/2019	AZZURRI GROUP	INSTALLATION OF A PERGOLA WITH A REMOVABLE CANOPY	ZIZZI UNIT U8 AND U8C, MERMAID QUAY, TACOMA SQUARE, CARDIFF BAY, CARDIFF, CF10 5BZ	68	False	Permission be granted	20/05/2019
19/00383/MNR	26/02/2019	Ms Chakanjit Kaur	CHANGE OF USE FROM C3 DWELLING TO C4 HMO.	12 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	79	False	Permission be granted	16/05/2019
19/00624/MNR	15/03/2019	Spectrum Internet	INSTALLATION OF A COMMUNICATIONS CABINET TO ENABLE THE DELIVERY OF FULL FIBRE BROADBAND	SITE REAR OF UNIT E2, SOUTH POINT, FORESHORE ROAD, CARDIFF BAY	59	False	Permission be granted	13/05/2019
A/19/00035/MNR	08/03/2019	The Rank Group PLC	REPLACEMENT OF EXISTING SIGNAGE WITH NEW SIGNAGE 6. WINDOW CONTRAVISION FILM TO HIGH LEVEL GLAZING 8. TROUGH WITH CONCEALED LINEAR LED RGB 9. TROUGH WITH CONCEALED LINEAR LED RGB 10. TROUGH WITH CONCEALED LINEAR LED RGB 11. WINDOW CONTRAVISION FILM TO HIGH LEVEL GLAZING	GROSVENOR CASINO, RED DRAGON CENTRE, HEMINGWAY ROAD, ATLANTIC WHARF, CARDIFF, CF10 4JY	56	True	Permission be granted	03/05/2019
A/19/00039/MNR	13/03/2019	AZZURRI GROUP	SIGNAGE	ZIZZI UNIT U8 AND U8C, MERMAID QUAY, TACOMA SQUARE, CARDIFF BAY, CARDIFF, CF10 5BZ	55	True	Permission be granted	07/05/2019

A/19/00055/MNR	03/05/2019	Loungers Ltd	INSTALLATION OF FASCIA SIGNS, HANGING SIGN AND MENU BOARD	UNIT 24, MERMAID QUAY, TACOMA SQUARE, CARDIFF BAY, CARDIFF, CF10 5BZ	28	True	Permission be granted	31/05/2019
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CAER

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00488/DCH	18/03/2019	Tobin	PROPOSED REAR DORMER FOR THE PURPOSE OF GAINING 2 ADDITIONAL BEDROOMS AT LOFT LEVEL	44 CWRT-YR-ALA ROAD, CAERAU, CARDIFF, CF5 5QS	56	True	Permission be granted	13/05/2019
19/01243/DCH	17/04/2019	CARDIFF COUNTY COUNCIL	CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY, TO PROVIDE AN ADDITIONAL BEDROOM AND SHOWER ROOM	42 BISHOPSTON ROAD, CAERAU, CARDIFF, CF5 5DY	44	True	Permission be granted	31/05/2019
19/00651/DCH	11/04/2019	Williams	SINGLE STOREY REAR EXTENSION	29 BRUNDALL CRESCENT, CAERAU, CARDIFF, CF5 4RU	21	True	Permission be granted	02/05/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00271/MNR	14/03/2019	The Social Work Company	PROPOSED TWO STOREY EXTENSION TO SIDE OF PROPERTY TO FORM ADDITIONAL BEDROOM, OFFICE AND UTILITY ROOM	TREVENE HOUSE, CAERAU LANE, CAERAU, CARDIFF, CF5 5HJ	78	False	Permission be granted	31/05/2019

CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00634/DCH	26/03/2019	Badham	DEMOLITION OF SMALL OUTBUILDINGS AND GROUND FLOOR REAR EXTENSION	10 AUBREY AVENUE, CANTON, CARDIFF, CF5 1AQ	52	True	Permission be granted	17/05/2019
19/01118/DCH	03/04/2019	Cook	PROPOSED SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING LEAN-TO	36 MAYFIELD AVENUE, CANTON, CARDIFF, CF5 1AN	49	True	Permission be granted	22/05/2019
19/01139/DCH	05/04/2019	Litchfield	SINGLE STOREY REAR EXTENSION INCLUDING PART DEMOLITION OF WET-ROOM TO CREATE KITCHEN/DINING ROOM AND SIDE DORMER WINDOW TO ROOF CREATING STAIRWELL TO LOFT ROOM	15 LANSDOWNE AVENUE EAST, CANTON, CARDIFF, CF11 8BU	54	True	Permission be granted	29/05/2019
19/01163/DCH	11/04/2019	Staddon	REAR SINGLE STOREY INFILL EXTENSION	35 RADNOR ROAD, CANTON, CARDIFF, CF5 1RA	48	True	Permission be granted	29/05/2019
19/00573/DCH	18/03/2019	Baker	SINGLE STOREY REAR EXTENSION TO INCREASE EXISTING KITCHEN AND DINING SPACE AND LOFT CONVERSION WITH REAR FLAT ROOF DORMER TO FORM NEW HABITABLE SPACE	6 BURLINGTON TERRACE, CANTON, CARDIFF, CF5 1GG	44	True	Permission be granted	01/05/2019
19/00554/DCH	08/03/2019	Watts	SINGLE STOREY REAR EXTENSION	30 GLAMORGAN STREET, CANTON, CARDIFF, CF5 1QS	61	False	Permission be granted	08/05/2019
19/00659/DCH	20/03/2019	Myrddin	SIDE AND REAR EXTENSION WITH GLAZED ROOF	473 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BA	44	True	Permission be granted	03/05/2019
19/00625/DCH	25/03/2019	Davis	PROPOSED NEW ROOF GARDEN AND DORMER	SECOND FLOOR FLAT, 13 VICTORIA PARK ROAD EAST, CANTON, CARDIFF, CF5 1EG	58	False	Planning Permission be refused	22/05/2019
19/01143/DCH	10/04/2019	Reynolds	ENLARGE EXISTING DORMER WINDOW TO THE FRONT ELEVATION OF THE PROPERTY	302 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1HB	36	True	Permission be granted	16/05/2019

19/01148/DCH	15/04/2019	Khatun	PROPOSED TWO STOREY REAR AND SIDE EXTENSION(S), WITH PART SINGLE STOREY REAR EXTENSION. PROVISION OF JULIET BALCONY TO REAR ELEVATION, WITH PROPOSED INSERTION OF ROOF LIGHTS. ALTERATIONS TO FRONT BOUNDARY AND DROP KERBS. INTERNAL STRUCTURAL ALTERATIONS, ALL WITH ASSOCIATED EXTERNAL WORKS	71 SLOPER ROAD, LECKWITH, CARDIFF, CF11 8AE	35	True	Permission be granted	20/05/2019
19/01081/DCH	04/04/2019	Timmis	REAR DORMER EXTENSION	239 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1JR	27	True	Permission be granted	01/05/2019
19/00977/DCH	29/03/2019	Brace	FRONT EXTENSION AND CONVERSION OF GARAGE	25 HEOL TERRELL, CANTON, CARDIFF, CF11 8BF	40	True	Permission be granted	08/05/2019
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19/00456/MNR	07/03/2019	Mr VD Halai	DISCHARGE OF CONDITIONS 4 (MEANS OF ENCLOSURE) AND 5 (LANDSCAPING) OF PLANNING PERMISSION 18/02425/MNR	7 BROADACRES, CANTON, CARDIFF, CF11 8DD	57	False	Full Discharge of Condition	03/05/2019
19/00385/MNR	27/02/2019	Thomas Property Developers LTD	PROPOSED CONVERSION OF A RESIDENTIAL PROPERTY INTO 4 NUMBER FLATS	94 THEOBALD ROAD, CANTON, CARDIFF, CF5 1LQ	65	False	Permission be granted	03/05/2019
19/00630/MNR	26/03/2019	Mr Christopher Ruck	CHANGE OF USE FROM RESIDENTIAL TO STORAGE/FOOD PREP ANCILLARY TO GROUND FLOOR A3 USE	591 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BE	51	True	Permission be granted	16/05/2019
19/00070/MNR	17/01/2019	Stephen Hobday Chartered Architect	CONVERSION AND EXTENSION OF OFFICES INTO 2 NO FLATS, INCLUDING ALTERATIONS TO FRONT EXTENSION	CAER LAS CYMRU, 15A CLIVE ROAD, CANTON, CARDIFF, CF5 1HF	133	False	Permission be granted	30/05/2019

19/00213/MNR	04/02/2019	Howell	CHANGE OF USE TO HOUSE IN MULTIPLE OCCUPATION FOR NUMBER 19 VICTORIA PARK ROAD WEST. EXTENSIONS (INCLUDING DORMER ROOF EXTENSIONS) TO NUMBERS 18 AND 19 VICTORIA PARK ROAD WEST. CONSTRUCTING A NEW STRUCTURE IN LIEU OF ORIGINAL GARAGES TO ACT AS A STUDIO AND HOBBY AREA, TO BOTH 18 AND 19 VICTORIA PARK ROAD WEST. INCREASE BOUNDARY ENCLOSURE TO 19 VICTORIA PARK ROAD WEST TO 2.5M	18 and 19 VICTORIA PARK ROAD WEST, CANTON, CARDIFF, CF5 1EZ	102	False	Permission be granted	17/05/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00429/DCH	01/03/2019	Singh	SINGLE STOREY REAR EXTENSION AND REAR DORMER ROOF EXTENSION	13 COSMESTON STREET, CATHAYS, CARDIFF, CF24 4LP	62	False	Permission be granted	02/05/2019
19/00473/DCH	01/03/2019	Mr Jenkins	GROUND AND FIRST FLOOR REAR EXTENSIONS PLUS INTERNAL ALTERATIONS TO EXISTING C4 HOUSE IN MULTIPLE OCCUPATION	21 BLACKWEIR TERRACE, BLACKWEIR, CARDIFF, CF10 3EQ	89	False	Permission be granted	29/05/2019
19/00604/DCH	13/03/2019	Jenkins	ERECTION OF FRONT DORMER	21 BLACKWEIR TERRACE, BLACKWEIR, CARDIFF, CF10 3EQ	50	True	Planning Permission be refused	02/05/2019
19/01144/DCH	08/04/2019	Jones	HIP TO GABLE DORMER LOFT CONVERSION TO REAR OF PROPERTY	27 DANIEL STREET, CATHAYS, CARDIFF, CF24 4NX	51	True	Planning Permission be refused	29/05/2019
19/00234/DCH	07/02/2019	Davies	EXTEND & WIDEN EXISTING REAR GROUND FLOOR KITCHEN & BATHROOM AREAS TO FACILITATE KITCHEN DINER. RELOCATE GROUND FLOOR BATHROOM TO THE FIRST FLOOR. CONSTRUCT FIRST FLOOR REAR EXTENSION	61 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BW	89	False	Permission be granted	07/05/2019

19/01130/DCH	09/04/2019	Brown	PROPOSED LOFT CONVERSION WITH DORMER EXTENSION, AND REAR SINGLE STOREY EXTENSION WITH ASSOCIATED EXTERNAL WORKS WITHIN PERMITTED DEVELOPMENT LIMITATIONS TO EXISTING C4 HOUSE IN MULTIPLE OCCUPATION	16 LLANTRISANT STREET, CATHAYS, CARDIFF, CF24 4JB	22	True	Permission be granted	01/05/2019
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18/02461/MJR	18/10/2018	Cardiff Council	INTERNAL REFURBISHMENT OF THE ORIGINAL BUILDING FACING CHARLES STREET & DEMOLITION OF THE REAR LATE EXTENSION. A NEW 3 STOREY EXTENSION WILL BE REBUILT TO REPLACE THE EXISTING	GRASSROOTS, 58 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GG	222	False	Permission be granted	28/05/2019
19/00581/MJR	12/03/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 3 (EVIDENCE OF REDEVELOPMENT SCHEME) OF 17/01419/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	52	True	Full Discharge of Condition	03/05/2019
18/02211/MJR	19/09/2018	Rightacres Property Company Limited	DISCHARGE OF CONDITIONS 9 (CYCLE PARKING), 10 (ENVIRONMENTAL IMPROVEMENTS SCHEME), 11 (PUBLIC REALM), 12 (INCLUSIVE ACCESS) OF 17/01751/MJR	LAND NORTH OF WOOD STREET, WEST OF HAVELOCK STREET, SOUTH OF PARK STREET AND EAST OF NO.6 PARK STREET. (THE SITE ENCOMPASSES PLOTS 6 (IN PART), 7 AND 8 OF THE CENTRAL SQUARE MASTERPLAN AREA)	233	False	Full Discharge of Condition	10/05/2019
19/01011/MJR	25/03/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 16 (DRAINAGE) OF 18/02527/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	45	True	Full Discharge of Condition	09/05/2019
19/01008/MJR	25/03/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 25 (LANDSCAPING) OF 18/02527/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	45	True	Partial Discharge of Condition (s)	09/05/2019

19/01400/MJR	08/05/2019	Vita (Cardiff) 1 Limited	DISCHARGE OF CONDITION 14 (IMPORTED AGGREGATES) OF 18/02527/MJR	BRADLEY COURT AND 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	13	True	Full Discharge of Condition	21/05/2019
19/01425/MJR	13/05/2019	Metro Bank PLC	FULL DISCHARGE OF CONDITION 7 (IMPORTED AGGREGATES) OF 17/02951/MJR	40-42 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BX	11	True	Full Discharge of Condition	24/05/2019
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19/00353/MNR	20/02/2019	Zaman	CONVERSION TO 2 FLATS WITH GROUND & FIRST FLOOR REAR EXTENSION AND DORMER LOFT CONVERSION	77 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4DX	99	False	Permission be granted	30/05/2019
19/00543/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE NATIONAL CAR PARKS LTD MULTI STOREY CAR PARK, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1DZ	53	True	Permission be granted	03/05/2019
A/19/00033/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OUTSIDE NATIONAL CAR PARKS LTD MULTI STOREY CAR PARK, QUAY STREET, CITY CENTRE, CARDIFF, CF10 1DZ	53	True	Permission be granted	03/05/2019
19/00544/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE 12-14 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BU	53	True	Permission be granted	03/05/2019
A/19/00034/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OUTSIDE 12-14 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BU	53	True	Permission be granted	03/05/2019
19/00644/MNR	19/03/2019	British Telecommunications PLC	THE REMOVAL OF 1NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OPPOSITE CINEMA, STATION TERRACE, CITY CENTRE	45	True	Permission be granted	03/05/2019
A/19/00043/MNR	19/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OPPOSITE CINEMA, STATION TERRACE, CITY CENTRE	45	True	Permission be granted	03/05/2019

19/00539/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE CAPITAL TOWER, GREYFRIARS ROAD, CITY CENTRE, CARDIFF, CF10 3AG	53	True	Permission be granted	03/05/2019
A/19/00029/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OUTSIDE CAPITAL TOWER, GREYFRIARS ROAD, CITY CENTRE, CARDIFF, CF10 3AG	53	True	Permission be granted	03/05/2019
19/00540/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE 64-74 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FA	53	True	Permission be granted	03/05/2019
A/19/00030/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OUTSIDE 64-74 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FA	53	True	Permission be granted	03/05/2019
19/00534/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE HILTON CARDIFF, KINGSWAY, CITY CENTRE, CARDIFF, CF10 3HH	53	True	Permission be granted	03/05/2019
A/19/00024/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	HILTON CARDIFF, KINGSWAY, CITY CENTRE, CARDIFF, CF10 3HH	53	True	Permission be granted	03/05/2019
19/00537/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE MEDALLION HOUSE, CRWYS ROAD, CATHAYS	53	True	Permission be granted	03/05/2019
A/19/00027/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OUTSIDE MEDALLION HOUSE, CRWYS ROAD, CATHAYS	53	True	Permission be granted	03/05/2019
19/00201/MNR	04/02/2019	Piazza Estates Ltd	REMOVAL OF CONDITION 1 (RESTRICTION ON HOT FOOD TAKEAWAY) VARIATION OF CONDITION 3 (OPENING HOURS) OF 01/01756/W	1 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HS	108	False	Planning Permission be refused	23/05/2019
19/00417/MNR	28/02/2019	ENERGY LIMITED	CONSTRUCTION OF GROUND AND FIRST FLOOR EXTENSION AND SECOND FLOOR DORMER. ADDITIONAL ROOM TO BE CREATED TO EACH OF THE THREE FLATS.	4 LLANBLEDDIAN GARDENS, CATHAYS, CARDIFF, CF24 4AT	63	False	Planning Permission be refused	02/05/2019
18/02853/MNR	04/12/2018	Munir Brothers	DORMER LOFT CONVERSION, REAR GROUND FLOOR EXTENSION AND ALTERATIONS TO EXISTING C4 HMO	84 TEWKESBURY STREET, CATHAYS, CARDIFF, CF24 4QT	163	False	Permission be granted	16/05/2019

19/00152/MNR	05/02/2019	Morris	GROUND FLOOR REAR EXTENSION REAR DORMER AND CONVERSION FROM C3 TO C4 HOUSE IN MULTIPLE OCCUPATION	22 FLORA STREET, CATHAYS, CARDIFF, CF24 4EP	87	False	Planning Permission be refused	03/05/2019
19/00393/MNR	22/02/2019	Lloyds Banking Group	TO REPLACE 1NO. INTERNAL ATM AND 2NO. EXTERNAL ATM'S THAT FACE ONTO AN ARCADE, AND MAKE GOOD ANY ALTERATIONS REQUIRED TO FACILITATE REPLACEMENT	LLOYDS TSB, 31 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AG	81	False	Permission be granted	14/05/2019
19/00583/MNR	20/03/2019	Nicholas Interiors Ltd	NEW SHOP FRONT	14 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	55	True	Permission be granted	14/05/2019
A/19/00037/MNR	20/03/2019	Nicholas Interiors Ltd	SIGNAGE	14 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	55	True	Permission be granted	14/05/2019
19/01286/MNR	25/04/2019	Hanna	NEW ALUMINIUM DOUBLE GLAZED STORE FRONT AND DOOR SET TO BE INSTALLED	2 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	34	True	Permission be granted	29/05/2019
19/01299/MNR	25/04/2019	HOTEL CHOCOLAT	INSTALLATION OF NEW SHOP FRONT	30 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	34	True	Permission be granted	29/05/2019
A/19/00052/MNR	25/04/2019	HOTEL CHOCOLAT	NEW SHOP FASCIA & SIGNAGE	30 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	34	True	Permission be granted	29/05/2019
A/19/00050/MNR	30/04/2019	One Below Retail Ltd	SHOP FRONT BRANDING SIGN	6-12 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	30	True	Permission be granted	30/05/2019
A/19/00056/MNR	13/05/2019	Philip Morris	ACRYLIC FASCIA SIGN AND METAL BLADE SIGN TO NEW SHOPFRONT	2 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	17	True	Permission be granted	30/05/2019
19/01215/MNR	25/04/2019	Pawlin	MINOR ALTERATIONS TO THE SHOPFRONT REFRESH SCHEME AS INDICATED IN DRAWING PR.01.E1 - PREVIOUSLY APPROVED UNDER 18/01801/MNR	47-49 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AS	21	True	Permission be granted	16/05/2019

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19/01173/DCH	10/04/2019	Mr Martin Thomas	FRONT PORCH	12 WINDSOR CLIVE DRIVE, ST FAGANS, CARDIFF, CF5 6HQ	49	True	Permission be granted	29/05/2019
19/00660/DCH	28/03/2019	Raybould	EXTENSION TO THE REAR OF THE PROPERTY DOUBLE HEIGHT ONE SIDE AND SINGLE HEIGHT THE OTHER	7 CASTLE CLOSE, CREIGIAU, CARDIFF, CF15 9NJ	56	True	Permission be granted	23/05/2019
19/00994/DCH	04/04/2019	Webb	EXTENSION TO EXISTING DWELLING	2 PARC-Y-BRYN, CREIGIAU, CARDIFF, CF15 9SE	35	True	Permission be granted	09/05/2019
19/01334/DCH	01/05/2019	Howell	COMPLETE NEW PITCHED ROOF WITH VELUX WINDOW DETAILED IN INITIAL PLAN REPLACED WITH PARTIAL WARM DECK FLAT ROOF WITH ALUMINIUM LANTERN. INSULATED BLOCKWORK WALL TO CORNER INSTEAD OF METAL POST - PREVIOUSLY APPROVED UNDER 18/01430/DCH	SILVER SPRINGS, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	22	True	Permission be granted	23/05/2019

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19/00642/MJR	19/03/2019	Redrow Homes (South Wales); Trustees of St Fagans No1&2 Trust	PARTIAL DISCHARGE OF CONDITION 44 (DISTRICT CENTRE DESIGN CODE) OF 14/02733/MJR	NORTH WEST CARDIFF	59	False	Partial Discharge of Condition (s)	17/05/2019
18/02961/MJR	04/02/2019	Barratt/David Wilson Homes South Wales	RE-DISCHARGE OF CONDITION 16 (GREEN INFRASTRUCTURE MANAGEMENT PLAN) OF 16/00106/MJR, PREVIOUSLY DISCHARGED UNDER DISCHARGE OF CONDITION APPLICATION 17/01013/MJR	GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	101	False	Full Discharge of Condition	16/05/2019

19/01043/MJR	04/04/2019	Tarmac Trading Ltd	DISCHARGE OF CONDITION 46 (LANDSCAPING) OF 15/01953/MJR	CREIGIAU QUARRY, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF	48	True	Full Discharge of Condition	22/05/2019
18/01419/MJR	22/06/2018	Persimmon Homes East Wales	DISCHARGE OF CONDITION 21 (ENERGY STRATEGY) OF 14/00852/DCO	M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	322	False	Full Discharge of Condition	10/05/2019
18/01944/MJR	20/08/2018	Persimmon Homes East Wales	DISCHARGE OF CONDITION 22 (BESPOKE PROPOSALS) OF 14/00852/DCO	LAND TO THE NORTH OF M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	263	False	Full Discharge of Condition	10/05/2019

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19/00639/DCH	28/03/2019	Johnsey	CONSTRUCTION OF A DOUBLE/ SINGLE STOREY SIDE EXTENSION WITH HIPPED ROOF TO THE DOUBLE STOREY AND LEAN-TO TO THE SINGLE STOREY	144 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NQ	56	True	Permission be granted	23/05/2019
19/01018/DCH	28/03/2019	Thomas	PROPOSED TWO-STOREY REAR EXTENSION, PART GARAGE CONVERSION AND ENTRANCE PORCH RE-MODELLING (AND ASSOCIATED ALTERATION WORKS)	31 RANNOCH DRIVE, LAKESIDE, CARDIFF, CF23 6LP	56	True	Permission be granted	23/05/2019
19/01146/DCH	12/04/2019	walker	SINGLE STOREY REAR WRAP ROUND EXTENSION	190 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6BQ	46	True	Permission be granted	28/05/2019
19/01195/DCH	12/04/2019	Zaidi	NEW SINGLE STOREY LEAN-TO EXTENSIONS TO THE REAR TO PROVIDE ADDITIONAL KITCHEN / LIVING SPACES	165 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PL	48	True	Permission be granted	30/05/2019

19/00229/DCH	06/02/2019	Hawkins	DEMOLISH ROOF TO EXISTING SINGLE STOREY GROUND FLOOR REAR EXTENSION AND CONSERVATORY. PROPOSE NEW ROOF AND REMODEL EXISTING SINGLE STOREY GROUND FLOOR REAR EXTENSION.	10 BETTWS-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6PL	85	False	Permission be granted	02/05/2019
19/01165/DCH	12/04/2019	Allen	DEMOLISH A SINGLE STOREY REAR EXTENSION & ERECT A NEW TWO STOREY AND SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY,ERECT A NEW PORCH CANOPY TO THE FRONT OF THE PROPERTY AND MISCELLANOUS EXTERNAL WORKS.	39 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	49	True	Permission be granted	31/05/2019
19/00497/DCH	05/03/2019	Lovell	SINGLE STOREY SIDE EXTENSION AND EXTERNAL ALTERATIONS	96 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PW	63	False	Permission be granted	07/05/2019
19/01020/DCH	26/03/2019	Thomas	SINGLE STOREY SIDE EXTENSION	7 JELICOE GARDENS, ROATH PARK, CARDIFF, CF23 5QW	42	True	Permission be granted	07/05/2019
19/00369/DCH	21/02/2019	Al-Fatly	PROPOSED SIDE EXTENSIONS, ELEVATIONAL CHANGES AND INTERNAL RECONFIGURATION WITH ASSOCIATED EXTERNAL WORKS, INCLUDING JULIET BALCONIES TO FIRST FLOOR REAR ELEVATION	87 CELYN AVENUE, LAKESIDE, CARDIFF, CF23 6EL	75	False	Permission be granted	07/05/2019
19/01272/DCH	24/04/2019	Shakoor	NON-MATERIAL-AMENDMENT FOR ALTERATIONS TO THE FRONT (NORTH) ELEVATION AND INCREASE IN RIDGE HEIGHT – PREVIOUSLY APPROVED UNDER PLANNING PERMISSION 16/01946/DCH.	60 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NW	26	True	Permission be granted	20/05/2019
19/01071/DCH	15/04/2019	Booth-Martin	SINGLE STOREY EXTENSION TO REAR OF PROPERTY	17 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PG	37	True	Permission be granted	22/05/2019

19/01166/DCH	10/04/2019	Lewis-Chaston	TO INCREASE THE WIDTH OF THE EXISTING DRIVEWAY AS PART OF THE DEVELOPMENT AND DEFINE COLOURS FOR THE DOOR AND FRAMES OF THE WINDOWS TO THE FRONT ELEVATION PREVIOUSLY APPROVED UNDER 18/024228/DCH	7 NANT-FAWR CRESCENT, CYNCOED, CARDIFF, CF23 6JN	22	True	Permission be granted	02/05/2019
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18/01894/MNR	13/08/2018	Rhydypenau Primary School	EXTENSION TO EXISTING CAR PARK TO RECONFIGURE PARKING LAYOUT PROVIDING 18 SPACES REPOSITION OF 1.8m HIGH STEEL RAILING FENCE	RHYD Y PENAU PRIMARY SCHOOL, RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF14 0NX	276	False	Permission be granted	16/05/2019
18/02824/MNR	30/11/2018	Stephens	DEMOLITION OF EXISTING BUNGALOW AND CONSTRUCTION OF A PAIR OF NEW SEMI-DETACHED HOUSES	19 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0LW	172	False	Permission be granted	21/05/2019
19/00969/MNR	25/03/2019	Mrs Lawton	ALTERATIONS TO FENESTRATION - PREVIOUSLY APPROVED UNDER 18/00957/MNR	61 BETTWS-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6PJ	38	True	Permission be granted	02/05/2019
19/01444/MNR	10/05/2019	Cardiff Council	REMOVE EXISTING RETAINING WALL NEXT TO PROPOSED EXTENSION. ENLARGE PROPOSED EXTENSION TO BE 5800 x 6550mm - PREVIOUSLY APPROVED UNDER 19/00526/MNR	RHYDYPENNAU LIBRARY, LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EG	20	True	Permission be granted	30/05/2019

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19/01142/DCH	09/04/2019	Griffiths	REMOVAL OF EXISTING 'L' SHAPED FORMER REAR EXTENSION TO FORM A NEW PART DOUBLE, PART SINGLE REAR EXTENSION	74 MILL ROAD, ELY, CARDIFF, CF5 4AH	41	True	Permission be granted	20/05/2019
19/01133/DCH	05/04/2019	Mrs Ruth O'Hanlon	SINGLE STOREY DOUBLE BEDROOM AND KITCHEN EXTENSION FOR DISABLED PERSONS	21 WINDSOR GREEN, ELY, CARDIFF, CF5 4BH	45	True	Permission be granted	20/05/2019
19/01164/DCH	09/04/2019	Cardiff Council	DISABLED PERSONS GROUND FLOOR BATHROOM EXTENSION TO REAR OF PROPERTY	12 RED HOUSE CRESCENT, ELY, CARDIFF, CF5 4FA	52	True	Permission be granted	31/05/2019

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19/00486/MNR	05/03/2019	Rogers	CHANGE OF USE OF EXISTING FIRST FLOOR OFFICE(B1 USE CLASS)TO FORM ADDITION TO EXISTING DENTAL SURGERY (D1 USE CLASS)	30 COWBRIDGE ROAD WEST, ELY, CARDIFF, CF5 5BS	77	False	Permission be granted	21/05/2019
19/00241/MNR	06/02/2019	Cardiff Council	DEMOLITION OF SEVERAL BUILDINGS OF VARIOUS CONSTRUCTION TYPES AND HEIGHTS FROM THREE STOREY BLOCKS WITH PITCHED ROOFS TO SINGLE STOREY BLOCKS WITH FLAT ROOFS	CARDIFF WEST COMMUNITY HIGH SCHOOL, MICHAELSTON ROAD, ELY, CARDIFF, CF5 4SX	103	False	Prior Approval be granted	20/05/2019
19/01235/MNR	26/04/2019	Falcon	CHANGE OF USE FROM CARE HOME TO RESIDENTIAL	23 PANTEG CLOSE, ELY, CARDIFF, CF5 4TW	33	True	Permission be granted	29/05/2019

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19/01033/DCH	29/03/2019	Evans	CONSTRUCTION OF A NEW DOUBLE GARAGE AND WIDENING OF THE EXISTING CROSSOVER	61 ASHCROFT CRESCENT, PENTREBANE, CARDIFF, CF5 3RL	62	False	Permission be granted	30/05/2019
19/01074/DCH	29/03/2019	sexton - barrow	PROPOSED TWO STOREY REAR EXTENSION AND FRONT PORCH	79A TANGMERE DRIVE, FAIRWATER, CARDIFF, CF5 2PQ	49	True	Planning Permission be refused	17/05/2019
19/00610/DCH	25/03/2019	Kitch	PROPOSED REAR FACING DORMER AND HIP TO GABLE ROOF EXTENSION TO FORM BEDROOMS	75 KEYSTON ROAD, FAIRWATER, CARDIFF, CF5 3NE	43	True	Permission be granted	07/05/2019
19/01265/DCH	29/04/2019	Mehalla	HIP TO GABLE LOFT CONVERSION WITH REAR DORMER	33 DOYLE AVENUE, FAIRWATER, CARDIFF, CF5 3HT	23	True	Permission be granted	22/05/2019
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19/01049/MNR	04/04/2019	MR Homes	PROPOSED STORAGE CONTAINER (FOR STORAGE OF OUTDOOR FURNITURE) IN EXISTING EXTERNAL SEATING AREA	176 ST FAGANS ROAD, FAIRWATER, CARDIFF, CF5 3EW	56	True	Planning Permission be refused	30/05/2019
18/00192/MNR	31/01/2018	Balankrishna	CHANGES PROPOSED TO SCHEME APPROVED UNDER PLANNING PERMISSION 16/00424/MNR - TO ACCOMMODATE WATER SERVICE PIPE ON SITE. THE PROPOSED PROPERTY WILL BE OF REDUCED DEPTH, INCREASED WIDTH AND ELEVATIONS WILL VARY	284 ST FAGANS ROAD, FAIRWATER, CARDIFF, CF5 3EY	470	False	Permission be granted	16/05/2019
18/03000/MNR	19/12/2018	Fairwater Coffee	DISCHARGE OF CONDITION 4 (FUME EXTRACTION) OF 18/02348/MNR	60 PLAS MAWR ROAD, FAIRWATER, CARDIFF, CF5 3JX	133	False	Full Discharge of Condition	01/05/2019

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18/03066/DCH	04/01/2019	Catmur	TWO STOREY AND SINGLE STOREY REAR EXTENSIONS AND REAR DORMER ROOF EXTENSION WITH JULIETE BALCONY.	11 BANASTRE AVENUE, GABALFA, CARDIFF, CF14 3NR	137	False	Permission be granted	21/05/2019
19/01059/DCH	05/04/2019	Wyllie	LOFT CONVERSION TO INCLUDE FULL WIDTH REAR DORMER, TILED TO MATCH EXISTING MATERIAL. TWO VELUX WINDOWS TO FRONT ELEVATION, TWO UPVC IN THE REAR DORMER	49 AFRICA GARDENS, GABALFA, CARDIFF, CF14 3BT	26	True	Permission be granted	01/05/2019
19/01220/DCH	16/04/2019	Dewsbury	SIDE DORMER TO ANNEX AND REAR DORMER TO MAIN ROOF	330 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NG	30	True	Permission be granted	16/05/2019

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19/00614/MJR	19/03/2019	Wates Residential	DISCHARGE OF CONDITION 15 (SCHEME OF CONSTRUCTION MANAGEMENT) OF 17/01691/MJR	BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	51	True	Full Discharge of Condition	09/05/2019

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19/00169/MNR	29/01/2019	ALDI Stores Ltd.	DISCHARGE OF CONDITIONS 3 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) AND 5 (LANDSCAPE MANAGEMENT PLAN) OF 18/02140/MNR	ALDI FOODSTORE LTD, UNIT B EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AX	100	False	Full Discharge of Condition	09/05/2019

19/00011/MNR	14/01/2019	Mr Ali Rafique	REBUILDING OF REAR EXTENSION & REMODELLING OF EXISTING BUILDING TO CREATE 4 NO NEW SELF CONTAINED FLATS INCLUDING PATIO ROOF AREA, REAR DORMER & REVISED STORES FOR EXISTING SHOP	DISCOUNT SUPERMARKET, 97-99 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JP	127	False	Permission be granted	21/05/2019
A/19/00046/MNR	20/03/2019	ALDI Stores Ltd.	ONE INTERNALLY ILLUMINATED TRIPLE POLE ESTATE SIGNAGE SIGN ONE INTERNALLY ILLUMINATED DOUBLE FACED DOUBLE POST MOUNTED ESTATES SIGN	ALDI FOODSTORE LTD, UNIT B EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AX	62	False	Permission be granted	21/05/2019
19/00356/MNR	20/02/2019	Patel	CONVERSION TO 2 FLATS	56 MANOR STREET, GABALFA, CARDIFF, CF14 3PW	100	False	Permission be granted	31/05/2019
19/00556/MNR	22/03/2019	Mr Craig Rice	CHANGE OF USE FROM OFFICE TO HAIR SALON	33 CANADA ROAD, GABALFA, CARDIFF, CF14 3BW	63	False	Permission be granted	24/05/2019
19/00616/MNR	14/03/2019	Mr Wisam Aldanoodi	CONVERSION OF REAR GROUND FLOOR AND UPPER FLOORS INTO TWO SELF CONTAINED FLATS WITH GROUND FLOOR REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER AND RETAIN PART GROUND FLOOR RETAIL WITH EXTERNAL ALTERATIONS	88 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3LY	56	True	Permission be granted	09/05/2019
19/01034/MNR	28/03/2019	Cardiff University	PROPOSED REINSTATEMENT OF THE NORTH EAST FACING ELEVATION OF HALFORDS	HALFORDS SUPERSTORE, EXCELSIOR ROAD, GABALFA, CARDIFF, CF14 3AT	42	True	Permission be granted	09/05/2019
19/01027/MNR	26/03/2019	LaserWise Skin & Beauty Clinic	CHANGE OF USE OF RESIDENTIAL FLAT TO LASER CLINIC	204B WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NB	51	True	Permission be granted	16/05/2019
19/01275/MNR	23/04/2019	Davey	INTRODUCTION OF WINDOW ON SIDE ELEVATION TO KITCHEN TO GROUND AND UPPER FLOOR FLATS - PREVIOUSLY APPROVED UNDER 19/00260/MNR	59 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3PP	35	True	Permission be granted	28/05/2019

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19/00212/DCH	04/02/2019	Ali	EXTENSION OF FIRST FLOOR AT REAR	116 HOLMESDALE STREET, GRANGETOWN, CARDIFF, CF11 7BW	108	False	Planning Permission be refused	23/05/2019
19/00577/DCH	11/03/2019	Ali	LOFT EXTENSION & GROUND FLOOR EXTENSION AT REAR.	17 GRANGE PLACE, GRANGETOWN, CARDIFF, CF11 7DB	52	True	Permission be granted	02/05/2019
19/01127/DCH	04/04/2019	Mr Yassir Tufail	SINGLE STOREY REAR EXTENSION	GROUND FLOOR FLAT, 18 REDLAVER STREET, GRANGETOWN, CARDIFF, CF11 7LY	50	True	Permission be granted	24/05/2019
19/00527/DCH	07/03/2019	Richards	PROPOSED SINGLE STOREY FLAT ROOF EXTENSION TO REAR OF PROPERTY	44 KENT STREET, GRANGETOWN, CARDIFF, CF11 7DL	56	True	Permission be granted	02/05/2019
19/00498/DCH	05/03/2019	Ali	SINGLE STOREY REAR EXTENSION WITH LOFT CONVERSION INCLUDING REAR DORMER AND EXTERNAL ALTERATIONS.	19 AVONDALE ROAD, GRANGETOWN, CARDIFF, CF11 7DT	78	False	Permission be granted	22/05/2019
19/01005/DCH	25/03/2019	Singh	FIRST FLOOR EXTENSION TO EXISTING GARAGE AT REAR	158 CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7JF	67	False	Planning Permission be refused	31/05/2019

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19/00321/MJR	25/02/2019	Cardiff University, Welsh School of Architecture	DISCHARGE OF CONDITION 4 (GASES), 5 (CONTAMINATION), 14 (CONSTRUCTION MANAGEMENT) AND 16 (LANDSCAPE) OF 17/02590/MJR	PAVILION, GRANGE GARDENS PARK, GRANGE GARDENS, GRANGETOWN	78	False	Partial Discharge of Condition (s)	14/05/2019

19/01185/MJR	25/04/2019	Cardiff University, Welsh School of Architecture	DISCHARGE OF CONDITIONS 6 (DETAILED REMEDIATION SCHEME), 12 (DRAINAGE SCHEME) AND 13 (CCTV SURVEY) OF 17/02590/MJR	PAVILION, GRANGE GARDENS PARK, GRANGE GARDENS, GRANGETOWN	20	True	Partial Discharge of Condition (s)	15/05/2019
19/01228/MJR	10/05/2019	Bellway Homes Wales & West	REPLACEMENT OF COMBUSTIBLE AMC CLADDING TO BLOCK T, PROSPECT PLACE - PREVIOUSLY APPROVED UNDER 12/01384/DCI	BLOCK T, PROSPECT PLACE, FERRY ROAD, GRANGETOWN, CARDIFF	6	True	Permission be granted	16/05/2019
19/01230/MJR	10/05/2019	Bellway Homes Wales & West	REPLACEMENT OF COMBUSTIBLE AMC CLADDING TO BLOCKS D1, D3 AND E AT PROSPECT PLACE - PREVIOUSLY APPROVED UNDER 06/00613/C	BLOCKS D1, D3 AND E, PROSPECT PLACE, FERRY ROAD, CARDIFF, CF11 0JT	6	True	Permission be granted	16/05/2019
19/01232/MJR	10/05/2019	Bellway Homes Wales & West	REPLACEMENT OF COMBUSTIBLE AMC CLADDING TO BLOCK A, B AND C AT PROSPECT PLACE - PREVIOUSLY APPROVED UNDER 04/02474/C	BLOCKS A, B AND C, PROSPECT PLACE, FERRY ROAD, CARDIFF	6	True	Permission be granted	16/05/2019
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19/00500/MNR	12/03/2019	Ferguson	CHANGE OF USE OF THE RETAIL UNIT INTO A ROOM ASSOCIATED WITH THE EXISTING DWELLING	80 HOLMESDALE STREET, GRANGETOWN, CARDIFF, CF11 7BU	66	False	Permission be granted	17/05/2019
19/00415/MNR	25/02/2019	Pitt	PROPOSED CONVERSION OF GARAGE TO DWELLING WITH, ELEVATIONAL ALTERATIONS AND ASSOCIATED EXTERNAL WORKS	GP MOTORS REAR OF 128, PAGET STREET, GRANGETOWN, CARDIFF, CF11 7LA	86	False	Permission be granted	22/05/2019
18/02279/MNR	05/10/2018	Zenith Design & Build Ltd.	CONVERSION OF EXISTING SHOP AND EXTENSION TO REAR TO FORM 2X2 BED SELF CONTAINED FLAT UNITS AND EXTENSION OF FIRST FLOOR TO FORM 1X2 BED FLAT ALONG WITH AMENDMENTS TO ROOF HIP AND ADDITION OF REAR DORMER	58 COURT ROAD, GRANGETOWN, CARDIFF, CF11 6SD	238	False	Permission be granted	31/05/2019

18/01514/MNR	22/06/2018	Ali	CONVERSION OF REAR COACH HOUSE AND PART STORE INTO A ONE BED DWELLING WITH EXTERNAL ALTERATIONS AND EXTENSION TO SIDE	REAR OF 116 HOLMESDALE STREET, GRANGETOWN, CARDIFF, CF11 7BW	335	False	Planning Permission be refused	23/05/2019
18/02169/MNR	02/10/2018	FORD	DEMOLITION OF EXISTING SINGLE STOREY GARAGE AND ERECTION OF TWO-STOREY DETACHED COACH HOUSE	131 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AR	225	False	Planning Permission be refused	15/05/2019
19/00171/MNR	29/01/2019	ALDI Stores Ltd.	DISCHARGE OF CONDITION 3 (LANDSCAPE MANAGEMENT PLAN) OF 18/02580/MNR	ALDI, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	100	False	Full Discharge of Condition	09/05/2019

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19/00341/DCH	19/02/2019	Portelli	THE LENGTH AND HEIGHT (TO EAVES) OF THE PROPOSED EXTENSION HAVE BEEN AMENDED. THE LENGTH OF THE CANOPY OVER THE DRIVEWAY HAS ALSO BEEN EXTENDED - PREVIOUSLY APPROVED UNDER 18/01591/DCH	104 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RL	71	False	Planning Permission be refused	01/05/2019
19/00375/DCH	27/02/2019	WILKINSON	PROPOSED 2 STOREY SIDE EXTENSION WITH ASSOCIATED WORKS	6 ST AUGUSTINE ROAD, HEATH, CARDIFF, CF14 4BD	69	False	Planning Permission be refused	07/05/2019
19/01122/DCH	04/04/2019	Peritus CSL	PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION	11 CEFN CARNAU ROAD, HEATH, CARDIFF, CF14 4LZ	42	True	Planning Permission be refused	16/05/2019
19/00232/DCH	05/02/2019	Niro	RETENTION OF FIRST FLOOR REAR BALCONY WITH THE ADDITION OF SIDE SCREENS	180 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BR	106	False	Planning Permission be refused	22/05/2019
19/00516/DCH	06/03/2019	McGrath	GROUND FLOOR REAR KITCHEN / FAMILY ROOM EXTENSION, FIRST FLOOR REAR BEDROOM EXTENSION AND LOFT CONVERSION	244 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BS	58	False	Permission be granted	03/05/2019

19/00972/DCH	28/03/2019	Smith	REMOVAL OF EXISTING DORMERS, HIP TO GABLE ROOF EXTENSION AND SIDE AND REAR PART SINGLE PART TWO STOREY EXTENSIONS	43 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1ST	57	False	Permission be granted	24/05/2019
19/01237/DCH	17/04/2019	Smith	CERTIFICATE OF LAWFUL DEVELOPMENT FOR HIP TO GABLE ROOF EXTENSION AND ROOFLIGHTS ON FRONT ELEVATION	43 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1ST	27	True	Permission be granted	14/05/2019
19/01240/DCH	24/04/2019	Miss Sarah Jones	ADDITION OF A SMALL OPAQUE WINDOW TO THE UTILITY ROOM - PREVIOUSLY APPROVED UNDER 18/00723/DCH	22 ST EDWEN GARDENS, HEATH, CARDIFF, CF14 4LA	8	True	Permission be granted	02/05/2019
19/01058/DCH	10/04/2019	Fang	LOFT CONVERSION COMPRISING OF A HIP TO GABLE DORMER. TILED TO MATCH EXISTING, TWO VELUX WINDOWS TO THE REAR, ONE TO THE FRONT. UPVC NON OPENING WINDOW IN GABLE END	56 ST AMBROSE ROAD, HEATH, CARDIFF, CF14 4BH	22	True	Permission be granted	02/05/2019
19/01345/DCH	01/05/2019	Mr Ben Trevor	CERTIFICATE OF LAWFULNESS APPLICATION FOR THE CONSTRUCTION OF A REAR DORMER WINDOW AND CHANGING THE EXISTING HIP ROOF TO A GABLE	20 CEFN CARNAU ROAD, HEATH, CARDIFF, CF14 4LZ	29	True	Permission be granted	30/05/2019
19/01176/DCH	17/04/2019	Clarke	SINGLE STOREY INFILL EXTENSION TO REAR OF PROPERTY AND INTERNAL ALTERATIONS. REPLACEMENT FLAT ROOF OVER PART OF EXISTING BUILDING	8 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JP	30	True	Permission be granted	17/05/2019
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19/01054/MNR	28/03/2019	Deabreu	PROPOSED CHANGE OF USE & ENLARGEMENT OF EXISTING GARAGE TO OFFICE / STORAGE	10 TY'N-Y-PARC ROAD, WHITCHURCH, CARDIFF, CF14 6BN	56	True	Permission be granted	23/05/2019

19/00411/MNR	28/02/2019	Datta	PROPOSED LOFT CONVERSION TO EXISTING FIRST FLOOR FLAT, COMPRISING REAR DORMER EXTENSION WITH BALCONY, HIP-TO-GABLE ROOF EXTENSION, INSERTION OF FRONTAL ROOFLIGHTS AND REPLACEMENT OF SIDE ANNEXE FLAT ROOF TO PITCHED STRUCTURE	54 ST ISAN ROAD, HEATH, CARDIFF, CF14 4LY	63	False	Permission be granted	02/05/2019
19/01001/MNR	25/03/2019	Dencraft	CHANGE OF USE FROM BUILDING SOCIETY (A2) TO LIGHT INDUSTRIAL / OFFICE USE (B1)	87 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AE	38	True	Permission be granted	02/05/2019
19/01000/MNR	25/03/2019	Woods Property Group	DISCHARGE OF CONDITION 8 (SCHEME FOR THE DISPOSAL OF SURFACE) OF 18/02396/MNR	PROPOSED DWELLING, 4 PANTBACH PLACE, BIRCHGROVE, CARDIFF, CF14 1UN	39	True	Full Discharge of Condition	03/05/2019

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19/00416/DCH	11/03/2019	Gould	CONSTRUCTION OF A PITCHED GARAGE ROOF AND LOFT STORAGE ROOM	36 RIDGEWAY, LISVANE, CARDIFF, CF14 0RS	73	False	Permission be granted	23/05/2019
19/00405/DCH	18/03/2019	Eastwood	ERECTION OF 2.44 METRE HIGH FENCE ADJACENT TO 11 HEOL ST DENYS	29 HEOL CEFN ON, LISVANE, CARDIFF, CF14 0TP	45	True	Permission be granted	02/05/2019
19/00985/DCH	22/03/2019	Ramsey	ERECTION OF SINGLE STOREY REAR EXTENSION	FAIROAK FARM, RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	56	True	Permission be granted	17/05/2019
19/01016/DCH	26/03/2019	Lewis	PROPOSED SINGLE AND TWO STOREY SIDE EXTENSION, SINGLE STOREY AND FIRST FLOOR EXTENSIONS TO THE REAR	BROOKDALE HOUSE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SF	56	True	Permission be granted	21/05/2019

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19/00310/MJR	14/02/2019	C2J ARCHITECTS & TON PLANNERS	RE-ALIGNMENT OF INTERNAL SITE ROAD PREVIOUSLY APPROVED UNDER 16/02752/MJR	LOZELLES, CHURCH ROAD, LISVANE, CARDIFF, CF14 0SJ	83	False	Permission be granted	08/05/2019
19/00501/MJR	11/03/2019	Redrow Homes Ltd	DISCHARGE OF CONDITION 13 (TREES) OF PHASE 2 OF PERMISSION NO. 14/02891/MJR (EXCLUDING THAT PART OF PHASE 2 APPROVED BY THE SPINE ROAD AND LANDSCAPING UNDER APPLICATION NO. 18/01288/MJR)	CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	53	True	Full Discharge of Condition	03/05/2019

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19/00627/MNR	15/03/2019	The Carlyle Trust Ltd	DISCHARGE OF CONDITION 6 (IMPORTED MATERIALS) OF 15/03034/MNR	SURFACE WATER DRAINAGE LAGOON AT LAND SOUTH OF, LISVANE ROAD, LISVANE	55	True	Full Discharge of Condition	09/05/2019
19/00612/MNR	15/03/2019	Minton	VARIATION OF CONDITON 2 OF 17/02037/MNR - REVISED DRAWINGS NUMBERED AL(90)01 REV A SITE LAYOUT AL(99)01 REV A GF FF PLANS AL(99)02 REV A WEST ELEVATION AL(99)03 REV A EAST ELEVATION AL(99)04 REV A NORTH AND SOUTH ELEVATIONS AL(99)07 REV A SECTION AT ENTRANCE	NULANDS, MILL PLACE, LISVANE, CARDIFF, CF14 0TF	56	True	Permission be granted	10/05/2019

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19/00619/DCH	14/03/2019	Mr Natarajan Eranaveera	RETROSPECTIVE PLANNING PERMISSION FOR THE ERECTION OF A METAL BOUNDARY FENCE	211 TATHAM ROAD, LLANISHEN, CARDIFF, CF14 5FF	50	True	Permission be granted	03/05/2019
19/01070/DCH	29/03/2019	Morris	FRONT PORCH EXTENSION	26 TEMPLETON AVENUE, LLANISHEN, CARDIFF, CF14 5JN	48	True	Permission be granted	16/05/2019
19/00599/DCH	13/03/2019	Thomas	SECOND STOREY SIDE EXTENSION OVER GARAGE	BRYN RHOSYN, 12 BRIARMEADOW DRIVE, THORNHILL, CARDIFF, CF14 9FB	64	False	Planning Permission be refused	16/05/2019
19/00978/DCH	02/04/2019	Price	SINGLE STOREY CONTEMPORARY GLAZED ORANGERY EXTENSION	14 AMBERHEART DRIVE, THORNHILL, CARDIFF, CF14 9HA	45	True	Permission be granted	17/05/2019
19/01079/DCH	29/03/2019	Walters	REAR FLAT ROOF SINGLE STOREY EXTENSION WITH ATRIUM	211 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 5NA	54	True	Permission be granted	22/05/2019
19/00140/DCH	28/01/2019	Ferguson	FIRST FLOOR REAR EXTENSION AND GROUND FLOOR SIDE EXTENSION.	102 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 0NE	123	False	Permission be granted	31/05/2019
19/00967/DCH	20/03/2019	Kelly	GARAGE TO SIDE/REAR OF PROPERTY	1 MAYHILL CLOSE, THORNHILL, CARDIFF, CF14 9DT	63	False	Permission be granted	22/05/2019
19/01053/DCH	09/04/2019	Heath	TWO STOREY EXTENSION TO THE SIDE OF THE PROPERTY TO PROVIDE A GRANNY FLAT AT GROUND FLOOR LEVEL AND ADDITIONAL HABITABLE ROOM ON THE FIRST FLOOR	9 HEOL HIR, LLANISHEN, CARDIFF, CF14 5AA	45	True	Permission be granted	24/05/2019
19/01041/DCH	28/03/2019	Wood	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED ORANGERY EXTENSION TO THE REAR AND SIDE	8 THORNWOOD CLOSE, THORNHILL, CARDIFF, CF14 9FE	40	True	Permission be granted	07/05/2019
19/01037/DCH	28/03/2019	Stadden	TWO STOREY EXTENSION TO THE FRONT OF THE PROPERTY TO ENLARGE THE MASTER BEDROOM AND DINING ROOM	19 GARRICK DRIVE, THORNHILL, CARDIFF, CF14 9BH	35	True	Permission be granted	02/05/2019
19/01134/DCH	11/04/2019	HEYWARD	ERECTION OF A SINGLE STOREY REAR EXTENSION	4 CHARLOCK CLOSE, THORNHILL, CARDIFF, CF14 9FF	39	True	Permission be granted	20/05/2019

19/01096/DCH	13/04/2019	Al Khafaji	PROPOSED TWO STOREY EXTENSION TO SIDE	165 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 5LZ	37	True	Permission be granted	20/05/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01233/MJR	16/04/2019	Malvern Drive Ltd	AMENDMENT TO BLOCK B ENTRANCE, PEDESTRIAN FOOTPATH AND ASSOCIATED INTERNAL LAYOUT CHANGES TO FACILITATE SECONDARY LIFT CORE. ADDITION OF SHEDS TO THE REAR OF TERRACED HOUSES TO ALLOW STORAGE OF REFUSE AND CYCLES TO MEET WELSH GOVERNMENT DQR STANDARDS - PREVIOUSLY APPROVED UNDER 17/03101/MJR	FORMER TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN, CARDIFF	17	True	Permission be granted	03/05/2019
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19/01091/MNR	03/04/2019	Stepping Stones 4 Schools	CHANGE OF USE FROM LABORATORY B1(B) TO DAY CARE NURSERY D1 USE CLASS	BRITISH BIOCELL INTERNATIONAL LTD GOLDEN GATE, 73 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX	43	True	Permission be granted	16/05/2019
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19/00431/MNR	11/03/2019	Gould	CONSTRUCTION OF A 2 BEDROOM DETACHED DWELLING ADJACENT TO 1 BRIANNE DRIVE	1 BRIANNE DRIVE, THORNHILL, CARDIFF, CF14 9HE	59	False	Planning Permission be refused	09/05/2019
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19/00508/DCH	13/03/2019	Jackson	RETENTION OF WINDOWS	5 HEOL-Y-PAVIN, LLANDAFF, CARDIFF, CF5 2EG	51	True	Permission be granted	03/05/2019
19/00582/DCH	22/03/2019	Taylor	REMOVAL AND REPLACEMENT OF EXISTING WINDOWS	56 BRIDGE STREET, LLANDAFF, CARDIFF, CF5 2EN	54	True	Permission be granted	15/05/2019
19/00966/DCH	20/03/2019	O'Shea	DEMOLITION OF GARAGE AND PART REAR OF HOUSE. CONSTRUCTION OF NEW GARAGE AND SINGLE STOREY AND PART TWO STOREY EXTENSION	168 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AD	57	False	Permission be granted	16/05/2019
19/01014/DCH	01/04/2019	Briggs	REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION WITH BALCONY AND TWO STOREY REAR EXTENSIONS, WITH REPLACEMENT WINDOWS AND NEW DORMERS, WIDENING AND REPLACEMENT OF EXISTING FRONT GATES AND DRIVEWAYS	GREEN-ACRE, 43 LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2PU	52	True	Permission be granted	23/05/2019
19/01114/DCH	09/04/2019	Davies	TWO STOREY EXTENSION TO SIDE AND REAR OF PROPERTY TO PROVIDE NEW ENTRANCE HALL, WC AND UTILITY TO GROUND LEVEL AND SINGLE BEDROOM TO FIRST FLOOR	1 HUGHS CLOSE, DANESCOURT, CARDIFF, CF5 2RT	41	True	Permission be granted	20/05/2019
18/02886/DCH	07/12/2018	James	1ST FLOOR BEDROOM EXTENSION	59 ELY ROAD, LLANDAFF, CARDIFF, CF5 2JF	165	False	Planning Permission be refused	21/05/2019
19/01050/DCH	28/03/2019	Hughes	PROPOSED LOFT CONVERSION WITH REAR FLAT ROOF DORMER AND FRONT ROOF LIGHTS	36 PALACE AVENUE, LLANDAFF, CARDIFF, CF5 2DW	35	True	Permission be granted	02/05/2019

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19/00288/MNR	15/02/2019	HOLMES	DISCHARGE OF CONDITIONS 4 (DRAINAGE), 7 (LANDSCAPING), 11 (WINDOWS & DOORS) AND 12 (MEANS OF ENCLOSURE) OF 18/00588/MNR	LAND ADJACENT TO 1 CHAPEL STREET, LLANDAFF, CARDIFF, CF5 2EA	102	False	Full Discharge of Condition	28/05/2019
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19/01069/DCH	29/03/2019	Darlington	RETENTION OF WOODEN GARDEN STRUCTURE AND ASSOCIATED DECKING AND FENCE	29 EVANSFIELD ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FA	54	True	Permission be granted	22/05/2019
19/01141/DCH	05/04/2019	Mr David Marshall	FIRST FLOOR EXTENSION ABOVE THE GARAGE TO SIDE ELEVATION	33A COLWINSTONE STREET, LLANDAFF NORTH, CARDIFF, CF14 2LB	46	True	Permission be granted	21/05/2019
19/00559/DCH	12/03/2019	Warren	SINGLE STOREY EXTENSION TO THE REAR AND SIDE OF PROPERTY	10 BELLE VUE CRESCENT, LLANDAFF NORTH, CARDIFF, CF14 2FJ	51	True	Permission be granted	02/05/2019

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18/03019/MNR	11/01/2019	ANDERSON	ERECTION OF NEW DEVELOPMENT TO FORM 3 NO FLATS	PART OF LAND AT 4 BALL LANE, LLANRUMNEY	132	False	Permission be granted	23/05/2019
19/00502/MNR	08/03/2019	Gonzales	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 4 (DRAINAGE SCHEME) AND 5 (SITE ENCLOSURE) OF 18/02981/MNR	PART OF LAND AT 294, BURNHAM AVENUE, LLANRUMNEY	69	False	Full Discharge of Condition	16/05/2019

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19/00988/DCH	29/03/2019	Mr Khalid A Al Mallak	SINGLE STOREY SIDE EXTENSION TO FORM A PORCH	63 FORSYTHIA DRIVE, PENTWYN, CARDIFF, CF23 7HP	48	True	Permission be granted	16/05/2019

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19/00960/DCH	21/03/2019	Brooks Gropetis	PROPOSED GARAGE CONVERSION TO STUDY WITH PITCHED ROOF, PORCH, AND SINGLE STOREY REAR EXTENSION	121 CARISBROOKE WAY, PENYLAN, CARDIFF, CF23 9HU	54	True	Permission be granted	14/05/2019
19/00251/DCH	08/02/2019	Mr Maqsood Mohammed	SINGLE STOREY REAR EXTENSION, RAISED PATIO WITH GLASS CANOPY, FIRST FLOOR BALCONY AREA AND ALTERATIONS	26 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9BP	82	False	Permission be granted	01/05/2019
19/00463/DCH	01/03/2019	Jones	REAR AND SIDE EXTENSION TO INCREASE SIZE OF KITCHEN	8 SOUTHCOURT ROAD, PENYLAN, CARDIFF, CF23 9DA	63	False	Permission be granted	03/05/2019
19/01192/DCH	12/04/2019	Mr&Mrs Peter & Kate Vokes	PROPOSED SINGLE STOREY REAR EXTENSION & PROPOSED REAR DORMER	7 SOUTHMINSTER ROAD, ROATH, CARDIFF, CF23 5AT	46	True	Permission be granted	28/05/2019
19/00343/DCH	27/02/2019	Felix Richards	PROPOSED GROUND FLOOR EXTENSION AND EXTERNAL ALETERATIONS	34 WATERLOO ROAD, PENYLAN, CARDIFF, CF23 5DZ	64	False	Permission be granted	02/05/2019
19/00460/DCH	11/03/2019	Watt	NEW ROOF TERRACE, WITH DORMER STRUCTURE OVER	34 AMESBURY ROAD, PENYLAN, CARDIFF, CF23 5DW	72	False	Permission be granted	22/05/2019
19/01060/DCH	01/04/2019	Lynn	ORANGERY	2 MARLBOROUGH COURT, LANGDALE CLOSE, PENYLAN, CARDIFF, CF23 5LX	51	True	Permission be granted	22/05/2019

19/01211/DCH	15/04/2019	Singhrao	SET BACK OF FIRST FLOOR FRONT EXTENSION - PREVIOUSLY APPROVED UNDER 18/01367/DCH	126 CARISBROOKE WAY, PENYLAN, CARDIFF, CF23 9HX	31	True	Permission be granted	16/05/2019
19/01157/DCH	15/04/2019	Vizard	INTERNAL ACCESS TO EXISTING ADJOINED GARAGE, GARAGE CONVERSION TO INSTALL KITCHEN, UTILITY, & WC	20 FIRSTBROOK CLOSE, PENYLAN, CARDIFF, CF23 9ER	31	True	Permission be granted	16/05/2019

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18/02844/MJR	03/12/2018	National Resources Wales	REVISED PLANTING PLANS AND PLANTING SCHEDULES FOR THE FULL SCHEME - PREVIOUSLY APPROVED UNDER 15/02501/MJR	ROATH BROOK, WATERLOO ROAD, ROATH	163	False	Permission be granted	15/05/2019
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19/01259/MJR	23/04/2019	W. Wing Yip (London) Ltd	DISCHARGE OF CONDITIONS 5 (GAS MONITORING / GAS PROTECTION), 6 (CONTAMINATION), 13 (TREE PIT SECTION), 17 (DRAINAGE), 23 (MEANS OF ENCLOSURE), 25 (SIGNAGE STRATEGY FOR MOTORISTS) AND 27 (PARKING / LANDSCAPING PLAN) OF 18/02910/MJR	507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	28	True	Full Discharge of Condition	21/05/2019
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19/00997/MNR	26/03/2019	Western Permanent Property	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/01929/MNR TO ALLOW MORE SPACE FOR BULK WASTE	COLCHESTER COURT, PENYLAN, CARDIFF	58	False	Permission be granted	23/05/2019
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A/19/00054/MNR	08/05/2019	W. Wing Yip (London) Ltd	1 (NO.) LANDLORD TOTEM SIGN	LAND AT 507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	23	True	Permission be granted	31/05/2019
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19/01325/MNR	01/05/2019	Dominion Garage	DEMOLITION OF DISUSED RAILWAY ARCH	UNIT 3, DOMINION BUSINESS CENTRE, DOMINION WAY, PENYLAN, CARDIFF, CF24 1PT	30	True	Prior Approval be granted	31/05/2019
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19/00668/DCH	19/03/2019	R. Hughes Designs	DORMER ON THE REAR OF THE ROOF	63 SHIRLEY ROAD, ROATH, CARDIFF, CF23 5HL	64	False	Permission be granted	22/05/2019
19/01222/DCH	16/04/2019	Canham	ACCESSIBLE SHOWER ROOM AND WC IN NEW REAR SINGLE STOREY EXTENSION	6 ARABELLA STREET, ROATH, CARDIFF, CF24 4TA	45	True	Permission be granted	31/05/2019

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19/01042/MJR	28/03/2019	Hocking	DISCHARGE OF CONDITIONS 4 (EXTERNAL FINISHING MATERIALS) AND 7 (SCHEME OF DRAINAGE) OF 17/02306/MJR	A J BODYSHOP, 62-64 CITY ROAD, ROATH, CARDIFF, CF24 3DN	54	True	Full Discharge of Condition	21/05/2019
19/00609/MJR	13/03/2019	DRAYCOTT CONSTRUCTION	DISCHARGE OF CONDITIONS 5 (LANDSCAPING), 13 (PUBLIC REALM) AND 21 (SECURITY MEASURES FOR FUTURE RESIDENTS) OF 18/01053/MJR	199-209 CITY ROAD, ROATH, CARDIFF	70	False	Full Discharge of Condition	22/05/2019

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19/01092/MNR	01/04/2019	DH ORMONDE LTD	ESTABLISH USE AS C4 HOUSE IN MULTIPLE OCCUPATION	47 ELM STREET, ROATH, CARDIFF, CF24 3QS	58	False	Permission be granted	29/05/2019
19/00521/MNR	06/03/2019	Mr Zaky	ALTERATIONS AND CONVERSION OF SHOP TO A3 CAFE/RESTAURANT	240 CITY ROAD, ROATH, CARDIFF, CF24 3JJ	56	True	Permission be granted	01/05/2019
19/01107/MNR	02/04/2019	Property Direct	VARIATION OF CONDITION 2 OF 17/02890/MNR TO VARY THE APPROVED PLANS TO INCLUDE A REAR DORMER TO THE MAIN ROOF AND CHANGE THE FIRST FLOOR REAR EXTENSION ROOF FROM PITCHED TO FLAT ROOF WITH ROOF LIGHTS	167 CITY ROAD, ROATH, CARDIFF, CF24 3BQ	49	True	Planning Permission be refused	21/05/2019
19/00141/MNR	25/01/2019	Dr Yehya Dadam	CONVERT 2 OF THE EXISTING 3 BEDSITS INTO 1 BEDROOM FLAT CREATING 4 SELF CONTAINED FLATS IN TOTAL	143 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BS	126	False	Planning Permission be refused	31/05/2019
18/02098/MNR	25/09/2018	Wolfson Capital Ltd	TAKE DOWN DETACHED GARAGE AND BUILD TWO STOREY DWELLING WITH ASSOCIATED CAR PARKING AND AMENITY AREA.	173C NEWPORT ROAD, ROATH, CARDIFF, CF24 1AH	220	False	Permission be granted	03/05/2019
19/00535/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 3NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE 51-57 ALBANY ROAD, ROATH, CARDIFF, CF24 3LL	53	True	Permission be granted	03/05/2019
A/19/00025/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OUTSIDE 51-57 ALBANY ROAD, ROATH, CARDIFF, CF24 3LL	53	True	Permission be granted	03/05/2019
19/00542/MNR	11/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	ADJACENT TO UNIVERSITY OF WALES, WEST GROVE, ROATH, CARDIFF, CF24 0TA	53	True	Permission be granted	03/05/2019
A/19/00032/MNR	11/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	ADJACENT TO UNIVERSITY OF WALES, WEST GROVE, ROATH, CARDIFF, CF24 0TA	53	True	Permission be granted	03/05/2019
18/01300/MNR	08/06/2018	Davey, Duffield, Smith	ERECTION OF 3 NEW DWELLINGS WITH ASSOCIATED OFF-STREET PARKING AND AMENITY SPACE	REAR OF 38, 39 AND 40 ELM STREET, ROATH, CARDIFF, CF24 3QS	335	False	Permission be granted	09/05/2019
19/00665/MNR	20/03/2019	Pet Station Cardiff Limited	CHANGE OF USE FROM HAIRDRESSERS TO D1 (A PET FERTILITY CLINIC)	111-113 CITY ROAD, ROATH, CARDIFF, CF24 3BN	44	True	Permission be granted	03/05/2019

19/01182/MNR	12/04/2019	REDCLOSE LIMITED	RETROSPECTIVE PLANNING APPLICATION FOR THE SUBDIVISION OF RETAIL UNIT 1 OF 123-125 CITY ROAD INTO 2 UNITS AND CHANGE OF USE OF 1 RETAIL UNIT FROM CLASS A1 TO CLASS A2	GROUND FLOOR, 123-125 CITY ROAD, ROATH, CARDIFF, CF24 3BP	39	True	Permission be granted	21/05/2019
19/01253/MNR	29/04/2019	Lane	ALTERATIONS OF APPROVAL RELATING TO WINDOW AND DOOR OF PRIMARY ELEVATION TO FLAT 1 AT GROUND FLOOR LEVEL - PREVIOUSLY APPROVED UNDER 18/02364/MNR	106 DONALD STREET, ROATH, CARDIFF, CF24 4TR	22	True	Permission be granted	21/05/2019
19/01063/MNR	24/04/2019	Roger North Long & Partners	REMOVE TEMPORARY 2.4M HIGH TIMBER BOARDING ADJACENT TO BEDFORD PLACE AND REPLACE WITH PERMANENT 2.4M HIGH TIMBER FEATHER EDGE BOARDS	YMCA COMMUNITY CENTRE, THE WALK, ROATH, CARDIFF, CF24 3AG	35	True	Permission be granted	29/05/2019
19/01405/MNR	09/05/2019	Lewis	ESTABLISH USE AS C4 HOUSE IN MULTIPLE OCCUPATION	122 ARABELLA STREET, ROATH, CARDIFF, CF24 4TB	20	True	Permission be granted	29/05/2019
19/01256/MNR	18/04/2019	Salisbury Management Ltd	INSTALLATION OF TWO TRIANGULAR DORMERS ON THE SIDE ELEVATION - PREVIOUSLY APPROVED UNDER 18/02114/MNR	159 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BT	27	True	Permission be granted	15/05/2019
19/01030/MNR	26/03/2019	Smith	RENEWAL OF 14/00363/DCI (ERECTION OF 2 DWELLINGS INCLUDING DEMOLITION AND PARTIAL DEMOLITION OF EXISTING WORKSHOP BUILDINGS)	REAR OF 11-13, BRAEVAL STREET, ROATH, CARDIFF, CF24 4SJ	38	True	Permission be granted	03/05/2019

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19/01006/DCH	25/03/2019	Walker	STORM PORCH TO FRONT	101 MORTIMER AVENUE, OLD ST MELLONS, CARDIFF, CF3 6YG	52	True	Permission be granted	16/05/2019

19/00480/DCH	07/03/2019	Mr Neil Canter	DEMOLITION OF REAR EXTENSION AND CONSTRUCTION OF 2 STOREY REAR EXTENSION	9 EURWG CRESCENT, OLD ST MELLONS, CARDIFF, CF3 5UT	71	False	Permission be granted	17/05/2019
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01254/MJR	03/05/2019	Bellway Homes (Wales)	AMEND THE EXTERNAL FINISH OF PLOTS 68,69, 70, 71, 72 AND 73 - PREVIOUSLY APPROVED UNDER 16/01325/MJR	LAND AT CHURCH ROAD, LLANEDEYRN VILLAGE, PONTPRENNAU/OLD ST MELLONS, CARDIFF	11	True	Permission be granted	14/05/2019
19/01393/MJR	17/05/2019	Bellway Homes Limited (Wales)	DISCHARGE OF CONDITION 11 (CONTAMINATION) OF 16/01325/MJR	LAND AT CHURCH ROAD, LLANEDEYRN VILLAGE, PONTPRENNAU/OLD ST MELLONS, CARDIFF	5	True	Full Discharge of Condition	22/05/2019
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00588/MNR	12/03/2019	Bridgeway Investments Limited	DISCHARGE OF CONDITIONS 15 (DORMOUSE METHOD STATEMENT) AND 16 (MANAGEMENT PLAN) OF 18/01654/MNR	LAND ON THE SOUTH SIDE OF, BRIDGE ROAD, OLD ST MELLONS	69	False	Full Discharge of Condition	20/05/2019
19/00608/MNR	29/03/2019	Abbasi Majoumard	DISCHARGE OF CONDITIONS 4 (DISPOSAL OF SURFACE WATER) AND 9 (ARBORICULTURAL IMPACT ASSESSMENT (AIA) AND ARBORICULTURAL METHOD STATEMENT) OF 18/00798/MNR	56 LASCELLES DRIVE, PONTPRENNAU	46	True	Partial Discharge of Condition (s)	14/05/2019
19/00281/MNR	22/02/2019	Mr A Hobbs & Mrs A Hobbs	RENEWAL OF PLANNING PERMISSION 14/00380/DCO - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF NEW DWELLING HOUSE WITH DETACHED GARAGE & REALIGNMENT OF EXISTING DRIVEWAY	TY WIN, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XE	70	False	Permission be granted	03/05/2019

19/00669/MNR	26/03/2019	McLagan Investments Ltd	ERECTION OF A RETAIL POD AT ASDA STORE	ASDA SUPERMARKET, CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	55	True	Permission be granted	20/05/2019
A/19/00045/MNR	26/03/2019	McLagan Investments Ltd	PROPOSED SIGNAGE FOR TIMPSON POD - 3 NO FASCIA AND 4 NO PANEL SIGNS	ASDA SUPERMARKET, CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	55	True	Permission be granted	20/05/2019
19/00033/MNR	09/01/2019	Hinchley	PROPOSED DEMOLITION OF EXISTING WORKSHOP AND ERECTION OF BUNGALOW	PARKWALL COTTAGE, HEOL-Y-PARC, PONTPRENNAU, CARDIFF, CF14 0HY	140	False	Permission be granted	29/05/2019

PYCH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00569/DCH	04/04/2019	GOODLIFFE	INSTALL 4 X VELUX STYLE WINDOWS TO ROOF	5 GARTH VILLAS, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9HL	56	True	Permission be granted	30/05/2019
19/00647/DCH	19/03/2019	R. Hughes Designs	CHANGE OF USE OF GARAGE AREA AND WINDOW CHANGES TO FRONT AND REAR ELEVATION, DISMANTLE OF FRONT PORCH AND NEW PORCH REPLACEMENT	SPRINGFIELD, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	59	False	Permission be granted	17/05/2019
19/01115/DCH	04/04/2019	Thomas	CONSTRUCTION OF SINGLE STOREY PORCH EXTENSION TO FRONT OF PROPERTY	1 AEL-Y-BRYN, PENTYRCH, CARDIFF, CF15 9TD	46	True	Permission be granted	20/05/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01314/MJR	29/04/2019	Rhondda Cynon Taff Council	REQUEST FOR OBSERVATIONS ON RTCBC APPLICATION 19/0380/15 SECTION 73 APPLICATION SEEKING AMENDMENTS TO CONDITION 10 AS IMPOSED ON 'HYBRID' PLANNING PERMISSION 18/0314 (WHICH GRANTED (A) FULL PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING BUILDINGS ON THE GARTH WORKS INDUSTRIAL ESTATE PART OF THE SITE; AND (B) OUTLINE PLANNING PERMISSIONS FOR A ROLLING STOCK DEPOT COMPRISING OF A WAREHOUSING BUILDING, STABLING AREA ACCOMMODATING ROLLING STOCK, SUBSTATION, WASH DOWN POINT, SANDING FACILITY AND DELIVERY TRACKS, ANCILLARY WORKSHOP AND OFFICES, DECKED CAR PARKING PROVIDING MAXIMUM OF 214 CAR PARKING SPACES, DEMOLITION AND RELOCATION OF EXISTING RAILWAY FOOTBRIDGE AND PLATFORMS, AND ASSOCIATED LANDSCAPING, HIGHWAYS AND ACCESS INFRASTRUCTURE WORKS. AS THE PROPOSED AMENDMENTS TO CONDITION 10 WILL ALSO HAVE AN IMPACT ON CONDITIONS 13, 14, 18, 19, 22, 24, 25, 26, 28, 31, 33 AND 39 (AS IMPOSED ON 18/0314) THIS APPLICATION ALSO SEEKS APPROVAL FOR THEIR MODIFICATION.	LAND AT GARTH WORKS INDUSTRIAL ESTATE AND TAFF'S WELL RAILWAY STATION, WEST OF THE A470	22	True	Split decision (part app./part ref.)	21/05/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00443/MNR	25/03/2019	Valley Vets	INSTALLATION OF NEW GLAZED ALUMINIUM FRAMED ENTRANCE WITH RAMP AND OTHER EXTERNAL WORKS	UNIT 2C, GWAELOD-Y-GARTH INDUSTRIAL ESTATE, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9PN	43	True	Permission be granted	07/05/2019
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RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00340/DCH	20/02/2019	Gough	TWO STOREY / SINGLE STOREY EXTENSIONS TO EXISTING SEMI DETACHED PROPERTY. LOFT CONVERSION COMPLETE WITH DORMER TO REAR AND JULIETTE BALCONY. EXISTING VEHICULAR ACCESS TO BE WIDENED	13 Ffordd Las, Radyr, Cardiff, CF15 8EP	76	False	Permission be granted	07/05/2019
19/01026/DCH	03/04/2019	Wickens	THE CONSTRUCTION OF A FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE NEW ENTRANCE PORCH AND INTERNAL ALTERATIONS	12 BEECH TREE CLOSE, RADYR, CARDIFF, CF15 8RZ	43	True	Permission be granted	16/05/2019
19/00652/DCH	28/03/2019	Stewart	TWO-STOREY SIDE AND REAR EXTENSION PLUS LOFT CONVERSION (INCLUDING HIP TO GABLE ROOF EXTENSION, REAR DORMER AND ROOF LIGHTS TO THE FRONT) AND ERECTION OF GARAGE	10 HEOL SYR LEWIS, MORGANSTOWN, CARDIFF, CF15 8LE	49	True	Permission be granted	16/05/2019
19/01226/DCH	17/04/2019	Forbes	VARIATION OF CONDITION 2 OF 18/02912/DCH TO SUBSTITUTE NEW DRAWING NOS: R259-03B A1 R259-04B A3 AMENDING THE SCHEME	17 THE GREEN, RADYR, CARDIFF, CF15 8BR	42	True	Permission be granted	29/05/2019
19/00602/DCH	13/03/2019	Jones	CHANGE OF USE OF GARAGE/WORKSHOP TO GRANNY FLAT WITH ALTERATIONS	12 WINDSOR ROAD, RADYR, CARDIFF, CF15 8BP	71	False	Permission be granted	23/05/2019

19/01247/DCH	18/04/2019	Hawker	REAR SINGLE STOREY EXTENSION, FRONT EXTENSION AND DORMER ROOF	12 GELYNIS TERRACE NORTH, MORGANSTOWN, CARDIFF, CF15 8LD	34	True	Permission be granted	22/05/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00532/MNR	07/03/2019	Miss Jemma Doolan	CONSTRUCTION OF 1No 2 BED DETACHED BUNGALOW	1 CEFN COCH, RADYR, CARDIFF, CF15 8BJ	76	False	Permission be granted	22/05/2019
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RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01031/DCH	27/03/2019	Jennings	REMOVAL OF AN EXISTING CONSERVATORY AND BUILDING OF A CONTEMPORARY SINGLE STOREY REAR EXTENSION TO PROVIDE AN OPEN PLAN KITCHEN / LIVING SPACE	59 HEOL ERWIN, RHIWBINA, CARDIFF, CF14 6QQ	51	True	Permission be granted	17/05/2019
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19/01084/DCH	02/04/2019	Haines	SINGLE STOREY FRONT EXTENSION	10 BRYN BACH, RHIWBINA, CARDIFF, CF14 6LH	49	True	Permission be granted	21/05/2019
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19/00546/DCH	19/03/2019	Davies	DEMOLITION OF OUTBUILDING, SINGLE STOREY FRONT EXTENSION, HIP TO GABLE CONVERSION FRONT AND REAR, AND SINGLE STOREY REAR EXTENSION	11 MAES-Y-DERI, RHIWBINA, CARDIFF, CF14 6JJ	62	False	Permission be granted	20/05/2019
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19/01123/DCH	08/04/2019	Vosper	DEMOLITION OF CONSERVATORY, EXTEND CURRENT BUILDING LINE OF EXTENSION SOUTH TO MEET SOUTHERN BOUNDARY. EXTENSION TO PARTIALLY WRAP SIDE OF PROPERTY TO FORM NEW ENTRANCE. BI FOLD DOORS TO THE REAR ELEVATION WITH EXISTING FLAT ROOF TO BE PITCHED IN ORDER TO MATCH THE ROOF PROFILE OF THE PROPOSAL. EXISTING HIP ROOF STRUCTURE TO BE BUILT UP TO PROVIDE GABLE END WHICH WILL MATCH THE STRUCTURE PROPOSED IN THE SINGLE STOREY EXTENSION. BOX DORMER TO THE REAR WITH FRENCH DOORS, CLAD IN EXISTING ROOF TILES. ROOFLIGHTS TO THE FRONT PLANE	28 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SD	45	True	Permission be granted	23/05/2019
19/00661/DCH	25/03/2019	Knight	REMOVAL OF EXISTING CONSERVATORY & CONSTRUCTION OF GROUND FLOOR SINGLE STOREY EXTENSION TO REAR.	24 COED Y WENALLT, RHIWBINA, CARDIFF, CF14 6TN	45	True	Permission be granted	09/05/2019
18/02291/DCH	27/09/2018	Cometson	PROPOSED FIRST FLOOR SINGLE STOREY SIDE AND FRONT TWO-STOREY GABLE EXTENSION AND ALTERATIONS TO CREATE A TWO-STOREY DWELLINGHOUSE	4 LON-YSGUBOR, RHIWBINA, CARDIFF, CF14 6SG	246	False	Planning Permission be refused	31/05/2019
19/01029/DCH	26/03/2019	Prance	TAKE DOWN SHED THEN BUILD NEW GARAGE / WORKSHOP WITH PITCHED TILED ROOF SINGLE SKIN RENDER OUTSIDE PAINT WALLS TO MATCH EXISTING HOUSE.	138 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6ES	57	False	Planning Permission be refused	22/05/2019
19/00510/DCH	11/03/2019	Tylke	PROPOSED CONVERSION OF THE EXISTING LOFT INCLUDING NEW FRONT GABLE AND REAR DORMER, AND MINOR INTERNAL ALTERATIONS TO THE EXISTING DETACHED SINGLE STOREY BUNGALOW	142 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6ES	53	True	Planning Permission be refused	03/05/2019

19/01150/DCH	12/04/2019	Bradbury	PROPOSED TWO STOREY FLAT ROOF EXTENSION TO THE EXISTING PROPERTY, HIP TO GABLE ROOF CONVERSION ON REAR ELEVATION AND MINOR INTERNAL WORKS	22 RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UN	38	True	Permission be granted	20/05/2019
19/01269/DCH	29/04/2019	Summerfield	TO REPLACE ALL THE ROOF WITH NEW GREY SYNTHETIC SLATE TILES TO AVOID A PATCHY APPEARANCE BETWEEN NEW AND OLD TILES AND RE-RENDER BUNGALOW WITH A SMOOTH FINISH IN THE SAME COLOUR(WHITE) AS THE ORIGINAL PLANNING APPLICATION - PREVIOUSLY APPROVED UNDER 18/02713/DCH	5 CLOS YR AER, RHIWBINA, CARDIFF, CF14 6NH	21	True	Permission be granted	20/05/2019
19/01019/DCH	26/03/2019	Hughes	ERECTION OF TWO STOREY REAR EXTENSION AND HIP-TO-GABLE LOFT CONVERSION	97 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BL	37	True	Permission be granted	02/05/2019

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19/00548/MNR	08/03/2019	SAMUEL JAMES PUB Co Ltd	PROPOSED CONSERVATORY / SUMMER ROOM EXTENSION TO FRONT ELEVATION OF THE PANTMAWR INN	THE PANTMAWR INN, TYLA TEG, PANTMAWR, CARDIFF, CF14 7TL	56	True	Permission be granted	03/05/2019
19/00453/MNR	28/02/2019	Cardiff Council City Operations Bereavement Services	DISCHARGE OF CONDITIONS 3 (DRAINAGE) AND 4 (ARBORICULTURAL REPORT, METHOD STATEMENT AND TREE PROTECTION PLAN) OF 17/02051/MNR	THORNHILL CEMETERY AND CARDIFF CREMATORIUM, THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 9UA	64	False	Full Discharge of Condition	03/05/2019

RIVE

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19/00128/DCH	23/01/2019	Williams	SINGLE STOREY REAR AND SIDE EXTENSION WITH WORKS TO FIRST FLOOR REAR WINDOWS AND ROOF	11 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JT	104	False	Permission be granted	07/05/2019
19/00124/DCH	23/01/2019	Mr Evans & Miss Beamish	REPLACE EXISTING SIDE GARDEN ROOM WITH KITCHEN EXTENSION AND REMOVE REAR CHIMNEY	69 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HR	105	False	Permission be granted	08/05/2019
19/00641/DCH	18/03/2019	Chapman	FIRST FLOOR LEVEL STUDY EXTENSION AND ASSOCIATED LEAN-TO ROOF ALTERATIONS	34 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EN	59	False	Planning Permission be refused	16/05/2019
19/00364/DCH	22/02/2019	Lowerth	REAR SINGLE STOREY FLAT ROOF EXTENSION. PART FIRST FLOOR PITCHED ROOF EXTENSION.	38 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EN	97	False	Permission be granted	30/05/2019
19/00471/DCH	01/03/2019	Mr Jenkins	GROUND AND FIRST FLOOR EXTENSIONS WITH REAR / SIDE DORMER PLUS INTERNAL ALTERATIONS TO EXISTING SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	21 CLARE STREET, RIVERSIDE, CARDIFF, CF11 6BD	91	False	Permission be granted	31/05/2019
19/01145/DCH	08/04/2019	Xu	REAR DORMER	95 FIELDS PARK ROAD, PONTCANNA, CARDIFF, CF11 9HZ	36	True	Permission be granted	14/05/2019

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19/00986/MJR	25/03/2019	Chegounchei	DISCHARGE OF CONDITION 6 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 17/02605/MJR	27-29 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9HA	57	False	Full Discharge of Condition	21/05/2019
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19/00536/MNR	15/03/2019	British Telecommunications PLC	THE REMOVAL OF 2NO. EXISTING BT PAYPHONES AND INSTALLATION OF 1NO. NEW BT INLINK	OUTSIDE 213-215 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AL	63	False	Permission be granted	17/05/2019
A/19/00026/MNR	15/03/2019	British Telecommunications PLC	TWO DIGITAL 55-INCH LCD DISPLAY SCREEN, ONE ON EACH SIDE OF THE INLINK UNIT	OUTSIDE 213-215 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AL	63	False	Permission be granted	17/05/2019
19/01073/MNR	29/03/2019	Wakely	THE PROPERTY HAS BEEN USED AS A 8 BED HOUSE IN MULTIPLE OCCUPATION FOR THE LAST 12 YEARS. PROPOSED PLAN IS TO BRING THE PROPERTY UP TO LICENSABLE AND GOOD QUALITY STANDARD FOR CONTINUED USE AS AN 8 BED HOUSE IN MULTIPLE OCCUPATION - SUI GENERIS USE CLASS	47 NEVILLE STREET, RIVERSIDE, CARDIFF, CF11 6LQ	49	True	Permission be granted	17/05/2019
18/02766/MNR	03/12/2018	Rees	ALTERATIONS AND CHANGE OF USE OF WORKSHOP AND OFFICES TO DWELLING	6A LLANFAIR ROAD, PONTCANNA, CARDIFF, CF11 9QB	150	False	Permission be granted	02/05/2019
19/00975/MNR	01/04/2019	Hooper Nash Developments	CHANGE OF USE FROM D1 TO B1	FORMER CATHEDRAL ROAD PRESBYTERIAN CHURCH, CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9JF	58	False	Permission be granted	29/05/2019
A/19/00040/MNR	18/03/2019	Hamer	RETENTION OF EXISTING NON ILLUMINATED FASCIA SIGN ON FRONT ELEVATION OF HOTEL	149-151 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PJ	52	True	Planning Permission be refused	09/05/2019
19/00479/MNR	15/03/2019	Mr Tom Taffinder	DEMOLITION OF EXISTING GARAGE / OUTBUILDING AND CONSTRUCTION OF DETACHED DWELLING UNIT	148 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9JB	77	False	Planning Permission be refused	31/05/2019
19/00656/MNR	22/03/2019	Glamorgan Cricket	THE INSTALLATION OF TWO TEMPORARY PORTACABIN UNITS (2 MONTHS)	SWALEC STADIUM, SOPHIA CLOSE, PONTCANNA, CARDIFF, CF11 9XR	41	True	Permission be granted	02/05/2019

19/01242/MNR	17/04/2019	Developments	3-STOREY TERRACED HOUSE SPLIT INTO 3 SELF-CONTAINED FLATS. COMPRISING GROUND FLOOR, 1ST FLOOR AND 2ND FLOOR FLATS. USED AS SEPARATE DWELLINGS SINCE AT LEAST 1998	37 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EP	16	True	Permission be granted	03/05/2019
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RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00959/DCH	20/03/2019	Kanbi	PROPOSED HIP TO GABLE CONVERSION WITH REAR FACING DORMER	34 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3JN	51	True	Permission be granted	10/05/2019
19/00530/DCH	08/03/2019	Heaven	PROPOSED HIP TO GABLE ROOF EXTENSION WITH REAR DORMER AND ROOFLIGHTS TO FRONT AND REAR SINGLE STOREY EXTENSION	12 CASTLE AVENUE, RUMNEY, CARDIFF, CF3 4FT	63	False	Permission be granted	10/05/2019
19/01035/DCH	26/03/2019	Jones	SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION	72 WITLA COURT ROAD, RUMNEY, CARDIFF, CF3 3LU	50	True	Permission be granted	15/05/2019
19/01223/DCH	25/04/2019	Butchart	AMENDMENT TO SHOW RETENTION OF GARAGE, REDUCTION IN LENGTH OF EXTENSION, ROOF CHANGE TO DUAL PITCHED & PROVISION OF NEW DOORWAY INTO UTILITY ROOM ALONGSIDE ELEVATION - PREVIOUSLY APPROVED UNDER 19/00193/DCH	42 TYR-Y-SARN ROAD, RUMNEY, CARDIFF, CF3 3BD	20	True	Permission be granted	15/05/2019
19/00991/DCH	26/03/2019	Mr Daniel Smale	ALTERATIONS TO ROOF DESIGN TO PREVIOUSLY APPROVED PLANNING APPLICATION (18/01967/DCH) TO REMOVE THE EXISTING HIPPED ROOF AND REPLACE WITH GABLE AND EXTEND IN WIDTH REAR SECOND FLOOR DORMER TO PROVIDE HEADROOM OVER PROPOSED STAIRCASE	19 TY-FRY GARDENS, RUMNEY, CARDIFF, CF3 3NP	36	True	Permission be granted	01/05/2019

19/00437/DCH	26/03/2019	Saunders	PROPOSED SINGLE STOREY REAR EXTENSION TO FORM KITCHEN AND LIVING SPACE	37 TYR-Y-SARN ROAD, RUMNEY, CARDIFF, CF3 3BD	36	True	Permission be granted	01/05/2019
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SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00965/DCH	28/03/2019	Knapton	PROPOSED SINGLE STOREY REAR INFILL EXTENSION	18 COVENY STREET, SPLOTT, CARDIFF, CF24 2NN	50	True	Permission be granted	17/05/2019
19/01075/DCH	29/03/2019	Thomas	PROPOSED ATTIC CONVERSION WITH REAR DORMER	71 MERCIA ROAD, TREMORFA, CARDIFF, CF24 2TE	39	True	Permission be granted	07/05/2019

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19/00315/MNR	18/02/2019	Dwr Cymru Welsh Water	INSTALLATION OF A MODULAR OFFICE UNIT AND ASSOCIATED WORKS	WELSH WATER ORGANIC ENERGY, FOOD WASTE AD FACILITY, TIDE FIELDS ROAD, EAST MOORS, CARDIFF, CF24 2RX	78	False	Permission be granted	07/05/2019
18/01815/MNR	06/08/2018	Sing	CHANGE OF USE FROM A1 SHOP TO A3 HOT FOOD TAKEAWAY, AND NEW FLUE	12 STORRAR ROAD, TREMORFA, CARDIFF, CF24 2RS	290	False	Planning Permission be refused	23/05/2019
18/02992/MNR	05/02/2019	Jones	RETENTION OF EXTENSION AS SEPERATE DWELLING UNIT	COACH HOUSE, PARKVIEW, SKELMUIR ROAD, TREMORFA, CARDIFF, CF24 2PS	100	False	Planning Permission be refused	16/05/2019
19/01004/MNR	29/03/2019	National Autistic Society	CHANGE OF USE FROM EXISTING OFFICE ACCOMMODATION TO PROPOSED D1 USE AS DAY CENTRE AND ASSOCIATED WORKS	UNIT A3 COOK COURT, PACIFIC BUSINESS PARK, PACIFIC ROAD, SPLOTT, CARDIFF, CF24 5AB	40	True	Permission be granted	08/05/2019

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00079/DCH	17/01/2019	Neal	PROPOSED INSTALLATION OF UNDERGROUND DOMESTIC SEWAGE TREATMENT PLANT	NEWTON WILLOWS FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	132	False	Permission be granted	29/05/2019
19/01189/DCH	11/04/2019	Mr Bradbury	TO AMEND THE ROOF TO A MONO PITCH LEAN TO ROOF FROM A TRADITIONAL PITCHED ROOF - PREVIOUSLY APPROVED UNDER 19/00120/DCH	31A ABERGELE ROAD, TROWBRIDGE, CARDIFF, CF3 1RS	21	True	Permission be granted	02/05/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/01353/MJR	04/05/2019	Wates Residential	ALTERATIONS TO APPROVED PLANS ALONG THE SOUTHERN BOUNDARY (PLOTS 172 - 187) THE FINISHED FLOOR LEVELS VARY FROM +0 TO +200MM FROM THOSE APPROVED. ACROSS THE STREET (PLOTS 160 - 171) THE FINISHED FLOOR LEVELS VARY FROM -100 TO +300MM FROM THOSE APPROVED. TWO RETAINING WALLS HAVE BEEN RELOCATED FROM THE BOUNDARY OF PLOTS 103/104 AND 105/106 TO PLOTS 102/103 AND 106/107, SUBSEQUENTLY THE FFL OF PLOT 103 HAS BEEN RAISED +450MM AND PLOT 106 HAS BEEN LOWERED -450MM. PLOT 129 (UNLABELLED ON DRAWING CC1583 CAM 00 00 GA C 323) HAS BEEN CORRECTED IN THE LATER REVISION, TO BE AS PER THE REST OF THE TERRACE PLOTS 124-128, FFL RAISED +150MM - PREVIOUSLY APPROVED UNDER 18/01463/MJR	WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF	20	True	Permission be granted	24/05/2019
19/01216/MJR	16/04/2019	United Welsh Housing Association	AMENDMENTS TO LOCATIONS OF BIKE STORE, BIN STORE AND ALTERATIONS TO CAR PARKING SPACES, HEDGE, GATES, FENCING PAVED AREAS AND CROSSING PREVIOUSLY APPROVED UNDER 18/00089/MJR	LAND OFF HARRISON DRIVE, ST MELLONS	29	True	Permission be granted	15/05/2019
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19/00633/MNR	18/03/2019	C/o agent	DISCHARGE OF CONDITIONS 3 (SITE RUN OFF) AND 4 (PROGRAMME TO MONITOR WATER QUALITY, FLORA AND INVERTEBRATE FAUNA IN THE WATERCOURSES) OF 18/02576/MNR	ATLANTIC ECO PARK, TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	52	True	Full Discharge of Condition	09/05/2019

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19/00586/DCH	22/03/2019	Evans	HIP TO GABLE WITH ENLARGED REAR DORMER EXTENSION SINGLE STOREY REAR KITCHEN AND LIVING SPACE EXTENSION REAR SINGLE STOREY STORAGE EXTENSION	15 GLAS-Y-PANT, WHITCHURCH, CARDIFF, CF14 7DB	55	True	Permission be granted	16/05/2019
19/00407/DCH	25/02/2019	Larcombe	REAR AND SIDE SINGLE AND DOUBLE STOREY EXTENSION	23 FORELAND ROAD, WHITCHURCH, CARDIFF, CF14 7AR	80	False	Planning Permission be refused	16/05/2019
19/00553/DCH	08/03/2019	Coomber	PROPOSED 2 STOREY REAR EXTENSION WITH FLAT ROOF AND THE EXISTING SIDE CAR PORT WILL BE DEMOLISHED TO MAKE ROOM FOR ADDITIONAL PARKING	11 HEOL COED CAE, WHITCHURCH, CARDIFF, CF14 1HJ	56	True	Planning Permission be refused	03/05/2019
19/00570/DCH	27/03/2019	Leask	NEW BEDROOM ABOVE AN EXISTING GARAGE	1 HEOL WAUN Y NANT, WHITCHURCH, CARDIFF, CF14 1JZ	65	False	Planning Permission be refused	31/05/2019
19/00595/DCH	27/03/2019	Cousins	TWO STOREY GARDEN ANNEX BUILDING	4 HANBURY CLOSE, WHITCHURCH, CARDIFF, CF14 2TB	65	False	Planning Permission be refused	31/05/2019
18/01846/DCH	06/08/2018	Newman	ERECTION OF FIRST FLOOR EXTENSION TO INTEGRAL GARAGE TO CONTAIN FURTHER LIVING ACCOMMODATION, BEDROOM AND EN-SUITE	HEOL DON HOUSE, 88 HEOL DON, WHITCHURCH, CARDIFF, CF14 2AT	270	False	Permission be granted	03/05/2019
19/00649/DCH	25/03/2019	Pearce	PROPOSED DEMOLITION OF GARAGE AND LEAN TO EXTENSION AND ERECTION OF SINGLE STOREY EXTENSION	5 THE PARADE, WHITCHURCH, CARDIFF, CF14 2EE	44	True	Permission be granted	08/05/2019
19/00591/DCH	12/03/2019	Holland	DEMOLITION OF GARAGE AND CONSTRUCT PURPOSE BUILD HABITABLE ACCOMMODATION FOR DISABLED USER, TO INCLUDE FORWARD EXTENSION TO LINK GARAGE TO MAIN HOUSE	49 CORYTON CRESCENT, WHITCHURCH, CARDIFF, CF14 7EQ	50	True	Permission be granted	01/05/2019

19/00980/DCH	21/03/2019	Ginis	SINGLE STOREY REAR EXTENSION, DORMER LOFT EXTENSION AND OTHER INTERNAL ALTERATIONS TO PROPERTY. RAISED DECKING AREA TO REAR OF DWELLING	16 FELIN FACH, WHITCHURCH, CARDIFF, CF14 1NZ	60	False	Permission be granted	20/05/2019
19/01045/DCH	28/03/2019	Davies & McPherson	PROPOSED LOFT CONVERSION WITH SIDE HIP GABLE AND REAR FLAT ROOF DORMER	41 ST MARGARET'S ROAD, WHITCHURCH, CARDIFF, CF14 7AB	53	True	Permission be granted	20/05/2019
19/01098/DCH	02/04/2019	Parry-Jones	SINGLE STOREY REAR EXTENSION	5 ATHELSTAN ROAD, WHITCHURCH, CARDIFF, CF14 2EN	50	True	Permission be granted	22/05/2019
19/00575/DCH	11/03/2019	Edgeworth	LOFT CONVERSION WITH 1 BEDROOM AND EN-SUITE BATHROOM HIP TO GABLE AND REAR DORMER. SINGLE STOREY FLAT ROOF REAR EXTENSION KITCHEN / BREAKFAST ROOM UTILITY ROOM AND WC WITH 2NO ROOF LANTERNS. REMOVE OLD GARAGE/STORE.	13 HEOL-Y-FORLAN, WHITCHURCH, CARDIFF, CF14 1AX	70	False	Permission be granted	20/05/2019
19/00637/DCH	04/04/2019	Harrington	SINGLE STOREY SIDE EXTENSION	TY'R DDÔL, PENDWYALLT ROAD, WHITCHURCH, CARDIFF, CF14 7EF	46	True	Permission be granted	20/05/2019
19/01094/DCH	02/04/2019	Balestrazzi	DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION. RECONSTRUCTION OF SINGLE STOREY REAR EXTENSION. HIP-TO-GABLE ROOF ALTERATION AND CONSTRUCTION OF REAR DORMER TO LOFT CONVERSION	70 HEOL-Y-FORLAN, WHITCHURCH, CARDIFF, CF14 1BA	36	True	Permission be granted	08/05/2019
19/01076/DCH	29/03/2019	Thomas	SINGLE STOREY SIDE AND REAR EXTENSION & FRONT PORCH	16 MAES GLAS, WHITCHURCH, CARDIFF, CF14 1NW	39	True	Permission be granted	07/05/2019
19/01186/DCH	15/04/2019	Ryder	SINGLE STOREY PITCH ROOF EXTENSION	2 CLOS TY CLYD, WHITCHURCH, CARDIFF, CF14 2HP	31	True	Permission be granted	16/05/2019
19/01206/DCH	16/04/2019	Gardner	REAR AND SIDE SINGLE STOREY EXTENSION	45 PANTMAWR ROAD, WHITCHURCH, CARDIFF, CF14 7TB	34	True	Permission be granted	20/05/2019

19/01136/DCH	11/04/2019	Jones	PROPOSED SINGLE-STOREY REAR / SIDE EXTENSION (AND ASSOCIATED ALTERATION WORKS)	27 ST FRANCIS ROAD, WHITCHURCH, CARDIFF, CF14 1AW	39	True	Permission be granted	20/05/2019
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19/00391/MNR	06/03/2019	Mr Mark Coray	PROPOSED OPEN GRILLE ROLLER SHUTTER SYSTEM TO FRONT & SIDE WINDOWS & DOOR	51 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DB	57	False	Permission be granted	02/05/2019
19/00129/MNR	23/01/2019	HOLMES	DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW DWELLING	LAND AT IRON BRIDGE ROAD, TONGWYNLAIS	119	False	Planning Permission be refused	22/05/2019
19/00387/MNR	22/02/2019	HOWARD	PROPOSED CONVERSION & SIDE & FIRST FLOOR EXTENSIONS OF EXISTING GARAGE TO FORM A NEW DWELLING	55 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BT	69	False	Planning Permission be refused	02/05/2019
19/00386/MNR	04/03/2019	BANCROFT	DISCHARGE OF CONDITIONS 3 (SITE ENCLOSURES), 5 (EXTERNAL FINISHES), 6 (DRAINAGE), 9 AND 10 (RAILWAY SOUND AND VIBRATION REPORT) OF 17/01805/MNR	64 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BJ	67	False	Full Discharge of Condition	10/05/2019
19/00962/MNR	28/03/2019	HJW Estates	DISCHARGE OF CONDITION 10 (DRAINAGE) OF 18/00583/MNR	LAND REAR OF 88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	53	True	Full Discharge of Condition	20/05/2019
19/00445/MNR	04/03/2019	Jones	DISCHARGE OF CONDITIONS 3 (DISPOSAL OF SURFACE WATER), 5 (SOFT LANDSCAPING), 7 (EXTERNAL FINISHING MATERIALS), 9 (BOUNDARY TREATMENTS) AND 10 (CYCLE STORAGE) OF 18/02778/MNR	15 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LT	77	False	Full Discharge of Condition	20/05/2019

19/01244/MNR 23/04/2019 JONES

CHANGES TO FRONT ELEVATION
INCORPORATING INSET OF FRONT
DOOR EXTEND REAR GROUND
FLOOR BY 1 METRE CHANGE REAR
EXTENSION ROOF PROFILE TO FLAT
ROOF WITH PARAPET WALL -
PREVIOUSLY APPROVED UNDER
18/02778/MNR

15 BISHOP'S ROAD,
WHITCHURCH, CARDIFF,
CF14 1LT

27

True

Permission
be granted

20/05/2019