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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	THURSDAY, 6 JULY 2023, 10.30 AM
Venue	CR 4, COUNTY HALL - MULTI LOCATION MEETING
Membership	Councillor Stubbs (Chair) Councillors Humphreys, Ahmed, Hunt, Joyce, Michael, Reid-Jones, Robson, Sattar and Wong

1 Apologies for Absence

To receive apologies for absence.

2 Declarations of Interest

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

3 Minutes *(Pages 1 - 2)*

To approve as a correct record the minutes of the meeting held on 8 June 2023

4 Petitions

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

5 Development Control Applications

5a Application 23/00386/FUL - St Mellons Church in Wales Primary School, Dunster Road, Llanrumney, Cardiff, CF3 5TP *(Pages 3 - 34)*

5b Application 23/00385/FUL - Land to the South of Fairwater Primary School, Wellwright Road, Fairwater, Cardiff, CF5 3ED *(Pages 35 - 62)*

5c Application 23/01028/FUL - Meadowbank Special School, Colwill Road, Llandaff North, Cardiff, CF14 2QQ *(Pages 63 - 86)*

6 Applications decided by Delegated Powers (*Pages 87 - 120*)

27 May 2023 – 23 June 2023

7 Urgent Items (if any)

8 Date of next meeting

The date of the next meeting of the Committee is on Thursday 3 August 2023 at 10.30 am

Davina Fiore

Director Governance & Legal Services

Date: Friday, 30 June 2023

Contact: Kate Rees,

029 20872427, krees@cardiff.gov.uk

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PLANNING COMMITTEE

8 JUNE 2023

Present: Councillor Stubbs(Chairperson)
Councillors Humphreys, Ahmed, Hunt, Reid-Jones, Robson and Sattar

The Committee noted that Council, at its Annual meeting on 25 May 2023, approved the Committee Membership and Terms of Reference for the Planning Committee.

1 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Heather Joyce, Michael Michael and Peter Wong.

2 : DECLARATIONS OF INTEREST

Councillor Robson declared a prejudicial interest in respect of application 21/02984/MJR as the applicant was a close family friend.

3 : MINUTES

The minutes of the meetings held on the 6th April 2023 were approved as a correct record and signed by the Chair.

4 : PETITIONS

There were no petitions attached to the application - 21/02984/MJR

5 : DEVELOPMENT CONTROL APPLICATIONS

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

RESOLVED: Pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation set out in the reports of the Director of Planning, Transport and Environment, 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 74 of the Planning (Listed Building & Conservation) Act 1990.

APPLICATION RESOLVED TO BE GRANTED SUBJECT TO ENTERING INTO A BINDING SECTION 106 AGREEMENT.

(Councillor Adrian Robson left the meeting during consideration of this application in accordance with his prejudicial interest)

21/02984/MJR – CATHAYS

PLOTS 4 AND 5, CENTRAL SQUARE, CITY CENTRE, CARDIFF

Full planning application for a mixed-use building providing commercial uses at ground floor/mezzanine level (Use Classes A1/A2/A3/B1/D1/D2) and residential accommodation above (Use Class C3 and including non C3 Use Class residential), a pavilion (Use Classes A1/A2/A3), public realm, cycle parking, access, drainage and other infrastructure works required for the delivery of Central Square Plots 4 and 5.

Officers were requested to amend Condition 12 (Cycle Parking) to emphasise need for cycle parking to be secure and covered by CCTV.

6 : PUBLIC PATH DIVERSION ORDER - ST FAGANS 21

The report outlined the request for the diversion of public footpath – St Fagans 21, allowing the footpath to be realigned within the new Clos Y Cwarra development.

The Committee AGREED to approve the application to allow Legal Services to process the Legal Order to divert the Public Footpath, St Fagans 21.

7 : APPLICATIONS DECIDED BY DELEGATED POWERS

The applications decided by delegated powers between 24 March 2023 and 26 May 2023 were noted.

8 : URGENT ITEMS (IF ANY)

There were none.

9 : DATE OF NEXT MEETING

The next meeting of the Committee is on Thursday 6 July 2023.

The meeting terminated at 11.50 am

COMMITTEE DATE: 6th JULY 2023

APPLICATION No. 23/00386/FUL

APPLICATION DATE: 20/02/2023

ED: LLANRUMNEY

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: St Mellons Church in Wales, Primary School, Dunster Road, Llanrumney.

PROPOSAL: Construction of an Additional Learning Needs School, incorporating works associated with the construction of the new ALN school, including the provision of new outdoor amenity areas, play-space and sports provision, landscaping, boundary treatments, access, car-parking, drainage, and all associated works.

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below in section 12.

1. BACKGROUND INFORMATION

1.1 This application is reported to Planning Committee as it is a 'major' application by the Local Education Authority (Cardiff Council).

2. DESCRIPTION OF THE SITE AND AREA

2.1 The site is approx. 1.3 hectares in area and roughly rectangular in shape, on land to the south of Pen-Y-Bryn Primary School.

2.2 The site includes the existing St Mellons Church In Wales Primary School, which is proposed to be demolished as this School is to be relocated to a new primary school building constructed at the St Edeyrns development (Strategic Site G).

2.3 Residential Dwellings are sited to the South and West of the site along Dunster Road and Instow Place, with Pen-Y-Bryn Primary School to the North and Open space with Newport Road beyond to the East.

2.4 The site is not within a Conservation Area or other Environmental Designation, and is not within an area of Flood Risk

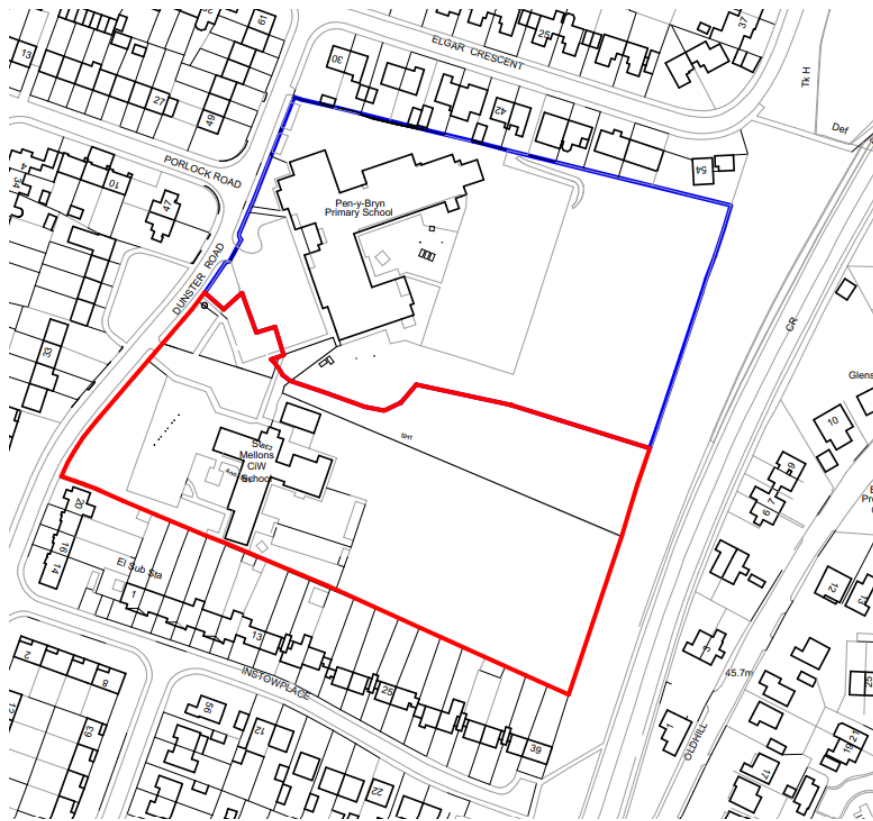


Figure 1: Site Location Plan



Figure 2: Aerial Photograph (Pen y Bryn primary to north)

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This is a full application for the construction of an Additional Learning Needs (ALN) school. The school forms part of the existing 'Court School', which is located at Station Road, Llanishen and accommodates 42 places.
- 3.2 The proposal forms part of a programme which seeks to enhance and expand the special educational needs provision across the City to 72 places across two sites (this site at Dunster Road, Llanrumney and another new school at South of Fairwater Primary School, Wellwright Road, Fairwater, which is the subject of a concurrent report to this Planning Committee). Each site will accommodate 36 Additional Learning Needs pupil places (with approx. 27 staff members for each school).
- 3.3 The proposed development as amended is part single storey, part two-storey in scale, approximately 69m wide by 34.5m deep and between 5.3m and 7.7m in height, with a sloping roof. The proposed building would be finished in red facing brick with timber cladding to the entrance area, with a sloping green roof also containing PV panels and part sunken flat roof element containing plant equipment.
- 3.4 Internally the building would contain classrooms, hall, kitchen and dining facilities, library, offices and meeting rooms and two internal courtyards and other ancillary rooms associated with the school.
- 3.5 Externally, the submitted plans show the provision of a parking area for staff & visitors with a vehicle drop-off area to the frontage of the school (plus minor works to parking area and pedestrian path to Pen Y Bryn School adjacent).
- 3.6 The proposal also includes cycle and refuse storage areas, cycle workshop building, multi-use games area (MUGA), 5 a side football pitch, soft and hard play areas, Outdoor Classroom School, Habitat/Forest school and Horticulture area and associated SuDS features.

5. POLICY FRAMEWORK

National Policy

- 5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out ‘sustainable development’ in accordance with the ‘sustainable development principle’.
- 5.2 ‘Sustainable development’ means 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.
- 5.3 ‘Sustainable development principle’ means that Local Authorities 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.
- 5.4 Well-being goals identified in the Act are:
- A Prosperous Wales
 - A Resilient Wales
 - A Healthier Wales
 - A More Equal Wales
 - A Wales of Cohesive Communities
 - A Wales of Vibrant Culture and thriving Welsh Language
 - A Globally Responsible Wales
- 5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

- 5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.
- 5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system

as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (March 2007)
- TAN 20: Planning and the Welsh Language (2017)
- TAN 21: Waste (February 2017)

5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities. All

Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

- 5.14 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP8 Sustainable Transportation
- KP12 Waste
- KP15 Climate Change
- KP16 Green Infrastructure

DETAILED POLICIES

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- EN13 Air, Noise, Light Pollution and Land Contamination

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services

Community

- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health
- C7 Planning for Schools

Waste

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

5.15 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Archaeology and Archaeology Sensitive Areas (July 2018)
- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

6.1 The **Operational Manager (Traffic and Transportation)** No objections, subject to appropriate conditions (see below) but note concerns that the submitted plans show excess car parking provision within the site, above the guidance within the approved Managing Transport Impacts SPG:

6.2 The **Operational Manager (Waste Management)**: No objections

6.3 The **Operational Manager (Parks)** – No objections, comments that any access/works required to the land to the East (vested with Parks Services) be discussed prior with Parks and noted as a Informative.

6.4 **Tree & Landscape Officer** – Advises that no objections to amended details submitted subject to appropriate conditions.

6.5 **County Ecologist** – Advises that no objections to amended details submitted, subject to appropriate conditions.

6.6 **Shared Regulatory Services** – No objections, subject to appropriate conditions

6.7 **Drainage & Flood Risk Officer** – No comments received

7. EXTERNAL CONSULTEE RESPONSES

7.1 **Dŵr Cymru Welsh Water**: No objection, subject to appropriate conditions

7.2 **Natural Resources Wales**: No objections

7.3 **South Wales Fire & Rescue Service** – No objections

7.4 **South Wales Police** – No comments received

7.5 **Glamorgan Gwent Archaeological Trust** - Advise as follows:

We have reviewed the detailed information contained on your website and have identified that the proposal will require archaeological mitigation.

Information in the Historic Environment Record, curated by this trust, shows that there are no noted buried archaeological features or findspots within the area of the proposed development. A review of historic Ordnance Survey (OS) mapping shows the area as fields. The application area is located c.62m to the west of Oldhill Road, part of the projected route of the Caerleon to Cardiff Roman Road (RR60b). Archaeological investigations within the surrounding area, especially within the medieval core of the town (less than 400m to the north) have encountered human remains and medieval and Post-medieval finds and features. It is therefore likely that archaeological remains may exist within the proposed application area, particularly in the eastern areas of the site, closest to the Roman road.

The proposed development involves the construction of an Additional Learning Needs School on the site of the existing St Mellons Church in Wales Primary School, including works associated with the demolition of existing buildings, construction of new ALN school, and associated works. The proposed development will require significant groundworks, therefore, the potential for encountering buried archaeology is considered high.

Therefore, in order to mitigate the impact of the development on the archaeological resource it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members. This is consistent with other applications within the local area. We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post excavation recording and assessment and reporting and possible publication of the results.

To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014.

8. REPRESENTATIONS

- 8.1 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press.
- 8.2 No correspondence from local residents has been received

8.3 The Chairperson of the Governing Body and the Headteacher of Pen-y-Bryn School, raise the following concerns;

- i) Concerns regarding Traffic and access particularly on Dunster Road
- ii) Construction traffic will need to be carefully managed
- iii) Repurposing of land within Pen Y Bryn Schools boundary

8.4 All public representations made on the application are available to view in full on the Council's website at: - [23/00386/FUL](#).

9 ANALYSIS

9.1 The key material considerations in the determination of this application are:

- Land Use / Principle of Development;
- Impact on the Character of the Area/
- Transportation / Highway Impacts;
- Impact on Residential Amenity;
- Impact on Trees/Landscaping;
- Impact on Ecology;
- Sustainability/Energy;
- Drainage and Flooding.

Land Use / Principle of Development

9.2 In terms of the land use policy implications of the proposals, the application premises fall within the settlement boundary as defined by the LDP proposals map and is afforded no specific designation or allocation. The site is currently in use as primary school (St Mellons CIW primary School) and is adjacent to another Primary School (Pen Y Bryn Primary) and as such the redevelopment of the site for a new Additional Learning Needs school is considered acceptable in relation to land use policy and the application raises no land use policy concerns.

9.3 The site does incorporate part of the existing pen y bryn school playing fields, including an area occupied by a small grass sports pitch. However, new provision will take place on Pen-y-Bryn Primary including new edible playground, new forest school area and outdoor classrooms as well as new external sports provision and playground equipment on land to the rear that is currently underused.

9.4 While pupils of Pen-Y-Bryn will not be able to use the MUGA and sports provision provided within the new ALN school (as this could prove challenging for the new pupils) the education team are looking at ways to improve collaborations going forward. It is also noted that Pen-Y-Bryn Primary School would still be compliant in terms of pupil sports provision on site, such that there are no objections to the principle of development on such grounds.

Impact on the Character of the Area

- 9.5 As noted earlier, the Welsh Government publication [*Building Better Places: The Planning System Delivering Resilient and Brighter Futures*](#) contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 9.6 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery.
- 9.7 PPW11 also embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.
- 9.8 The proposal would have a positive impact upon the character of the area, with the creation of additional sports pitches and the redevelopment of the school site to provide much needed additional learning needs school spaces within the city. The proposed school buildings are of a functional nature and design but they are of a modern appearance, with materials (to be controlled through condition) that will enhance the surroundings.
- 9.9 The proposals will facilitate the redevelopment of the existing 1970s St Mellons CIW primary school building currently on site, which will in time result in an enhancement to the character of the area with modern sustainable and functional buildings that are more suited to school pupils in terms of their layout and function.



Figure 3: Proposed Elevations

Transportation / Highway Impacts

- 9.10 Chapter 4 of PPW 'Active and Social Places' addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that *“new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions.”* It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.
- 9.11 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and
 - Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure;
- 9.12 The application has been accompanied by a Transport Assessment (AECOM, December 2022).
- 9.13 Vehicular access will be from Dunster Road, via an improved/widened existing access for the St Mellons CiW Primary School. A one-way system is proposed for contracted pupil transport vehicles using the drop-off bays, with the proposed vehicular parking strategy for the site including
- 15 marked drop-off bays; and
 - 20 spaces for staff and visitor parking (four disabled)
 - With 10% electric vehicle charging spaces and 5% spaces designated for car sharing.
- 9.14 The submissions indicate that the proposed ALN school will reduce the pupil capacity from 97 consented pupils (in the existing school) to 36 ALN pupils. The pupil travel arrangements are, in the vast majority of cases, provided by contracted school transport and not parents. This will mean that the level of vehicular activity will be reduced from the existing intensity, while the level of parking provision and drop off arrangements will ensure no unacceptable impacts on highway safety
- 9.15 With regard to the traffic and parking matters, no objections have been raised by the Operational Manager Transportation (see para. 6.1 above) in respect of highway safety subject to conditions. Some concerns are raised by the OM

Transportation regarding the amount of parking proposed on site being above the requirements of the SPG. However, it is noted that the SPG does not contain requirements for this specific type of school (ALN), which has a wider catchment compared to other mainstream schools, and greater teacher to pupil ratios required plus visiting therapists and support workers that are required to attend the school due to the pupils needs. There is also an intention to encourage or reduce non-vehicular travel amongst staff and this is seen through the provision of car share bays, electric car spaces and cycle parking provision on site. Accordingly, no objection is raised to the parking provision proposed within the site.

- 9.16 The proposal also includes the provision of cycle spaces, with dedicated cycle storage buildings within the site. It is considered necessary to ensure the cycle storage is acceptable and an appropriate condition has been imposed to agree these details.
- 9.17 The submitted details include a refuse storage area within the curtilage of the site. These details are considered to be satisfactory.

Impact on Archaeology

- 9.18 The Council's archaeological advisors, Glamorgan Gwent Archaeological Trust (GGAT) have identified that the proposal will require archaeological mitigation, noting that archaeological investigations within the surrounding area (especially within the medieval core of the town less than 400m to the north) have encountered human remains and medieval and Post-medieval finds and features. They therefore advise that it is therefore likely that archaeological remains may exist within the proposed application area, particularly in the eastern areas of the site, closest to the Roman road.
- 9.19 The proposed development will require significant groundworks, therefore, the potential for encountering buried archaeology is considered high. Accordingly in order to mitigate the impact of the development on the archaeological resource a condition is recommended requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource. This programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should also include provision for any sampling that may prove necessary, post excavation recording and assessment and reporting and possible publication of the results.
- 9.20 Subject to the recommended condition, there would be no unacceptable impacts on archaeology.

Impact on Residential Amenity

- 9.21 The submitted plans show the proposed new school building sited approximately 13m from the southern boundary, 64m from the Western

Boundary, 10m from the northern boundary (adjacent to Pen Y Bryn Primary and 57m from the Eastern Boundary. Given this distance separation, and the pre-existing school use, it is considered that the new school building would have no unacceptable impact upon the amenities of adjoining neighbours.

- 9.22 The proposal also includes enhancing the boundary trees and hedgerow to the Southern and Eastern boundaries adjacent to Dunster Road and Instow Place, thereby reducing any potential overlooking from the proposed new School.
- 9.23 The submitted plans show the provision of a new Multi-Use Games Area (MUGA) and a 5 a side football pitch. These new facilities would be closer to properties to the east, however still at sufficient distance and across the highway (with intervening vegetation) to ensure no unacceptable impacts. Moreover, it is proposed to utilise the pitch and games area for school use only and not utilise it for community uses currently. It is not proposed to install floodlighting to the sport pitch or MUGA currently and any subsequent requirement for floodlighting would then require a separate planning application for their installation. It is however considered necessary to ensure that the hours of use of the games area and sport pitch is controlled at this stage to protect the amenities of the adjoining neighbours.

Impact on Trees / Landscaping

- 9.24 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change
- 9.25 The Tree & Landscape Officer raises no objections to the amended details and noted that the proposal includes enhancements along the southern boundary and detailed landscaping to the site.

Impact on Ecology

- 9.26 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 9.27 Policy KP16 details that 'Cardiff's distinctive natural heritage which provides a network of green infrastructure', including trees and soil, will be protected, enhanced and managed to ensure the integrity and connectivity of this important resource is maintained.
- 9.28 Furthermore Policy EN6 further supports the principles of the afore mentioned key policies in relation to ecological networks, biodiversity and trees.

9.29 An Ecology Summary, technical note and Bat survey prepared by a qualified ecologist has been submitted.

9.30 The Council's Ecologist has assessed the application and raises no objections to the application. He suggests a number of conditions (see below) and note the ecological enhancements proposed by the applicants in regard to this element of the site.

Biodiversity Net Gain

9.31 The proposal includes a number of Biodiversity enhancements to the site including

- Biodiverse Green Roof
- Installation of bird nest boxes (Swift boxes and Sparrow Terraces;
- Bat boxes
- Habitat creation and inclusion of native species in any proposed landscape scheme for the site;
- Planting of trees/orchard trees and general landscaping ;
- Bee Blocks/Boxes
- Compost Heap

9.32 The Council's Ecologist has assessed the application and raises no objections to the application. He suggest a number of conditions (see below) and notes the ecological enhancements proposed by the applicants in regard to this proposal, subject to which the proposal is considered to accord with Policies KP16 and EN6.

Sustainability / Energy

9.33 Future Wales Policy 16 emphasises that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.

9.34 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.

9.35 *PPW* (para 5.8.1) states that 'the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.

9.36 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies.

- 9.37 The proposal is for new additional learning needs school. The site itself will utilise low carbon, sustainable materials in the construction of the new school within renewable energy and layout/design being utilised to minimise energy consumption.

Drainage and Flooding

- 9.38 The site is within Flood Zone A and is not considered to be at significant risk of flooding.
- 9.39 Dwr Cymru/Welsh Water raise no objections to the proposal subject to the imposition of conditions (see 17).
- 9.40 The site will also be subject to a SAB application and the applicants have been advised to enter into negotiations with the Councils SuDS drainage team in regard to a SAB submission

Other Matters Not Assessed Above

- 9.41 As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:
- The proposal has been carefully considered in terms of Highway Safety and parking and the proposal is an improvement on the existing situation with improved staff parking and pupil drop off & the provision of cycle storage for staff to utilise. The construction traffic will be controlled under the imposition of Construction Environment Management Plan (CEMP)
 - The works to Pen Y Bryn school are minor in nature and these have been discussed through the process of developing this scheme with Pen Y Bryn Primary

10 CONCLUSION

- 10.1 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016.
- 10.2 The proposal will play a key role in helping to deliver the LDP strategy, providing a new additional learning needs school and associated works as part of a high-quality scheme on an existing school site, set in a highly sustainable, brownfield location.
- 10.3 Accordingly, the proposed development is in accordance with Policies KP5, KP6, KP13, KP14, KP16, EN6, EN7, EN8, EN10, EN13, EN14, T1, T5, C1, C3, C5 and C7 of the Cardiff Local Development Plan 2006-2026.

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

- 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 Act 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.
- 11.3 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. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.
- 11.4 Statutory pre-application public consultation: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.
- 11.5 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:
- (a) Diversity between and within ecosystems;
 - (b) The connections between and within ecosystems;
 - (c) The scale of ecosystems;

- (d) The condition of ecosystems (including their structure and functioning);
- (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

12 RECOMMENDATION

That planning permission be **GRANTED** subject to conditions listed below.

CONDITIONS

1. The development permitted shall be commenced before the expiration of five years from the date of this planning permission.

Reason In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

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

- CSS-HLM-SM-00-DR-L-00002 P03 Site Location Plan
- CSS-HLM-SM-00-DR-L-00000 P03 Existing Site Plan
- CSS-HLM-SM-00-DR-L-00003 P08 Proposed Site Layout
- CSS-HLM-CN-00-DR-A-00102 P08 The Court New Building Ground Floor Plan
- CSS-HLM-CN-R1-DR-A-00121 P05 The Court New Building Roof Plan
- CSS-HLM-CN-ZZ-DR-A-00221 P05 The Court New Building Sections
- CSS-HLM-CN-ZZ-DR-A-00321 P06 The Court New Building Elevations
- CSS-HLM-CN-ZZ-DR-A-00421-P02 Workshop Building
- CSS-HLM-SM-00-DR-L-30001-P08 Hard Landscape Strategy
- CSS-HLM-SM-00-DR-L-45001-P08 Soft Landscape Strategy
- CSS-HLM-SM-00-DR-L-25001-P10 Proposed Boundary Treatments Plan
- Tree Constraints Plan ArbTS (June, 2022)
- Arboricultural Impact Assessment ArbTS (September, 2022)
- Tree Protection Plan ArbTS (September, 2022)
- Preliminary Ecological Appraisal Report Wardell Armstrong (October 2021)
- Flood Consequences Assessment Hydrock (February, 2023)
- Proposed Drainage Strategy Hydrock (February, 2023)
- Phase 2 Ground Investigations Report: Geotechnical and Geoenvironmental Report Hydrock (May, 2022)
- Noise Report Hydrock (February, 2023)

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.

PRE-COMMENCEMENT CONDITIONS

3. No development shall commence, including any works of demolition, until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-

- i) Routing of vehicles on the local highway network.
- ii) The parking of vehicles of site operatives and visitors;
- iii) Loading and unloading of plant and materials;
- iv) Storage of plant and materials used in constructing the development;
- v) The erection and maintenance of security hoarding;
- vi) Wheel washing facilities to prevent mud being deposited on the road and measures to prevent debris being deposited on the highway
- vii) Measures to prevent water from the site draining onto the highway
- viii) Measures to control the emission of dust and dirt during construction and
- viii) a scheme for recycling / disposing of waste resulting from construction site works

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

4. No development shall commence, including any works of demolition, until a Biodiversity Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority in order to manage the impacts of construction upon the environment. The BIODIVERSITY CEMP structure shall follow the below for ease of review:

- I. A risk assessment of potentially environmental harmful activities/operations
- II. The detailed construction programme;
- III. Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, covering, GPP1, GPP5, GPP8, and GPP21. Also considering the aspects within PPG6 (currently withdrawn). This will be through the consideration of:
 - a. Details of harmful materials that will be used/stored at the site ~approximate quantities;
 - b. Details on the expected plant to be used;
 - c. The loading and unloading of plant and materials;
 - d. Agreed access/egress;
 - e. Storage of plant and materials – including containment, bunding and/or appropriate buffer zones, including from any drain;
 - f. Details of any topsoil strip and storage;
 - g. How drainage will be controlled to prevent release of soil from the site, wastewater and contaminants during construction to the storm water system untreated, which includes the initial implementation of the site drainage strategy. Control at source is required.
 - h. The control of dust, with consideration of the impacts upon adjacent vegetation.
 - i. Measures to monitor mobilisation of contaminants (water to air) and unsuspected contamination should that occur.
 - j. A scheme for the recycling/disposing of waste generated at all points during construction works;

k. Emergency spill procedures and incident response plan that will be followed in light of any spill at the site. This will include having the relevant materials to stop/contain a spill;

l. Relevant Toolbox talks.

IV. CEMP Masterplan detailing in broad terms: Green Infrastructure to retained (and not impacted in any way), protected (and how), modified (in what way), created and enhanced.

V. A monitoring/review procedure and ultimate responsibility for the CEMP implementation in light of any changes to construction or incidental finds - biological or non-biological;

VI. Responsible persons (including a blank table for relevant details i.e. contact numbers), lines of communication and emergency contact details);

VII. As part of the CEMP, a CEMP Biodiversity chapter will be included, this will detail:

a. Risk assessment of potentially damaging construction activities to Green Infrastructure /ecological receptors identified at the site;

b. Identification of “biodiversity protection zones” and the means to prevent impacts;

c. Reference to supporting documentation i.e. the SUD Design and Lighting Design Strategy (for biodiversity), that indicate mitigation/works during construction activities, that run in parallel with construction and are covered separately;

d. The habitat areas subject to removal to facilitate the development;

e. Measures for the protection and initial management of retained ecological and arboricultural assets,

i. Trees;

ii. Scrub/boundary features;

iii. Grassland;

iv. Bats;

v. European hedgehog;

vi. Birds;

vii. Amphibians; and

viii. Reptiles.

This will include an introduction to each feature and the proposed protection/initial management prescription during construction;

f. Methods for the creation of;

i. SUDs/rain gardens;

ii. Tree planting (including orchards);

iii. Grasslands (including amenity and modifications to existing grasslands);

iv. Green roof;

v. General landscaping;

vi. Site enhancements.

This will include an introduction to each feature and the initial implementation during construction. All enhancements must be shown on a plan;

g. The procedure for incidental finds. Bearing in mind that works would require a licence if a European Protected Species are identified.

h. Tree protection details in relation to BS5837:2012.

i. The times during construction when specialist ecologists and/or Ecological Clerk of Works may need to be present on site to oversee works. It is possible that there may need to arboricultural supervision and ecological supervision.

j. The role and responsibilities of an on-site Ecological Clerk of Works or similarly specialist ecologists. It is expected (if required) that the Ecological Clerk of Works will log their daily activities at the site, suggested in an excel format. This will cover all key ecological activities undertaken i.e. briefings, specific species/species group watching briefs and the general outcome. This will be provided to the Local Planning Authority on a yearly basis; and

k. Toolbox Talks;

Reason: For the general protection of biodiversity and pollution prevention and KP16, and EN5-EN8 of the Cardiff Local Development Plan 2006 – 2026.

5. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

6. No development shall commence, including any works of demolition, until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

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

(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

(iii) an assessment of the potential risks to:

- human health,
- groundwaters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments; and

- any other receptors identified at (i)

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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.

7. No development shall commence, including any works of demolition, until 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 has been 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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.

8. No development shall commence, including any works of demolition, until:

- a) An Arboricultural Impact Assessment (AIA);
- b) An Arboricultural Method Statement (AMS) detailing the methods to be used

to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting; and

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

have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837.

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

The development shall be carried out in full conformity with the approved AMS and TPP.

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

9. No development shall commence (excluding demolition) until such time as details of the delivery/ servicing/ parking/ access control strategy for the site have been submitted to and approved in writing by the Local Planning Authority, to include information on use of car parking spaces/drop off areas (including demonstrating the parking changes associated with the adjacent Pen y Bryn school), delivery and service movements, and details of operation of the vehicle/pedestrian access gates. Those agreed details shall remain in operation whilst the site is in beneficial occupation.

Reason: To ensure that deliveries and parking are suitably controlled and managed.

10. No development shall commence (excluding demolition) until such time as details of the Dunster Road proposed highway and pedestrian works have been submitted to and approved in writing by the Local Planning Authority, to include details of the interaction of the amended school access with Dunster Road, junction visibility, improvement/ resurfacing of the Dunster Road footway, new dropped kerbs/tactile paving at the Dunster Road/Porlock Road junction, and swept path assessments. The approved details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development does not interfere with the safety of traffic or pedestrian accessibility.

Action Conditions

11. Notwithstanding the submitted details (condition 2), prior to their use on site samples of all 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 a satisfactory finished appearance to the development, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

12. The school shall not be brought into beneficial use until such time as a minimum of ten secure cycle parking spaces (and access to them) have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking spaces shall be retained as approved 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 of the adopted Cardiff Local Development Plan (2006-2026).

13. The school shall not be brought into beneficial use until such time as a "Lighting Design Strategy" (for biodiversity) considering bats, and other nocturnal species, in accordance with the Institute of Lighting Professionals Guidance Note 08/18 has been submitted to and approved in writing by the Local Planning Authority (see informative no. 8).

All external (and possibly internal) lighting shall be installed in accordance with the specifications and locations set out via the above, and these shall be maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To manage the impact of the development upon protected species in accordance with Policy KP16, EN6 and EN7 of the Cardiff Local Development Plan (2006-2026).

14. The school shall not be brought into beneficial use until such time as a ecological enhancements considered as "Net Benefits for Biodiversity", have been provided in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority (see informative no. 9).

A drawing indicating their location and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site), shall be submitted to the Local Planning Authority no later than one month after the buildings first beneficial use.

Reason: To comply with the Environment (Wales) Act 2016, to "maintain and enhancement biodiversity" and "promote the resilience of ecosystems", the

Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 to EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in “Cardiff Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”

15. The school shall not be brought into beneficial use until such time a Green Infrastructure and Landscape Ecological Management Plan (GILEMP) has been submitted to and approved in writing by the Local Planning Authority (see informative no. 10). The site shall thereafter be managed in full accordance with the approved GILEMP.

Reason: For the overall protection of biodiversity and to ensure the site’s landscape and environmental features are adequately managed long term. This aligns with policies KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan (2006-2026).

Regulatory Conditions

16. The extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment including the chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Reason: To ensure that that noise and odour from the kitchen extraction system does not adversely affect adjoining neighbours, and to ensure compliance with LDP Policy EN13.

17. The use of the Multi Use Games Area and 5 a side Football pitch as shown on the approved plans is restricted to 9am-9pm on Monday to Saturday and 10am to 6pm on Sundays.

Reason: In the interests of the amenities of the area and neighbouring occupiers in accordance with Policies KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.

18. The remediation scheme approved by condition 7 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development. 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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.

19. 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.

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

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

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

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

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

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

22. Any new planting which within a period of 5 years from the completion of the development dies, is removed, becomes 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 as approved on the submitted plans, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area, in accordance with Policies EN8 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

23. The vehicular drop off spaces shall not be used as general car parking spaces by staff/visitors.

Reason: To ensure that the proposed development does not result in excessive car parking.

INFORMATIVES

1. The applicant/developer is advised that as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.
2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a

drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

3. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
4. That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.
5. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited| Chartered Institute for Archaeologists.
6. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for
 - (i) determining the extent and effects of such constraints;
 - (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated

or potentially contaminated by chemical or radioactive substances.

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

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

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

7. The Applicant/Developer be advised that any proposed access or construction route to the East of the site adjacent to Newport Road is on land under control of the Parks Service of Cardiff County Council and that discussions will be required with the Operational Manager, Parks in regards to this.
8. The Lighting Design Plan required under condition 13 shall highlight:
 - Those areas/features on site that are particularly sensitive for bats and other nocturnal species, that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging. This should consider general site lighting and any associated public realm works;
 - Show how and where external lighting will be installed across the site, demonstrating that the lighting/ light spill is unlikely to disturb or prevent bats or other nocturnal species using the site or impact upon their normal behaviours (as alluded in bullet one), highlighting any mitigation required to achieve this. There should be no light spill on green corridors in particular and areas of known sensitivity. Appropriate lighting contour plans (0.5, 1, 3 and 5lux lines) and technical specifications will be supplied in accordance with the British Standard, where local authority adoption is required.
 - Details of lighting to be used both during construction and at operation (if required).
 - All lighting should consider amongst other aspects; all lighting should be at or below 2700K and therefore a wavelength above 550nm, lighting direction, hooding, using minimum height and passive infrared on timers/or radar, determining the times that lighting will be on/off etc.
 - It may also be required that internal lighting will need to be considered for all glass facades if significant spill to external elements could occur.
 - Liaison between your chosen ecological consultant and the lighting engineer is advised.
9. The Applicant/Developer is advised that the 'ecological enhancements'

required under condition 14 should include the following:

- The specifications of the green roof, including the planting depth, species lists and attaining seed of local provenance
- The green walls as shown on “The Court New Building – Elevations at Llanrumney, HLM Architects, drawing number: CSS-HLM-CN-ZZ-DR-A-00321, Rev P07, dated 15.02.23” to include the specifications i.e. the planting depth and species lists will be provided to the Local Planning Authority prior to installation. -
- Two integrated bat boxes will be installed behind the wooden cladding or two holes 20mm wide x 40mm long (with hoods to prevent water entering the building) provided into the cladding to a defined enclosed area only bats can enter (mindful that a bitumen 1ff membrane would be needed in such areas) or two integrated soffit boxes, on the south eastern elevation.
- The trees and orchard trees, and general landscaping shown on “Soft Landscape Strategy, HLM Architects, drawing number: CSS-HLM-SM-00-DR-L-45001, Rev P07, dated 02.06.23”.
- The removal of the proposed synthetic rubber surface from the horticultural area. Reinforced plastic grid or reinforced grass roll should be used with a flowering lawn seed mix. This allows wheelchair access and can be cut as frequently as needed.
- A continuous gap beneath fences of 100mm or holes of 130mmx130mm under fences, gates, walls etc to allow passage of hedgehog.
- Four solitary bee blocks/boxes. These can be purchased or built in house through use of materials such as here <https://www.rspb.org.uk/getinvolved/activities/nature-on-your-doorstep/garden-activities/build-a-bee-hotel/> or by drilling large blocks of timber (such a tree rounds) or aerated blocks with a range of holes from 2-8mm in diameter at least 150mm deep and then mounting to the structure or on a post facing south.
- A designated compost heap for all management arisings from the site, such as on the edge of the Forest School.
- Two swift boxes each, under the eaves of the north western and south eastern elevation soffits.
- A further two sparrow terraces on the south east elevation.

10. The Green Infrastructure and Landscape Ecological Management Plan (GILEMP) required by condition 15 shall be written in such a way that it is easily interpretable by a management company/team employed to manage the site post development, and shall cover up to 10 years post development.

The content of the GILEMP shall include the following. a) Introduction to the site and the development to be implemented; b) Baseline - description and evaluation of features to be managed (initially implemented by the CEMP), this shall also include all more formal landscape elements, to maximise their value to wildlife. This shall include as a minimum: I. Trees. II. Hedgerows. III. SUDs/swales/rain gardens. IV. Green roof and walls. V. Grasslands. VI. Ornamental planting. VII. Site enhancements. c) Ecological constraints on site that might influence management or require separate management, as a minimum including; I. Birds. II. Bats. III. Hedgehog. IV. Reptiles. V. Badger. d)

Overall aim/s and objectives of management for points B and C above and what condition shall be achieved for B. e) Appropriate management prescriptions for achieving aim/s and objectives as per point D. This should be broken in to the first 5 years (short term) and up to 10 years (long term) management. f) Preparation of a work schedule with timings (including an annual work plan capable of being rolled forward over a five-year period, but looking up to 10 years). g) Details of the body or organization responsible for implementing the plan, including any updates required. h) The legal or funding mechanisms for implementation and long-term management. i) Any failures in planting shall be rectified with the first year after planting and for 5 years following, otherwise new landscaping shall be agreed with the Local Planning Authority; j) The monitoring requirements to determine the implementation of the landscaping, years 1, 3 and 5 and every 5 years thereafter will be appropriate, this will follow the aims and objectives to determine if they have been achieved. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the GILEMP are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. k) Appropriate drawing indicating habitats, areas of the site for specific species and the enhancements to be managed.

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COMMITTEE DATE: 6th JULY 2023

APPLICATION No. 23/00385/FUL

APPLICATION DATE: 20/02/2023

ED: FAIRWATER

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: Land to the South of Fairwater Primary School, Wellwright Road, Fairwater.

PROPOSAL: Construction of an Additional Learning Needs School, incorporating works associated with the construction of the new ALN school, including the provision of new outdoor amenity areas, play-space and sports provision, landscaping, boundary treatments, access, car-parking, drainage and all associated works.

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below in section 12.

1. BACKGROUND INFORMATION

1.1 This application is reported to Committee as it is a 'major' application by the Local Education Authority (Cardiff Council).

2. DESCRIPTION OF THE SITE AND AREA

2.1 The application site comprises land to the South of Fairwater Primary School, approx. 2.88 hectares in area, which currently contains grassland.

2.2 To the north of the site is the existing Fairwater Primary School and St Peters Church to the North, with the Sbectrwm Community centre to the South. Residential properties surround the site.

2.3 The proposal will utilise existing access roads from Wellwright Road to the East and Bwlch Road to the South shared with Fairwater Primary School and the Sbectrwm Community Centre.

2.4 The site is not within a Conservation Area or other environmental designations, and the site is not within an area of Flood Risk.

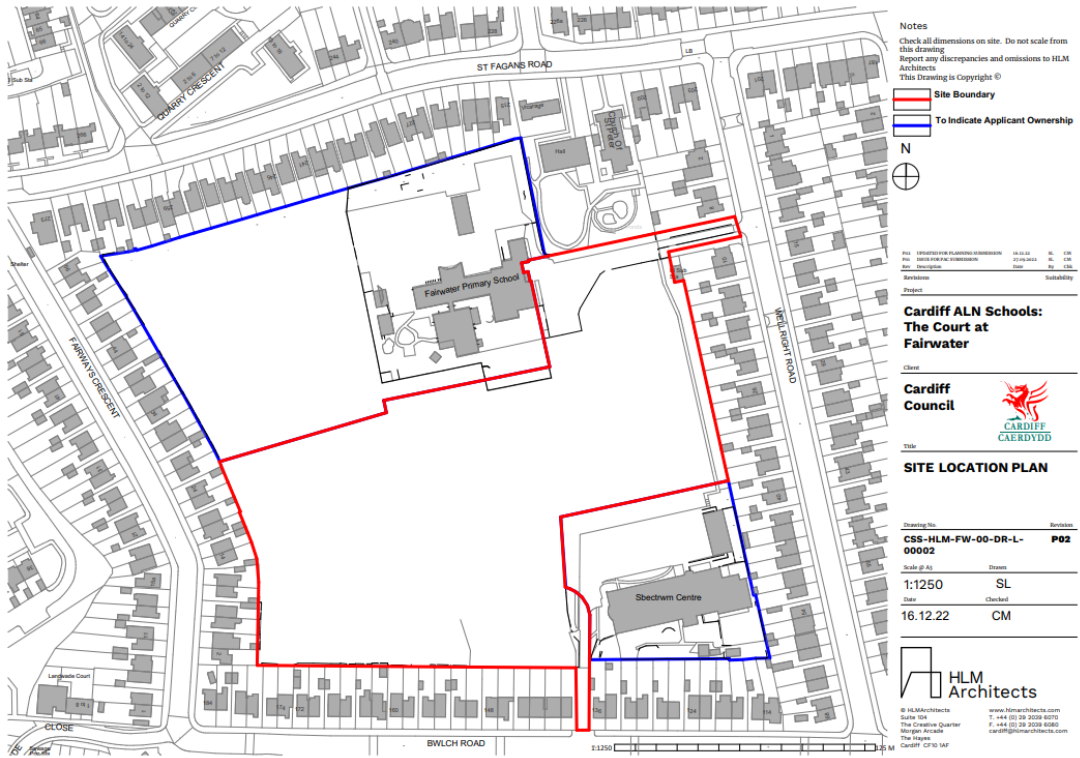


Figure 1: Site Location Plan

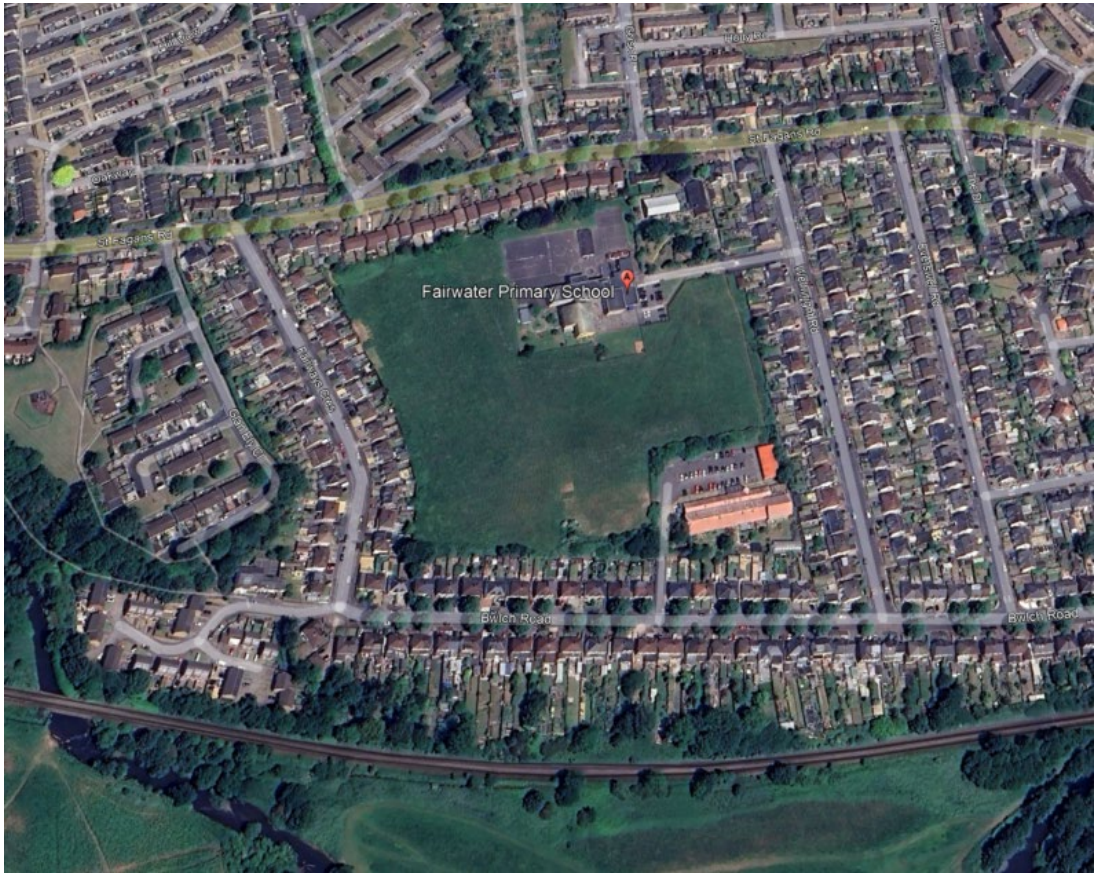


Figure 2: Aerial Photograph of Site

3. DESCRIPTION OF DEVELOPMENT

- 3.1 A full application is proposed for the construction of an Additional Learning Needs (ALN) school. The school forms part of the existing 'Court School', which is located at Station Road, Llanishen and accommodates 42 places.
- 3.2 The proposal forms part of a programme which seeks to enhance and expand the special educational needs provision across the City to 72 places across two sites (this site - South of Fairwater Primary School, Wellwright Road, Fairwater and another new School at St Mellon Church in Wales, Primary School, Dunster Road, Llanrumney, which is the subject of a concurrent report to this Planning Committee). Each site will accommodate 36 Additional Learning Needs pupil places (with approx, 27 staff members for each school).
- 3.3 The proposed development as amended is of a single storey in scale, approx. 65m wide and 34m deep and 6.1-8.2m high with a sloping roof. The proposed building would be finished in red facing brick, timber cladding to the entrance area, with a part sloping green roof also containing PV panels and part sunken flat roof element containing plant equipment.
- 3.4 Internally the building would contain, classrooms, hall, kitchen and dining facilities, library, offices and meeting rooms and two internal courtyards and other ancillary rooms associated with the school.
- 3.5 Externally, the submitted plans show the provision of a parking area for staff & visitors with a vehicle drop off-area to the frontage of the school plus new parking area and driveway for the existing Fairwater primary school. The proposal also includes cycle and refuse storage areas, bike workshop, multi-use games area (MUGA), sports pitch, soft and hard play areas, bike pump track and associated SuDS features.

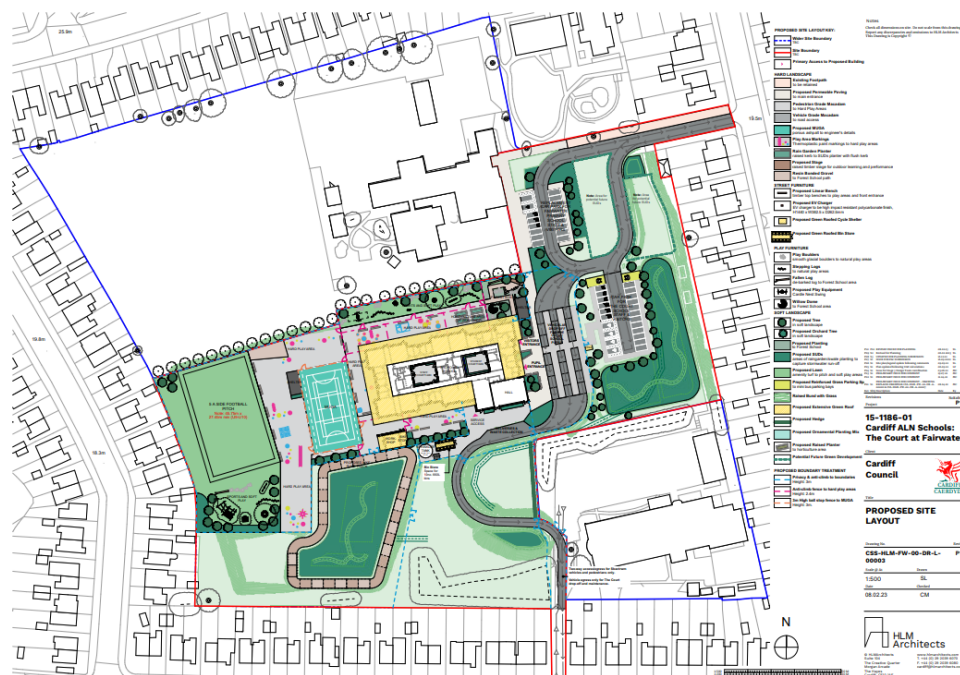


Figure 3: Proposed Site Layout

3.6 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [23/00385/FUL](#).

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

- 14/02471/MNR Retrospective planning permission for 2.4m high palisade fencing and access gates on site of Fairwater Primary School. Approved.

5. POLICY FRAMEWORK

National Policy

5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out 'sustainable development' in accordance with the 'sustainable development principle'.

5.2 'Sustainable development' means 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.

5.3 'Sustainable development principle' means that Local Authorities 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.

5.4 Well-being goals identified in the Act are:

- A Prosperous Wales
- A Resilient Wales
- A Healthier Wales
- A More Equal Wales
- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales

5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to "maintain and enhance biodiversity" where it is within the proper exercise of their functions. In doing so, public authorities must also seek to "promote the resilience of ecosystems".

National Planning Policy

5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.

- 5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

- 5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -
- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (March 2007)
 - TAN 20: Planning and the Welsh Language (2017)
 - TAN 21: Waste (February 2017)
- 5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

- 5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 5.14 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP8 Sustainable Transportation
- KP12 Waste
- KP15 Climate Change
- KP16 Green Infrastructure

DETAILED POLICIES

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- EN13 Air, Noise, Light Pollution and Land Contamination

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services

Community

- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health
- C7 Planning for Schools

Waste

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

5.15 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Archaeology and Archaeology Sensitive Areas (July 2018)
- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

- 6.1 The **Operational Manager (Traffic and Transportation)** No objections, subject to appropriate conditions (see below) but note concerns that the submitted plans show excess car parking provision within the site, above the guidance within the approved Managing Transport Impacts SPG.
- 6.2 The **Operational Manager (Waste Management)**: No objections
- 6.3 **The Operational Manager (Parks)** – No objections
- 6.4 **Tree & Landscape Officer** – No objections to the amended information submitted.
- 6.5 **Shared Regulatory Services** – No objections, subject to appropriate conditions.
- 6.6 **County Ecologist** – No objections to the proposal, subject to appropriate conditions
- 6.7 **Drainage & Flood Risk Officer** – No comments received.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Dŵr Cymru Welsh Water:** Raise No objection, subject to appropriate conditions
- 7.2 **South Wales Fire & Rescue Service** – No objections
- 7.3 **South Wales Police** – No comments received.
- 7.4 **Sport Council for Wales** – No comments received.

8. REPRESENTATIONS

- 8.1 The application was advertised on the Council Website and by way of neighbour notification letters, site notices and advertisement in the local press.
- 8.2 In total 2 letters of representations have been received to date (from properties on Wellwright Road and St Fagans Road), on the following summarised grounds:
- i) Creation of new school will create traffic and parking issues
 - ii) Loss of only green space in Fairwater
 - iii) More suitable site at Michaelston Road.
 - iv) Properties have access on school field and not shown how this dealt with
 - v) Land is a designated as a 'village green'
 - vi) Noise and disturbance from School
- 8.3 All public representations made on the application are available to view in full on the Council's website at: - [23/00385/FUL](https://www.wales.gov.uk/23/00385/FUL)

9 ANALYSIS

- 9.1 The key material considerations in the determination of this application are:

- Land Use / Principle of Development
- Impact on the Character of the Area
- Transportation / Highway Impacts
- Impact on Residential Amenity
- Impact on Trees/Landscaping
- Impact on Ecology
- Sustainability/Energy, and
- Drainage and Flooding

Land Use / Principle of Development

- 9.2 In terms of the land use policy implications of the proposals, the application premises fall within the settlement boundary as defined by the LDP proposals map and is afforded no specific designation or allocation. The site currently

forms part of Fairwater Primary School with associated playing fields adjacent and as such the redevelopment of the site for new Additional Learning Needs school is considered acceptable in relation to land use policy and the application raises no land use policy concerns.

- 9.3 Planning Policy Wales states, at para 4.5.4 that “all playing fields ... should be protected from development except where:
- facilities can best be retained and enhanced through the redevelopment of a small part of the site;
 - alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or
 - there is an excess of such provision in the area.”
- 9.4 The existing site forms part of the extensive school grounds, but historically has been used for informal recreation, as opposed to formal playing pitches. The development relates to the provision of a much-needed new ALN school, including extensive grounds and enhanced facilities, including formal football pitch, MUGA, bike track and hard play areas, as well as providing enhancements to the current school access. The proposals also still retain approximately 1.1 Ha of playing field for the existing Fairwater Primary school, which is sufficient to include formal rugby and football pitches for primary age pupils, and meets required standards for the size of school. Upgraded facilities are also to be delivered in the future including enhancements to the outdoor space and play provision.
- 9.5 Accordingly, while the proposals have an impact on existing playing field provision, taken as a whole the proposal is considered to be acceptable insofar as it adds significantly to the education provision in the locality, while ensuring there will be no unacceptable loss of playing field provision.
- 9.6 Although objections have stated that the site is a Village Green, Members should note that the site is education land and has no such designation, such that there are no objections to the development on such grounds.

Impact on the Character of the Area

- 9.7 As noted earlier, the Welsh Government publication [*Building Better Places: The Planning System Delivering Resilient and Brighter Futures*](#) contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 9.8 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery.

9.9 PPW11 also embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

9.10 The proposal would have a positive impact upon the character of the area, with the creation of additional sports pitches (for school and community use). The school buildings are of a functional nature and design and the new school is of a modern design and appearance and would not be out of place in the surrounding area and thereby raises no objections in this regard. Materials would be controlled through condition to ensure the school will enhance the surroundings.



Figure 4: Proposed Elevations

Transportation / Highway Impacts

9.11 Chapter 4 of PPW ‘Active and Social Places’ addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that “*new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions.*” It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.

9.12 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure

accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:

- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and
- Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure;

9.13 The application has been accompanied by a Transport Assessment (AECOM, December 2022). Vehicular access will be from Dunster Road, via an improved/widened existing access for the St Mellons CiW Primary School. A one-way system is proposed for contracted pupil transport vehicles using the drop-off bays, with the proposed vehicular parking strategy for the site including:

- 21 marked drop-off bays; and
- 22 spaces for staff and visitor parking (four disabled)
- With 10% electric vehicle charging spaces and 5% spaces designated for car sharing.

9.14 The submissions indicate that the proposed ALN school will provide pupil capacity for 36 ALN pupils. The pupil travel arrangements are, in the vast majority of cases, provided by contracted school transport and not parents. This will mean that the level of vehicular activity, while increasing for the site as a whole, will not be significant, while the level of parking provision and drop off arrangements will ensure no unacceptable impacts on highway safety

9.15 The proposal also includes the provision of cycle spaces, with dedicated cycle storage buildings within the site. It is considered necessary to ensure the cycle storage is acceptable and an appropriate condition has been imposed to agree these details.

9.16 With regard to the traffic and parking matters, no objections have been raised by the Operational Manager Transportation (see para. 6.1 above) in respect of highway safety subject to conditions. Some concerns are raised by the OM Transportation regarding the amount of parking proposed on site being above the requirements of the SPG. However, it is noted that the SPG does not contain requirements for this specific type of school (ALN), which has a wider catchment compared to other mainstream schools, and greater teacher to pupil ratios required plus visiting therapists and support workers that are required to attend the school due to the pupils needs. There is also an intention to encourage or reduce non-vehicular travel amongst staff and this is seen through the provision of car share bays, electric car spaces and cycle parking provision on site. Accordingly, no objection is raised to the parking provision proposed within the site.

- 9.17 The submitted details include a refuse storage area within the curtilage of the site. These details are considered to be satisfactory.

Impact on Residential Amenity

- 9.18 The submitted plans show the proposed new school building sited approximately 86m from the western boundary, 80m from the eastern boundary, 120m from the northern boundary and 85m from the southern boundaries. It not considered that the school building would impact upon the sunlight and amenities of adjoining neighbours.
- 9.19 The proposal also includes enhancing the boundary trees and hedgerow to the western and southern boundaries adjacent to Fairwater Crescent and Bwlch Road, thereby reducing any potential overlooking from the proposed new School.
- 9.20 The submitted plans show the provision of a new Multi-Use Games Area (MUGA) and a 5 a side football pitch. The sports pitch is adjacent to properties on the Western elevation, it is proposed to utilise the pitch and games area for school use only and not utilise it for community uses currently. It is not proposed to install floodlighting to the sport pitch or MUGA currently and any subsequent requirement for floodlighting would then require a separate planning application for their installation. It is considered necessary to ensure that the hours of use of the games area and sport pitch is controlled to protect the amenities of the adjoining neighbours.

Impact on Trees / Landscaping

- 9.21 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.
- 9.22 The Tree & Landscape Officer raises no objections as the proposal proposes enhancements including the increase of tree cover along the northern boundary and detailed landscaping to the site.

Impact on Ecology

- 9.23 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 9.24 Policy KP16 details that 'Cardiff's distinctive natural heritage which provides a network of green infrastructure', including trees and soil, will be protected, enhanced and managed to ensure the integrity and connectivity of this important resource is maintained.

- 9.25 Furthermore Policy EN6 further supports the principles of the aforementioned key policies in relation to ecological networks, biodiversity and trees.
- 9.26 An Ecology Summary, technical note and Stage 2 Great Crested newt survey prepared by a qualified ecologist has been submitted.
- 9.27 The Councils Ecologist has assessed the application and raises no objections to the application. He suggests a number of conditions (see below) and note the ecological enhancements proposed by the applicants in regard to this element of the site.
Biodiversity Net Gain
- 9.28 The proposal includes a number of Biodiversity enhancements to the site including;
- Wildlife Pond
 - Biodiverse Green Roof
 - SuDS planting including native species in rain gardens and Swales
 - Seeded Grassland Areas
 - Two Bee Boxes
 - Two Bat Boxes suitable for maternity purposes
 - 3 x House Sparrow Terraces

Sustainability / Energy

- 9.29 Future Wales Policy 16 emphasises that large scale, mixed use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.
- 9.30 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.31 *PPW* (para 5.8.1) states that ‘the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 9.32 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies.
- 9.33 The building itself will utilise low carbon, sustainable materials in the construction of the new school within renewable energy and layout/design being utilised to minimise energy consumption including pv panels and air source heat pumps.

Drainage and Flooding

- 9.34 The site is within Flood Zone A and is not considered to be at significant risk of Flooding.
- 9.35 Dwr Cymru/Welsh Water raise no objections to the proposal subject to the imposition of conditions.
- 9.36 The site will also be subject to a SAB application and the applicants have been advised to enter into negotiations with the Councils SuDS drainage team in regard to a SAB submission.

Other Matters Not Assessed Above

- 9.37 As identified earlier in this report, a number of objections were received in response to the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:
- The proposal includes additional parking provision for staff and cycle storage to encourage sustainable modes of transport and would allow two egress points for the school instead of the current single access/egress point, with drop-off provision within the school site rather than onto adjoining residential streets.
 - The site is within an existing school site and does not have formal public access. It is also incorrect to suggest that this is the only green space within the Fairwater ward as there are other open spaces within the ward available for members of the public including Fairwater Park, Beechley Park, and Waun-Gron Park.
 - This site is deemed suitable for the provision of a much required Additional Learning Needs School in the West of the City. The site is also in use for a School.
 - Residential properties adjoining the site have informal access onto the school land, but the site is private land and not open space with public access.
 - As noted above, the land forms part of the Fairwater Primary School and does not form part of any 'village green' and is not publicly accessible land.
 - The proposal aims to keep noise and disturbance to a minimum and is proposed to only be in use through normal school hours of 9am-3.30pm Monday to Friday and be closed in School Holidays.

10 CONCLUSION

- 10.1 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016.

- 10.2 The proposal will play a key role in helping to deliver the Council's education strategy, providing a new additional learning needs school and associated works as part of a high-quality scheme on an existing school site, set in a highly sustainable, brownfield location.
- 10.3 Accordingly, the proposed development is in accordance with Policies KP5, KP6, KP13, KP14, KP16, EN6, EN7, EN8, EN10, EN13, EN14, T1, T5, C1, C3, C5 and C7 of the Cardiff Local Development Plan 2006-2026.

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

- 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 Act 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.
- 11.3 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. It is also noted that section 2(5) of the Planning (Wales) Act 2015 affords protection to decisions taken under Part 3 of the 1990 Act, in that the Well-being of Future Generations (Wales) Act 2015 does not alter whether regard is to be had to any particular consideration under section 70(2) of the 1990 Act or the weight to be given to any consideration to which regard is had under that subsection. This means the provisions of the development plan, so far as material to the application, and any other relevant other material considerations remain the primary considerations when determining planning applications.
- 11.4 Statutory pre-application public consultation: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.

11.5 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects:

- (a) Diversity between and within ecosystems;
- (b) The connections between and within ecosystems;
- (c) The scale of ecosystems;
- (d) The condition of ecosystems (including their structure and functioning);
- (e) The adaptability of ecosystems.

It is considered that the LPA has considered its duty under this Act and has met its objectives for the reasons outlined above.

12 RECOMMENDATION

12.1 That planning permission be **GRANTED** subject to the conditions listed below.

CONDITIONS

1. The development permitted shall be commenced before the expiration of five years from the date of this planning permission.
Reason In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans:
 - CSS-HLM-FW-00-DR-L00002 P02 - Site Location Plan
 - CSS-HLM-FW-00-DR-L-00000 P02 -Existing Site Plan
 - CSS-HLM-FW-00-DR-L-00003 P15 - Proposed Site Layout
 - CSS-HLM-CN-00-DR-A-00102 P08 - The Court New Building Ground Floor Plan
 - CSS-HLM-CN-R1-DR-A-00111 P05 - The Court New Building Roof Plan
 - CSS-HLM-CN-ZZ-DR-A-00211 P05 - The Court New Building Sections

 - CSS-HLM-CN-ZZ-DR-A-00311 P06 - The Court New Building Elevations
 - CSS-HLM-CN-ZZ-DR-A-00411P02 - The Court - Workshop B
 - CSS-HLM-SM-00-DR-L-30001-P05 - Hard Landscape Strategy
 - CSS-HLM-SM-00-DR-L-45001-P03 Soft Landscape Strategy
 - CSS-HLM-FW-00-DR-L-25001-P04 Proposed Site Security & Fencing Plan
 - Arboricultural Survey & Report ArbTS (June, 2022)
 - Tree Constraints Plan ArbTS (June, 2022)
 - Arboricultural Impact Assessment ArbTS (September, 2022)
 - Tree Protection Plan ArbTS (September, 2022)

- Preliminary Ecological Appraisal Report Wardell Armstrong (September 2022)
- Proposed Drainage Strategy Hydrock (February, 2023)
- Flood Consequences Assessment Hydrock (February, 2023)
- Phase 2 Ground Investigations Report Geotechnical and Geoenvironmental Report Hydrock (May, 2022)
- Noise Report Hydrock (February, 2023)

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.

Pre-Commencement Conditions

3. No development shall commence, including any works of demolition, until a Construction Environmental Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-
 - i) Routing of vehicles on the local highway network.
 - ii) The parking of vehicles of site operatives and visitors;
 - iii) Loading and unloading of plant and materials;
 - iv) Storage of plant and materials used in constructing the development;
 - v) The erection and maintenance of security hoarding;
 - vi) Wheel washing facilities to prevent mud being deposited on the road and measures to prevent debris being deposited on the highway
 - vii) Measures to prevent water from the site draining onto the highway
 - viii) Measures to control the emission of dust and dirt during construction and
 - viii) A scheme for recycling / disposing of waste resulting from construction site works

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

4. Prior to works commencing on site, a Biodiversity Construction Environmental Management Plan (CEMP) will be submitted to and approved in writing by the Local Planning Authority in order to manage the impacts of construction upon the environment. The BIODIVERSITY CEMP structure shall follow the below for ease of review:
 - I. A risk assessment of potentially environmental harmful activities/operations
 - II. The detailed construction programme;
 - III. Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, covering, GPP1, GPP5, GPP8, and GPP21. Also considering the aspects within PPG6 (currently withdrawn). This will be through the consideration of:
 - a. Details of harmful materials that will be used/stored at the site ~approximate quantities;
 - b. Details on the expected plant to be used;
 - c. The loading and unloading of plant and materials;
 - d. Agreed access/egress;

- e. Storage of plant and materials – including containment, bunding and/or appropriate buffer zones, including from any drain;
 - f. Details of any topsoil strip and storage;
 - g. How drainage will be controlled to prevent release of soil from the site, wastewater and contaminants during construction to the storm water system untreated, which includes the initial implementation of the site drainage strategy. Control at source is required.
 - h. The control of dust, with consideration of the impacts upon adjacent vegetation.
 - i. Measures to monitor mobilisation of contaminants (water to air) and unsuspected contamination should that occur.
 - j. A scheme for the recycling/disposing of waste generated at all points during construction works;
 - k. Emergency spill procedures and incident response plan that will be followed in light of any spill at the site. This will include having the relevant materials to stop/contain a spill;
 - l. Relevant Toolbox talks.
- IV. CEMP Masterplan detailing in broad terms: Green Infrastructure to retain, protect, modified, created and enhanced.
- V. A monitoring/review procedure and ultimate responsibility for the CEMP implementation in light of any changes to construction or incidental finds - biological or non-biological;
- VI. Responsible persons (including a blank table for relevant details i.e. contact numbers), lines of communication and emergency contact details);
- VII. A CEMP Biodiversity chapter to include:
- a. Risk assessment of potentially damaging construction activities to Green Infrastructure /ecological receptors identified at the site;
 - b. Identification of “biodiversity protection zones” and the means to prevent impacts;
 - c. Reference to supporting documentation i.e. the SUD Design and Lighting Design Strategy (for biodiversity), that indicate mitigation/works during construction activities, that run in parallel with construction and are covered separately;
 - d. The habitat areas subject to removal to facilitate the development;
 - e. Measures for the protection and initial management of retained ecological and arboricultural assets,
 - i. Trees;
 - ii. Scrub/boundary features;
 - iii. Grassland;
 - iv. Bats;
 - v. European hedgehog;
 - vi. Birds;
 - vii. Amphibians; and
 - viii. Reptiles.
- This will include an introduction to each feature and the proposed protection/initial management prescription during construction;
- f. Methods for the creation of;
 - i. SUDs/rain gardens;
 - ii. Tree planting (including orchards);
 - iii. Grasslands (including amenity and modifications to existing grasslands);

- iv. Green roof;
- v. General landscaping;
- vi. Site enhancements.

This will include an introduction to each feature and the initial implementation during construction. All enhancements must be shown on a plan;

g. The procedure for incidental finds. Bearing in mind that works would require a licence if a European Protected Species are identified.

h. Tree protection details in relation to BS5837:2012.

i. The times during construction when specialist ecologists and/or Ecological Clerk of Works may need to be present on site to oversee works. It is possible that there may need to be arboricultural supervision and ecological supervision.

j. The role and responsibilities of an on-site Ecological Clerk of Works or similarly specialist ecologists. It is expected (if required) that the Ecological Clerk of Works will log their daily activities at the site to cover all key ecological activities undertaken i.e. briefings, specific species/species group watching briefs and the general outcome. This will be provided to the Local Planning Authority on a yearly basis; and

k. Toolbox Talks;

Reason: For the general protection of biodiversity and pollution prevention and KP16, and EN5-EN8 of the Cardiff Local Development Plan 2006 – 2026.

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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.

6. No development shall commence, including any works of demolition, until:
- a) An Arboricultural Impact Assessment (AIA);
 - b) An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the

- site, and existing structural planting or areas designated for new structural planting; and
- c) A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837.

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

The development shall be carried out in full conformity with the approved AMS and TPP.

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

7. No development shall commence until such time as details of the delivery/servicing/parking/access control strategy for the site shall be submitted to and approved in writing by the Local Planning Authority, to include information on use of car parking spaces/drop off areas, delivery and service movements, and details of operation of the vehicle/pedestrian access gates. Those agreed details shall remain in operation whilst the site is in beneficial occupation.

Reason: To ensure that deliveries and parking are suitably controlled and managed.

8. No development shall commence until such time as details of the Bwlch Road (southern access) proposed highway and pedestrian works have been submitted to and approved in writing by the Local Planning Authority, to include:
- details of the interaction of the new school access with both the Sbectrwm access and Bwlch Road,
 - junction visibility,
 - improvement/resurfacing of the Bwlch Road footway/crossover.

Following approval of these details the highway authority shall be contacted in relation to the required highway agreement process. The approved details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development does not interfere with the safety of traffic or pedestrian accessibility

9. No development shall commence until such time as details of the Wellwright Road (eastern access) proposed highway and pedestrian works have been submitted to and approved in writing by the Local Planning Authority, to include details of the school access road and its junction with Wellwright Road, details and justification of proposed changes to footway/carrageway widths, junction visibility, amended tactile paving (as required), improvement/resurfacing of the footways. The approved details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development does not interfere with the safety of traffic or pedestrian accessibility.

10. Prior to development commencing a swept path assessment and plan shall be submitted to and approved in writing by the Local Planning Authority, demonstrating appropriate access can be achieved through the site and at the access junctions.

Reason: To ensure that the proposed development enables the safe movement of pedestrians and vehicles.

Action Conditions

11. The new school shall not be occupied until such time as a point of connection has been made to the potable water system, in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify a point of connection on the potable water system, together with any necessary improvements to the potable water system, informed and identified by a hydraulic modelling assessment.

Reason: To ensure the site is served by a suitable potable water supply.

12. Notwithstanding the submitted details (condition 2), prior to their use on site samples of all external finishing materials shall be 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, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

13. Prior to commencement of any elevation construction work, details showing the provision of 10 cycle parking spaces, and appropriate access to them, 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 sheltered and secure parking of cycles, in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006-2026).

14. The school shall not be brought into beneficial use until such time as a “Lighting Design Strategy” (for biodiversity) considering bats, and other nocturnal species, in accordance with the Institute of Lighting Professionals Guidance Note 08/18 has been submitted to and approved in writing by the Local Planning Authority (see informative no. 8).

All external (and possibly internal) lighting shall be installed in accordance with the specifications and locations set out via the above, and these shall be maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: For the general protection of biodiversity and pollution prevention and KP16, and EN5-EN8 of the Cardiff Local Development Plan 2006 – 2026.

15. The extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment including the chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Reason: To ensure that that noise and odour from the kitchen extraction system does not adversely affect adjoining neighbours.

16. The school shall not be brought into beneficial use until such time as a ecological enhancements considered as “Net Benefits for Biodiversity”, have been provided in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority (see informative no. 8).

A drawing indicating their location and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site), shall be submitted to the Local Planning Authority no later than one month after the buildings first beneficial use.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhancement biodiversity” and “promote the resilience of ecosystems”, the Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 - EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in “Cardiff Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”

17. The school shall not be brought into beneficial use until such time a Green Infrastructure and Landscape Ecological Management Plan (GILEMP) has been submitted to and approved in writing by the Local Planning Authority (see informative no. 9). The site shall thereafter be managed in full accordance with the approved GILEMP.

Reason: For the overall protection of biodiversity and to ensure the site's landscape and environmental features are adequately managed long term. This aligns with policies KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan (2006-2026).

Regulatory Conditions

18. The use of the Multi Use Games Area and 5 a side Football pitch as shown on the approved plans is restricted to 9am-9pm on Monday to Saturday and 10am to 6pm on Sundays.

Reason: This ensure that the amenities of adjoining occupiers are protected

19. The remediation scheme approved by condition 10 must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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.

20. 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.

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

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

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

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

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

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

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

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

24. Any new planting which within a period of 5 years from the completion of the development dies, is removed, becomes seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 9, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area, in accordance with Policies EN8 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

INFORMATIVES

1. The applicant/developer is advised that as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.
2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com
3. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
4. That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning

approval gives no such rights to undertake works on land outside the applicants ownership.

5. All design requirements and recommendations outlined in Noise Planning Report C-18293-HYD-ZZ-XX-RP-Y-1002 P03 are to be implemented.
6. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;

(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

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

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

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

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

7. The Lighting Design Plan required under condition 14 shall highlight:
 - Those areas/features on site that are particularly sensitive for bats and other nocturnal species, that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging. This should consider general site lighting and any associated public realm works;
 - Show how and where external lighting will be installed across the site, demonstrating that the lighting/ light spill is unlikely to disturb or prevent bats or other nocturnal species using the site or impact upon their normal behaviours (as alluded in bullet one), highlighting any mitigation required to

achieve this. There should be no light spill on green corridors in particular and areas of known sensitivity. Appropriate lighting contour plans (0.5, 1, 3 and 5lux lines) and technical specifications will be supplied in accordance with the British Standard, where local authority adoption is required.

- Details of lighting to be used both during construction and at operation (if required).
- All lighting should consider amongst other aspects; all lighting should be at or below 2700K and therefore a wavelength above 550nm, lighting direction, hooding, using minimum height and passive infrared on timers/or radar, determining the times that lighting will be on/off etc.
- It may also be required that internal lighting will need to be considered for all glass facades if significant spill to external elements could occur.
- Liaison between your chosen ecological consultant and the lighting engineer is advised.

8. The Applicant/Developer is advised that the 'ecological enhancements' required under condition 16 should include the following:

- Where possible a wildlife pond within a SUD or adjacent, approximately 4x4m in size, with a depth of at least 60cm, with shallow sloping margins of 1:5 to the centre. This shall be planted with native aquatic plants and kept free of fish.
- Implementation of the extensive biodiverse green roof as per "HLM Architects, Proposed Site Layout, drawing number: CSS-HLM-FW-00-DR-L-00003 Rev P10" ideally using substrate from the site.
- SUDs shall be planted with a wetland species seed mix appropriate to the soils. Swales and rain gardens should also aim to be planted with native species, although cultivars of native species or non-natives that justifiably support native species, will be acceptable.
- Aside from the 5 a side sports pitch and soft play area, grassland areas should utilise seed mixes with a higher diversity of native species, especially short flowering species that can cope with more regular management.
- Two solitary bee boxes. These can be purchased or built in house through use of materials such as here <https://www.rspb.org.uk/get-involved/activities/nature-on-yourdoorstep/garden-activities/build-a-bee-hotel/> or by drilling large blocks of timber (such a tree rounds) with a range of holes from 2-8mm in diameter at least 150mm deep and then mounting to the structure or on a post facing south.
- A continuous gap beneath fences of 100mm or holes of 130mmx130m under fences, gates, walls etc to allow passage of hedgehog.
- Leaving an unmanaged 3-5m buffer on the southern boundary for the benefit of wildlife generally.
- 2 x bat boxes suitable for maternity purposes erected at the site.
- 3 x house sparrow terraces erected at the site.

(For engagement with the construction team and the existing school, the construction of bird, bat and bee boxes are an activity that could engage the pupils with the site and nature).

9. The Green Infrastructure and Landscape Ecological Management Plan (GILEMP) required by condition 17 shall be written in such a way that it is easily interpretable by a management company/team employed to manage the site post development, and shall cover up to 10 years post development.

The content of the GILEMP shall include the following. a) Introduction to the site and the development to be implemented; b) Baseline - description and evaluation of features to be managed (initially implemented by the CEMP), this shall also include all more formal landscape elements, to maximise their value to wildlife. This shall include as a minimum: I. Trees. II. Hedgerows. III. SUDs/swales/rain gardens. IV. Green roof and walls. V. Grasslands. VI. Ornamental planting. VII. Site enhancements. c) Ecological constraints on site that might influence management or require separate management, as a minimum including; I. Birds. II. Bats. III. Hedgehog. IV. Reptiles. V. Badger. d) Overall aim/s and objectives of management for points B and C above and what condition shall be achieved for B. e) Appropriate management prescriptions for achieving aim/s and objectives as per point D. This should be broken in to the first 5 years (short term) and up to 10 years (long term) management. f) Preparation of a work schedule with timings (including an annual work plan capable of being rolled forward over a five-year period, but looking up to 10 years). g) Details of the body or organization responsible for implementing the plan, including any updates required. h) The legal or funding mechanisms for implementation and long-term management. i) Any failures in planting shall be rectified with the first year after planting and for 5 years following, otherwise new landscaping shall be agreed with the Local Planning Authority; j) The monitoring requirements to determine the implementation of the landscaping, years 1, 3 and 5 and every 5 years thereafter will be appropriate, this will follow the aims and objectives to determine if they have been achieved. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the GILEMP are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. k) Appropriate drawing indicating habitats, areas of the site for specific species and the enhancements to be managed.

COMMITTEE DATE: 6th July 2023

APPLICATION No. 23/01028/FUL

APPLICATION DATE: 04/05/2023

ED: LLANDAFF NORTH

APP TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: **Meadowbank Special School, Colwill Road, Llandaff North, Cardiff.**

PROPOSAL: Addition of a single storey building on school site to accommodate increased pupil numbers, including associated external play area. Other development proposed on existing car parking area to increase drop off and parking provision in line with pupil and staff uplift.

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the conditions listed below in section 12.

1. BACKGROUND INFORMATION

1.1 This application is reported to Planning Committee as it is a 'major' application by the Local Education Authority (Cardiff Council).

2. DESCRIPTION OF SITE AND AREA

2.1 The site is approx. 0.8 hectares in area and rectangular in shape, on land to the East of Meadowbank Special School that currently contains grassland.

2.2 To the north of the site is the existing Gabalfa Primary School, to the South is Parkland and the Taff Trail with the River Taff beyond. To the east of the proposal is Lydstep Park.

2.3 The proposal will utilise the existing access road from Colwill Road

2.4 The site is located within Zone C1 of the NRW Development Advice Map (DAM) contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 2 Rivers and Flood Zone 3 Sea (albeit in a 'defended zone').

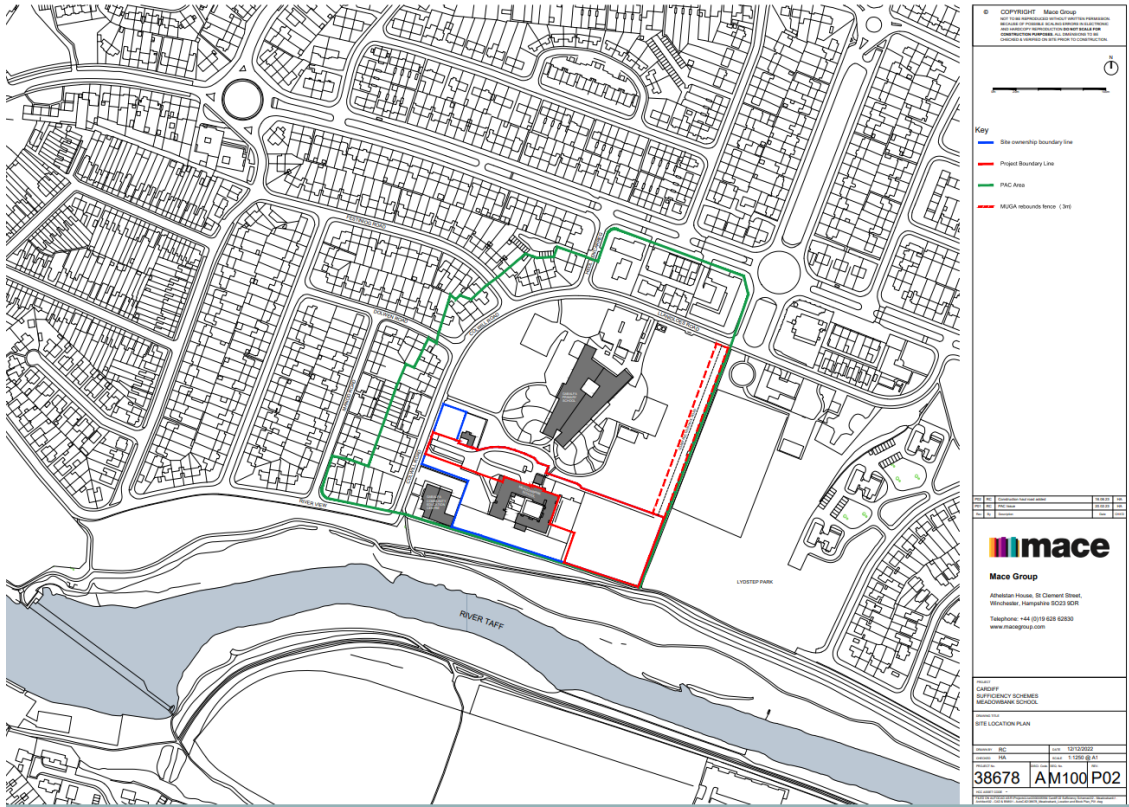


Figure 1: Site Location Plan



Figure 2: Aerial View of the Site

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This is a full application for the construction of a new teaching block at Meadowbank Special School. Meadowbank School currently accommodates 62 pupils aged 4-11 with ASD, Physical/Medical Needs and General Learning Difficulties. The proposal seeks to enhance and expand the special educational needs provision across the City and allow expansion of pupil provision within the existing school site by providing an additional 36 pupil places (98 pupils in total on site).
- 3.2 The proposed development is part single storey part 1.5 storeys in scale, approx. 65m wide and 34m deep and 3.7-6m high with a flat roof. The proposed building would be finished in brick and cladding panels and is of a modular construction.
- 3.3 Internally the building would contain 6 classrooms, hall, offices and meeting rooms and other ancillary rooms associated with the school + external canopy areas and outdoor play areas with fencing demarking the boundary.
- 3.4 Externally, the submitted plans show the provision of an enhanced vehicle drop off-area to the frontage of the school plus pedestrian access to the new teaching block from the parking/drop off area. The proposal also includes cycle and refuse storage areas and SuDS features.
- 3.5 Works have begun on site (including the provision of the construction access road due to accelerated nature of the scheme, which requires the additional pupil provision to be completed and occupied by October Half Term 2023).

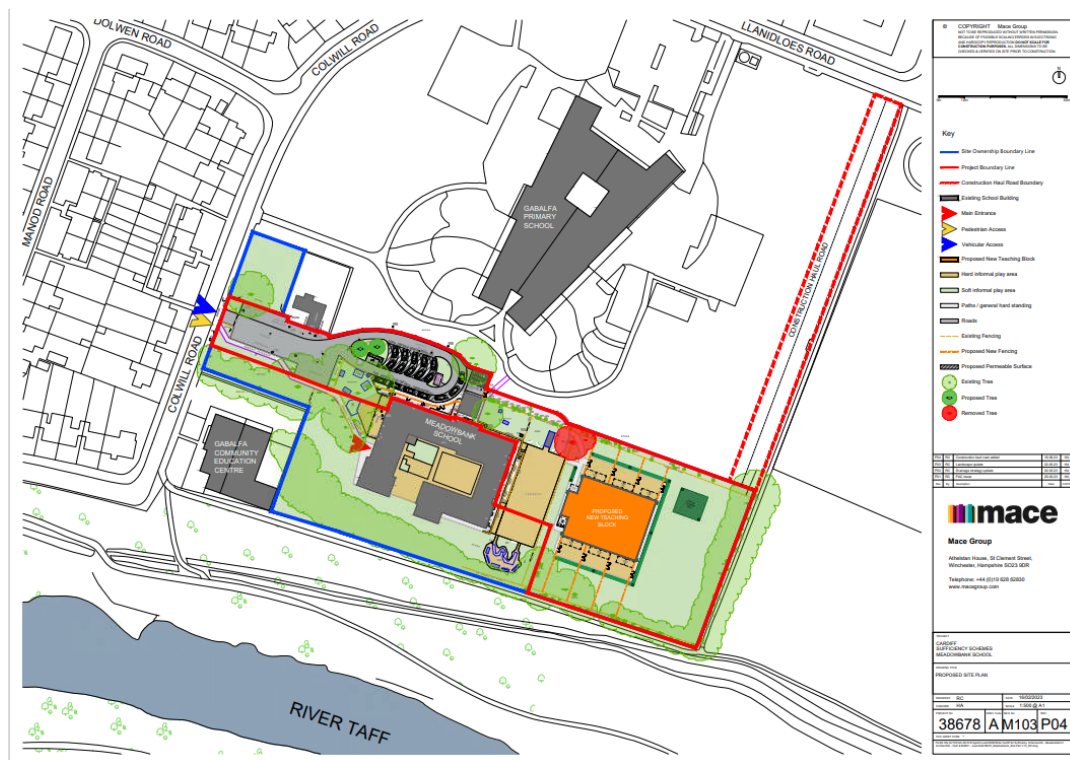


Fig 3: Proposed Site Layout

4. PLANNING HISTORY

4.1 The site has the following relevant planning history: -

- 16/02871/MJR – New Build Gabalfa and Glan Ceubal Primary Schools for one form of entry each plus 48 place full time equivalent nursery and welsh medium immersion unit. Approved.

5. POLICY FRAMEWORK

National Policy

5.1 The **Well-being of Future Generations (Wales) Act 2015** (WFG) imposes a duty on public bodies to carry out ‘sustainable development’ in accordance with the ‘sustainable development principle’.

5.2 ‘Sustainable development’ means 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.

5.3 ‘Sustainable development principle’ means that Local Authorities 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.

5.4 Well-being goals identified in the Act are:

- A Prosperous Wales
- A Resilient Wales
- A Healthier Wales
- A More Equal Wales
- A Wales of Cohesive Communities
- A Wales of Vibrant Culture and thriving Welsh Language
- A Globally Responsible Wales

5.5 The **Environment (Wales) Act 2016** has been designed to complement the WFG Act. It imposes a duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”.

National Planning Policy

5.6 [Planning Policy Wales](#) (Edition 11) was revised and restructured in February 2021 to coincide with the publication of, and take into account the policies, themes and approaches set out in, [Future Wales - the National Plan 2040](#) (see below) and to deliver the vision for Wales that is set out therein.

- 5.7 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
- 5.8 PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision-making process.

Technical Advice Notes

- 5.9 PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -
- TAN 5: Nature Conservation and Planning (2009);
Noting also the Chief Planning Officer letter dated 23/10/19: securing bio-diversity enhancement;
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 15: Development and Flood Risk (2004)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (March 2007)
 - TAN 20: Planning and the Welsh Language (2017)
 - TAN 21: Waste (February 2017)
- 5.10 On 16th July 2020 the Welsh Government published [Building Better Places: The Planning System Delivering Resilient and Brighter Futures](#) which provides planning policy guidance for local planning authorities and the development industry on priorities for the planning system to deliver post Covid-19. The guidance is to be read in conjunction with PPW, which contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.
- 5.11 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities. The planning system has an important role in supporting healthier lifestyles and reducing inequalities. This includes both direct and indirect opportunities such as the allocation of land for health facilities, ensuring good design and barrier free development, jobs and skills, improving air quality, soundscapes and protecting and improving access to recreation and natural green spaces. These can provide both physical and mental health benefits, improve well-being and help to reduce inequality.

The Development Plan

- 5.12 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.13 [Future Wales - the National Plan 2040](#) now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.
- 5.14 The Local Development Plan is the [Cardiff Local Development Plan 2006-2026](#) which was adopted in January 2016, and within which the following policies are of relevance:

KEY POLICIES

- KP4 Master Planning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP8 Sustainable Transportation
- KP12 Waste
- KP15 Climate Change
- KP16 Green Infrastructure

DETAILED POLICIES

Environment

- EN4 River Corridors
- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk

Transport

- T1 Walking and Cycling

- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services

Community

- C3 Community Safety/Creating Safe Environments
- C4 Protection of Open Space
- C5 Provision for Open space, outdoor recreation, Children's play and sport
- C6 Health
- C7 Planning for Schools

Waste

- W2 Provision for Waste Management Facilities in Development

Supplementary Planning Guidance:

5.15 The following [Supplementary Planning Guidance](#) (SPG) is of relevance to this application: -

- Archaeology and Archaeology Sensitive Areas (July 2018)
- Green Infrastructure (including Technical Guidance Notes relating to: Ecology and Biodiversity; Trees and Development; Public Rights of Way and Development; River Corridors; Protection and Provision of Open Space in New Developments; Soils and Development) (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

- 6.1 **The Operational Manager (Traffic and Transportation)** : No objections to the details submitted, advise the need for appropriate conditions.
- 6.2 **The Operational Manager, Parks** – No objections
- 6.3 **The Operational Manager, Waste Management** – No objections
- 6.4 **Tree & Landscape Officer** – No objections to the amended information, subject to appropriate conditions
- 6.5 **Shared Regulatory Services (Contaminated Land)** – No objections to information submitted and recommend appropriate conditions be imposed
- 6.6 **Shared Regulatory Services (Noise)** – No objections
- 6.7 **County Ecologist** – No objections subject to appropriate conditions

6.8 **Drainage & Flood Risk Officer** – No comments received.

7. EXTERNAL CONSULTEE RESPONSES

7.1 **South Wales Fire & Rescue Service** – No objections

7.2 **South Wales Police** – No comments received.

7.3 **Dwr Cymru/Welsh Water** – No objection, subject to appropriate conditions

7.4 **Sport Council for Wales** – No Comments received.

7.5 **Natural Resources Wales** – No objection has been raised. NRW have reviewed the supporting Flood Consequence Assessment (prepared by Hydrock, dated 18th January 2023) and note that the potential consequences of flooding can be managed to an acceptable.

8. REPRESENTATIONS

8.1 The application was subject to a 21-day consultation period on 31/01/2023, being advertised by press and site notices and neighbours and local members were notified. Following amended plans being received, a re-consultation was undertaken on 19/06/2023.

8.2 To date no responses have been received in regard to neighbour consultations

8.3 All public representations made on the application are available to view in full on the Council's website at: - [23/01028/FUL](#)

9 ANALYSIS

9.1 The key material considerations in the determination of this application are:

- Land Use / Principle of Development
- Impact on the Character of the Area
- Transportation / Highway Impacts
- Impact on Residential Amenity
- Impact on Trees/Landscaping
- Impact on Ecology
- Sustainability/Energy
- Drainage and Flooding

Land Use / Principle of Development

9.2 In terms of the land use policy implications of the proposals, the application premises fall within the settlement boundary as defined by the LDP proposals map and is afforded no specific designation or allocation.

9.3 Policy C7: Planning for Schools, supports new and improved school

facilities where a need has been identified. The Policy states that development of primary, secondary and sixth form education should:

- i) Be well designed, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes; and
- ii) Include, where appropriate, provision for other appropriate community uses in addition to their educational needs.

9.4 The new teaching block will provide additional accommodation required because of increasing pupil numbers on an existing site which is therefore well related to existing school provision in the area and lies within proximity to an array of services and amenities within the surrounding settlement. The site is also accessible to sustainable transport modes, such that the proposal raises no land use policy concerns

Impact on the Character of the Area

9.5 As noted earlier, the Welsh Government publication *Building Better Places: The Planning System Delivering Resilient and Brighter Futures* contains the principles and policies needed for Wales to recover from Covid-19 in a positive manner, putting placemaking at the heart of future development.

9.6 It also emphasises that development management decisions should focus on creating healthy, thriving active places with a focus on a positive, sustainable future for our communities, and that WG will thus play its role in supporting the vibrancy of places and helping a people-focussed and placemaking-led recovery

9.7 PPW11 also embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

9.8 The proposed new building is of a functional nature and design and is considered acceptable in regard to its siting and surroundings. The area contains existing educational facilities including the adjacent Meadowbank School and Gabalfa Primary School and it is noted that the teaching block is an addition to the existing Meadowbank School to increase the provision of Additional Learning Needs places within the City.

9.9 The proposal would have a positive impact upon the character of the area, with the creation of much needed additional School places for pupils with additional and enhanced play provision for pupils.

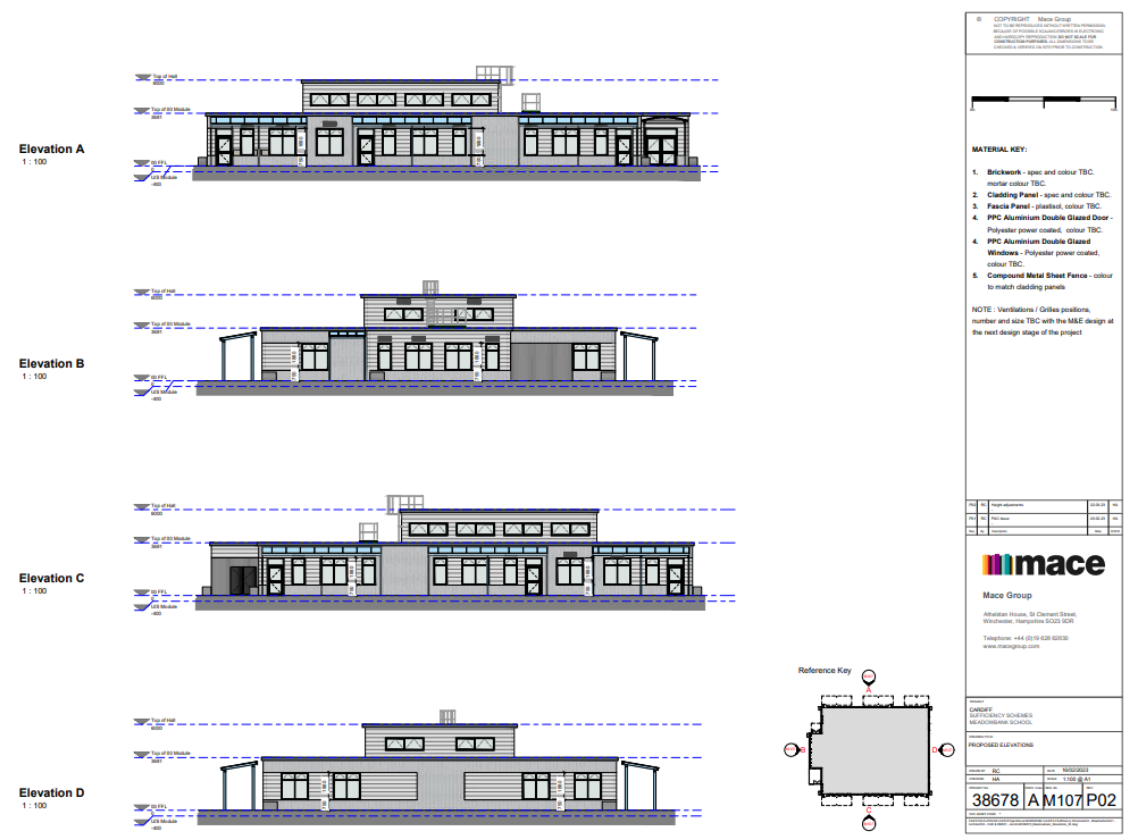


Figure 4: Proposed Elevations

Transportation/Highway Impacts

9.10 Chapter 4 of PPW 'Active and Social Places' addresses transport, stating that people should have access to jobs and services through more efficient and sustainable journeys, by walking, cycling and public transport. It further states that "new development should prevent problems from occurring or getting worse such as...the reliance on the private car and the generation of carbon emissions." It further notes that land use and transport planning should be integrated to minimise the need to travel, reduce dependency on the private car and enable sustainable access to employment, local services and community facilities.

9.11 By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:

- Enabling More Sustainable Travel Choices – measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel; and
- Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure;

9.12 The application has been accompanied by a Travel Plan.

- 9.13 Vehicular access will be from Colwill Road, via an the existing access for the Meadowbank School. The majority of Pupils are transported to the School via contracted transport vehicles (Taxis and Minibuses), with updated and enhanced drop-off bays, with the proposed vehicular parking strategy for the site including:
- 17 marked drop-off bays,
 - 2 x Minibus Parking Bays, and
 - 1 x Disabled Parking Bay
 - Staff parking will remain as existing
- 9.14 The submissions indicate that the proposed ALN school will increase the pupil capacity from 67 consented ALN pupils (in the existing school) to 98 ALN pupils (31 pupils number increase). The pupil travel arrangements are, in the vast majority of cases, provided by contracted school transport and not parents. This will mean that the level of vehicular activity will increase slightly from existing, however the level of parking provision and drop off arrangements will ensure no unacceptable impacts on highway safety.
- 9.15 With regard to the traffic and parking matters, no objections have been raised by the Operational Manager Transportation (see para. 6.1 above) in respect of highway safety, or parking provision, subject to conditions.
- 9.16 The proposal also includes the provision of cycle spaces, with dedicated cycle storage buildings within the site. It is considered necessary to ensure the cycle storage is acceptable and an appropriate condition has been imposed to agree these details.
- 9.17 The submitted details include a refuse storage area within the curtilage of the site. These details are considered to be satisfactory

Impact on Residential Amenity

- 9.18 The submitted plans show the proposed new school building sited approximately, 160m from the nearest residential properties. It not considered that the proposed school building would impact upon the sunlight and amenities of adjoining neighbours.
- 9.19 The proposal also includes enhancing the boundary trees and hedgerow to the southern and eastern boundary adjacent to Taff Trail and Lydstep Park, thereby reducing any potential overlooking from the proposed new School and to screen it from the adjacent parkland and Taff Trail.

Impact on Trees / Landscaping

- 9.20 LDP Policy EN 8 states development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.

- 9.21 The Tree & Landscape Officer raises no objections as the proposal proposes enhancements and detailed landscaping to the site, subject to appropriate conditions.

Impact on Ecology

- 9.22 Future Wales Policy 9 Resilient Ecological Networks and Green Infrastructure requires developers to ensure the enhancement of biodiversity, the resilience of ecosystems and provision of green infrastructure. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net-benefit), the resilience of ecosystems and green infrastructure should be demonstrated as part of development proposals.
- 9.23 Policy KP16 details that 'Cardiff's distinctive natural heritage which provides a network of green infrastructure', including trees and soil, will be protected, enhanced and managed to ensure the integrity and connectivity of this important resource is maintained.
- 9.24 Furthermore Policy EN6 further supports the principles of the afore mentioned key policies in relation to ecological networks, biodiversity and trees.
- 9.25 An Ecology Report and relevant surveys, prepared by a qualified ecologist has been submitted.
- 9.26 Both Natural Resources Wales and the Councils Ecologist have assessed the application and raise no objections to the application. They suggest a number of conditions (see below) and note the ecological enhancements proposed by the applicants in regard to this element of the site, which will include further enhancements.

Biodiversity Net Gains

- 9.27 The proposal includes a number of Biodiversity enhancements to the site including:
- Expanded Wildflower Meadow (approx. 1400m²)
 - Replacement tree planting (including new elm, maple and apple trees)
 - Landscaping works including, flowering areas and new planting
 - Bee Towers
 - 2 x Sparrow Terraces
 - 2 x Swift Boxes
 - Bat Box suitable for maternity roost

Sustainability / Energy

- 9.28 Future Wales Policy 16 emphasises that large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most

effective energy supply option and, for feasible projects, a plan for its implementation.

- 9.29 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.30 PPW (para 5.8.1) states that 'the planning system should support new development that achieves high energy performance, supports decarbonisation, tackles the causes of the climate emergency and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.
- 9.31 LDP Policy EN12 Renewable Energy and Low Carbon Technologies requires major development to maximise the potential for renewable energy. The council will encourage developers to incorporate schemes which generate energy from renewable and low Carbon technologies
- 9.32 The proposal is for new additional learning building to increase capacity at Meadowbank School and throughout Cardiff. The building itself is of a modular design, which will utilise low carbon, sustainable materials in the construction of the new school within renewable energy and layout/design being utilised to minimise energy consumption.

Drainage and Flooding

- 9.33 The site is within Flood Zone C1 and a Flood Consequences Assessment has been submitted. Natural Resources Wales advise that the proposal is acceptable in terms of Flood Risk and raise no objections.
- 9.34 Dwr Cymru/Welsh Water raise no objections to the proposal
- 9.35 The site will also be subject to a SAB application and the applicants have been advised to enter into negotiations with the Councils SuDS drainage team in regard to a SAB submission.

10 CONCLUSION

- 10.1 The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Cardiff Local Development Plan (2011–2026) adopted January 2016
- 10.2 The proposal will play a key role in helping to deliver the LDP strategy, providing well needed additional learning needs school places within the City as part of a high quality scheme on an existing school site, set in a highly sustainable, brownfield location.

10.3 Accordingly, the proposed development is in accordance with Policies KP5, KP6, KP13, KP14, KP16, EN6, EN7, EN8, EN10, EN13, EN14, T1, T5, C1, C3, C5 and C7 of the Cardiff Local Development Plan 2006-2026.

11 OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

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 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 Wellbeing of Future Generations (Wales) 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.

11.4 Statutory pre-application public consultation: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.

11.5 Section 6 of Environment (Wales) Act 2016 subsection (1) imposes a duty that a public authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular the following aspects: (a) Diversity between and within ecosystems; (b) The connections between and within ecosystems; (c) The scale of ecosystems; (d) The condition of ecosystems (including their structure and functioning); (e) The adaptability of ecosystems.

11.6 It is considered that the Local Planning Authority has considered its duty under this Act and has met its objectives for the reasons outlined above.

12 RECOMMENDATION

12.1 That, planning permission be **GRANTED**, subject to the conditions listed below;

CONDITIONS

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

- M100 Rev P02 – Site Location Plan
- M101 Rev P03– Existing Site Constraints Plan
- M102 Rev P02 – Existing Site Plan
- M103 Rev P04 – Proposed Site Plan
- M104 A– Proposed Ground Floor Plan
- M105 – Proposed Additional Parking Provision
- M106 – Proposed Ground Floor Plan
- M107 – Proposed Elevations
- M110 – Design and Access Statement
- M111 – Schedule of Accommodation
- 20700-HYD-XX-XX-RP-WET-0001-P01 – Flood Consequences Assessment
- 220044 Meadowbank GLEMP P3 – Green Infrastructure and Landscape Ecological Management Plan
- ArbTS_1365.3_Meadowbank School – Arboricultural Report Dated 16/06/2023
- EHS-ASL-00-ZZ-DR-L-09801 P2 – Tree Pit Detail
- MBS-ASL-00-ZZ-DR-L-0991 P7 – Planting Plan
- MBS-ASL-00-ZZ-DR-L-0992 P4 – Biodiversity and Amenity Plan
- MBS-ASL-00-ZZ-DR-L-0994 P4 – Planting Schedule
- MBS-ASL-00-ZZ-DR-L-0995 P1 – Outline Maintenance Schedule
- MBS-ASL-00-ZZ-DR-L-0001 P3 – External Works Specification
- TOHA/22/8642/AC – Soil Resource Survey
- 38678-HYD-XX-XX-DR-C-0400 – Construction Details Sheet 1
- 38678-HYD-XX-XX-DR-C-0401 – Construction Details Sheet 2
- HY4058 -01 - Topographical Survey
- HY4058-02 – Topographical Survey
- 3678-HYD-XX-XX-DR-C-0600 – Drainage Strategy
- 20700-HYD-XX-XX-RP-GE-1003 – Remediation Strategy and Verification Report

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.

Action Conditions

2. The new school building shall not be brought into beneficial use until such time a Green Infrastructure and Landscape Ecological Management Plan (GILEMP)

has been submitted to and approved in writing by the Local Planning Authority (see informative no. 7). The site shall thereafter be managed in full accordance with the approved GILEMP

3. Within 2 weeks of the date of this permission, a Construction Environmental Method Statement shall have been submitted to the Local Planning Authority for its approval in writing. Development shall only proceed in accordance with the approved statement, which shall be adhered to throughout the construction period. The statement shall provide for:-
 - i) Routing of vehicles on the local highway network.
 - ii) The parking of vehicles of site operatives and visitors;
 - iii) Loading and unloading of plant and materials;
 - iv) Storage of plant and materials used in constructing the development;
 - v) The erection and maintenance of security hoarding;
 - vi) Wheel washing facilities to prevent mud being deposited on the road and measures to prevent debris being deposited on the highway
 - vii) Measures to prevent water from the site draining onto the highway
 - viii) Measures to control the emission of dust and dirt during construction and
 - viii) A scheme for recycling / disposing of waste resulting from construction site works

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

4. Within 3 months of the date of this permission, a methodology statement shall be submitted for the reinstatement of soil and vegetation following the removal of the temporary haul road. The methodology shall include the following;
 - i) describe how the impact of soil compaction and contamination following haul road installation and use will be assessed and
 - ii) what the methodology will be for reinstating soil and vegetation.
 - iii) An assessment of soils beneath the haul road by a soil scientist to ascertain levels of compaction and contamination
 - iv) appropriate methods to remediate and ameliorate soil accordingly (e.g. ripping).
 - v) An arboricultural assessment by an appointed arboriculturist to ensure that no harmful impacts will result to adjoining trees

The haul road shall be removed in its entirety within 3 months of the completion of the development hereby approved, in full accordance with the approved methodology.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhancement biodiversity” and “promote the resilience of ecosystems”, the Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 to EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in “Cardiff

Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”.

5. The new school building shall not be brought into beneficial use until such time as a minimum of six secure cycle parking spaces (and access to them) have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking spaces shall be retained as approved 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 of the adopted Cardiff Local Development Plan (2006-2026).

6. Notwithstanding the submitted details (condition 1), prior to their use on site samples of all 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 a satisfactory finished appearance to the development, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

7. The new school building shall not be brought into beneficial use until such time as a “Lighting Design Strategy” (for biodiversity) considering bats, and other nocturnal species, in accordance with the Institute of Lighting Professionals Guidance Note 08/18 has been submitted to and approved in writing by the Local Planning Authority (see informative no. 8).

All external (and possibly internal) lighting shall be installed in accordance with the specifications and locations set out via the above, and these shall be maintained thereafter. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To manage the impact of the development upon the potential for protected species in accordance with Policy KP16, EN6 and EN7 of the Cardiff Local Development Plan (2006-2026).

8. Prior to beneficial use of the proposal hereby approved, the following ecological enhancements covering green infrastructure to individual ecological receptors, otherwise considered “Net Benefits for Biodiversity”, shall be installed at the development
 - An expanded area of wildflower meadow around the new school building from 1119.8m² to 1400m².
 - Replacement tree planting to take the form of 2 x new horizon elm, interspersed with 2 x field maple along the north boundary, to the north of the new build, and 2 x well formed M106 apple trees in the grassland

strip adjacent to the western side of the new build. These shall be sourced and planted in line with BS 8545:2014.

- enhancements (all landscaping and bee posts) as shown on drawing “Meadowbank School Biodiversity and Amenity Plan, Austin-Smith: Lord, drawing number: MBS-ASL-00-ZZ-DR-L-0992 Rev P3.”.
- Where fences are erected, gaps (13cm x13cm) should be left at the bases including site boundaries, to allow passage of hedgehogs through the site.
- Two house sparrow terraces on elevation D
- Two double swift boxes at elevation D
- One bat box suitable for a maternity roost built in/or attached, at elevation C

A drawing indicating their location and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site), shall be submitted to the Local Planning Authority no later than one month after the buildings first beneficial use.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhancement biodiversity” and “promote the resilience of ecosystems”, the Section 6 duty. Future Wales – The National Plan 2040 - Policy 9, Planning Policy Wales Section 6.2 and 6.4 and policies KP16, and EN4 to EN8 of the Cardiff Local Development Plan 2006-2026 and those elements discussed in “Cardiff Green Infrastructure SPG Ecology and Biodiversity Technical Guidance Note, 2017”.

Regulatory Conditions

9. 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/seeding season, to the same specification approved in discharge of 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.

10. The approved remediation scheme must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, 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 the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) 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.

11. 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.

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

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

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

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

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

14. The vehicular drop off spaces shall not be used as general car parking spaces by staff/visitors.

Reason: To ensure that the proposed development does not result in excessive car parking.

INFORMATIVES

1. The applicant/developer is advised that as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features.
2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com
3. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

4. That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.
5. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;

(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

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

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

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

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

6. 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 demolition / 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. No noisy work which has the potential to disturb local residents is permitted outside the above mentioned hours, unless there is a health and safety risk,

or an necessity to carry out such works on this day. If at a later stage the applicant requires works to be undertaken outside of the permitted hours they must submit an section 61 and this must be approved by the Pollution Control Department.

It is advised that the applicant familiarise themselves with the Pollution Control construction site handbook which can be found via the following link; <https://www.srs.wales/Documents/Pollution/SRS-PollutionControlHandbook-ConstructionA4-E.pdf>.

7. The Green Infrastructure and Landscape Ecological Management Plan (GILEMP) required by condition 2 shall be written in such a way that it is easily interpretable by a management company/team employed to manage the site post development, and shall cover up to 10 years post development.

The content of the GILEMP shall include the following. a) Introduction to the site and the development to be implemented; b) Baseline - description and evaluation of features to be managed (initially implemented by the CEMP), this shall also include all more formal landscape elements, to maximise their value to wildlife. This shall include as a minimum: I. Trees. II. Hedgerows. III. SUDs/swales/rain gardens. IV. Green roof and walls. V. Grasslands. VI. Ornamental planting. VII. Site enhancements. c) Ecological constraints on site that might influence management or require separate management, as a minimum including; I. Birds. II. Bats. III. Hedgehog. IV. Reptiles. V. Badger. d) Overall aim/s and objectives of management for points B and C above and what condition shall be achieved for B. e) Appropriate management prescriptions for achieving aim/s and objectives as per point D. This should be broken in to the first 5 years (short term) and up to 10 years (long term) management. f) Preparation of a work schedule with timings (including an annual work plan capable of being rolled forward over a five-year period, but looking up to 10 years). g) Details of the body or organization responsible for implementing the plan, including any updates required. h) The legal or funding mechanisms for implementation and long-term management. i) Any failures in planting shall be rectified with the first year after planting and for 5 years following, otherwise new landscaping shall be agreed with the Local Planning Authority; j) The monitoring requirements to determine the implementation of the landscaping, years 1, 3 and 5 and every 5 years thereafter will be appropriate, this will follow the aims and objectives to determine if they have been achieved. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the GILEMP are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. k) Appropriate drawing indicating habitats, areas of the site for specific species and the enhancements to be managed.

8. The Lighting Design Plan required under condition 7 shall highlight:
 - Those areas/features on site that are particularly sensitive for bats and

other nocturnal species, that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging. This should consider general site lighting and any associated public realm works;

- Show how and where external lighting will be installed across the site, demonstrating that the lighting/ light spill is unlikely to disturb or prevent bats or other nocturnal species using the site or impact upon their normal behaviours (as alluded in bullet one), highlighting any mitigation required to achieve this. There should be no light spill on green corridors in particular and areas of known sensitivity. Appropriate lighting contour plans (0.5, 1, 3 and 5lux lines) and technical specifications will be supplied in accordance with the British Standard, where local authority adoption is required.
- Details of lighting to be used both during construction and at operation (if required).
- All lighting should consider amongst other aspects; all lighting should be at or below 2700K and therefore a wavelength above 550nm, lighting direction, hooding, using minimum height and passive infrared on timers/or radar, determining the times that lighting will be on/off etc.
- It may also be required that internal lighting will need to be considered for all glass facades if significant spill to external elements could occur.
- Liaison between your chosen ecological consultant and the lighting engineer is advised.

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Cardiff Council : Development Control : Applications Decided between 27/05/2023 and 23/06/2023

<u>Application No.</u>	<u>DATEAPVAL</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Decision</u>	<u>Statutory Class</u>
ADAMSDOWN 23/01120/CLU	16/05/2023	MRS PATRICA L E WOODS	CLU	42 Stacey Road Adamsdown Cardiff CF24 1DU	Use of property as 3 self-contained flats	02/06/2023	Permission Granted	Other Consent Types
23/00396/FUL	10/03/2023	MR HAMED SHAHRIARI	FUL	3 Cyril Crescent Roath Cardiff CF24 1DQ	Ground and First Floor Rear Extensions, Rear Dormer Roof Extension, Detached Store and Conversion to 4 Flats	16/06/2023	Permission Granted	Minor - Dwellings (C3)
23/00680/DOC	05/04/2023	c/o Agent	DOC	Former Great Eastern Hotel 54 Metal Street Adamsdown Cardiff CF24 0LB	Discharge of Conditions 4 (Means of Enclosure), 8 (Cycle Parking Spaces), 9 (Refuse Provision), and 11 (Travel Plan) of 18/03020/MJR approved on Appeal Ref: APP/Z6815/A/20/3256441	09/06/2023	Full Discharge of Condition	Discharge of Conditions
BUTETOWN 22/03009/HSE	06/01/2023	Vircavs	HSE	25 Clarence Embankment Butetown Cardiff CF10 5GR	Proposed side return extension and rear dormer extension	01/06/2023	Permission Granted	Householder
23/00854/ADV	14/04/2023	Debra James	ADV	Grass Verge A4232 Southbound Prior To Rover Way Splott Cardiff	One advertising sign to be placed on verge	02/06/2023	Permission Granted	General Regulations

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23/00855/ADV	14/04/2023	Debra James	ADV	Roundabout A4160 St Mary St And Callaghan Square Butetown Cardiff	3 Advertising Signs on Roundabout A4160 St Mary St and Callaghan Square	02/06/2023	Permission Granted	General Regulations
23/00845/ADV	13/04/2023	Debra James	ADV	Grass Verge On A4232 Prior To Queensgate RoundaboutButetown Link Butetown Cardiff	One Advertising Sign to be placed on grass verge	02/06/2023	Permission Granted	General Regulations
23/00515/FUL	07/03/2023	Mr R Williams	FUL	Tilcon Mortar Plant Viking Place Butetown Cardiff CF10 4TR	Use of land for use class B8 storage or distribution including use for stationing of container units for self-storage centre	05/06/2023	Permission Granted	Minor - Industry/Storage/Distribution
23/00715/FUL	11/05/2023	Mr Owen Dyke	FUL	Y Lanfa St Clair Court West Bute Street Butetown Cardiff CF10 5FT	Change of Use of Existing Offices, to Offices and Advice, Support, Training & Activity Centre	23/06/2023	Permission Granted	Minor - Other Principal Uses
23/00925/FUL	26/04/2023	-	FUL	Bills Restaurants Pilotage Building Stuart Street Butetown Cardiff CF10 5BW	External steel staircase between ground and first floor terraces.	12/06/2023	Permission Granted	Minor - Retail (A1-A3)

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23/00878/LBC	18/04/2023	Dr Sarwan Sumon	LBC	Railway Overbridge Bute Street Butetown Cardiff	Temporary propping works (installation of 36 modular props to support the central arch of the overbridge) associated with the later implementation of the proposed masonry arch repair and strengthening (MARS) system.	14/06/2023	Permission Granted	Listed Buildings
23/01160/VAR	22/05/2023	Mr Chris Spiteri	VAR	Custom House 56 Bute Street Butetown Cardiff	Variation of Conditions 3 and 4 of LBC/22/00035/MNR to amend the wording of the conditions to allow works to proceed on certain elements in advance of others provided the LPA has approved the detail on those respective elements	14/06/2023	Permission Granted	Renewals and Variation of Conditions
22/01404/MJR	01/07/2022	CNM Estates	FUL	1 East Bay Close Atlantic Wharf Cardiff CF10 4BA	DEVELOPMENT OF 353 DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING, DRAINAGE, PARKING AND OTHER ASSOCIATED WORKS	20/06/2023	Permission Granted	Major - Dwellings (C3)
23/00926/LBC	25/04/2023	-	LBC	Bills Restaurants Pilotage Building Stuart Street Butetown Cardiff CF10 5BW	External steel staircase between ground and first floor terraces	21/06/2023	Permission Granted	Listed Buildings
23/00232/DOC	02/02/2023	Mr A Woods	DOC	Crawshay Court 6 Curran Road Butetown Cardiff CF10 5TG	Discharge of Condition 7 (Travel Plan) of 19/01930/MJR	07/06/2023	Full Discharge of Condition	Discharge of Conditions
CAERAU 23/00907/DOC	04/05/2023	Mr David Hobbs	DOC	Part Of Land At 60 Heol Poyston Heol Poyston Caerau Cardiff CF5 5LY	Discharge of conditions 3 (Landscaping) and 6 (Topsoil) of 21/02876/MNR	02/06/2023	Full Discharge of Condition	Discharge of Conditions

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CANTON 23/00824/HSE	12/04/2023	Mr Derek Cunningham	HSE	1 Penhill Court 250 Llandaff Road Canton Cardiff CF11 9PX	First floor extension on top of existing garage	30/05/2023	Permission Granted	Householder
23/00753/HSE	06/04/2023	Elizabeth Kingsley	HSE	6 Greenwich Road Canton Cardiff CF5 1EU	Single storey rear extension to replace existing rear conservatory, reduction in size of detached garage and introduction of two windows to side elevation	15/06/2023	Permission Granted	Householder
22/01633/MNR	09/08/2022	Cardiff City House Of Sport	FUL	Cardiff International Sports Stadium Leckwith Road Canton Cardiff CF11 8AZ	ERECTION OF PITCH COVER	30/05/2023	Permission Granted	Minor - Other Principal Uses
23/00846/HSE	14/04/2023	Mr Liakoth Khan	HSE	3 Dunraven Road Canton Cardiff CF11 8AN	Proposed rear extension	23/06/2023	Refuse	Householder
19/03277/MJR	18/12/2019	Mr Ward	RES	Former Paper Mill Arjo Wiggins Old Mill Business Park Sanatorium Road Canton Cardiff	Appearance, Landscaping ,Layout and Scale pursuant to permission 18/01190/MNR for Accommodation for Elderly Persons; 500m2 Community Centre and office floorspace along with associated Car and Cycle parking.	12/06/2023	Permission Granted	Major - Dwellings (C3)

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23/00750/HSE	04/04/2023	Clive Cazeaux	HSE	9 Pembroke Road Canton Cardiff CF5 1QN	Single storey rear extension, addition of a roof light to the rear elevation and alterations to windows, with associated alterations	02/06/2023	Permission Granted	Householder
22/02646/HSE	17/11/2022	Mr Shakti Rathore	HSE	71 Broad Street Canton Cardiff CF11 8BW	Front, Side and Rear Extensions and Rear Dormer Roof Extension with associated works	09/06/2023	Permission Granted	Householder
23/00357/HSE	01/03/2023	Mr Malcolm Sloan	HSE	22 West Orchard Crescent Canton Cardiff CF5 1AR	Single Storey Rear Extension, and Dormer loft extension to rear and side	31/05/2023	Refuse	Householder
23/00752/CLD	04/04/2023	Lisa Tustian	CLD	11 Pembroke Road Canton Cardiff CF5 1QN	Single storey rear extension, and internal alterations and replacement of windows	30/05/2023	Permission Granted	Other Consent Types
23/00417/CLD	23/03/2023	Martin Leahy	CLD	16 Leckwith Road Canton Cardiff CF11 8HL	Use as a children's home	02/06/2023	Permission Granted	Other Consent Types
23/00818/ADV	12/04/2023	Debra James	ADV	Roundabout At Brian Clark Way Canton Cardiff	4 Advertising Boards to be placed on roundabout	02/06/2023	Permission Granted	General Regulations
23/00711/HSE	11/04/2023	Ms V Leonard	HSE	15 Broadstairs Road Canton Cardiff CF11 8DE	Single storey rear extension and relocation of garage	02/06/2023	Permission Granted	Householder

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23/00426/HSE	01/03/2023	MR & MS SAMUEL & ABBY NEWING &	HSE	20 Broadstairs Road Canton Cardiff CF11 8DE	Single Storey Rear Extension and extended raised patio	30/05/2023	Permission Granted	Householder
CATHAYS 23/01084/DOC	12/05/2023	MR. ASISH ARAVINDAKSHAN	DOC	30 St Mary Street Cathays Cardiff CF10 1AB	Discharge of Condition 3 (Extraction) of 12/00851/DCI	22/06/2023	Full Discharge of Condition	Discharge of Conditions
23/00813/HSE	18/04/2023	Mr Mark Cooney	HSE	106 Maindy Road Cathays Cardiff CF24 4HQ	Rear dormer roof extension, hip to gable extension first floor extension, insertion of roof light to the front roof plane and associated internal alterations to increase occupants from three to six to existing C4 HMO	16/06/2023	Permission Granted	Householder
22/02895/FUL	12/12/2022	Mr Paul Morgan	FUL	National Museum And Gallery Of Wales Gorsedd Gardens Road Cathays Cardiff CF10 3NP	Extension to 3no. existing boiler flues and conceal flues within a new chimney stack	15/06/2023	Permission Granted	Other Consent Types
23/00678/LBC	24/03/2023	Tivoli Inns (Cardiff) Ltd	LBC	Hodge House Guildhall Place Cathays Cardiff CF10 1EB	Retrospective application of replacement of pre-existing floor tiles with grey anthracite tiles and installation of brass edge tile trim, works to re-brand the shopfront including the re-painting of the fascia and replacement of the fascia sign which is hand painted with white text, and the installation of trough light above sign and installation of an internally illuminated sign.	02/06/2023	Permission Granted	Listed Buildings

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23/00966/NMA	03/05/2023		NMA	Site Of 1-6 Guildford Crescent Cathays Cardiff	Proposed Non-Material Amendment to Planning Permission 21/01682/MJR to vary condition 2 (Approved Plans) and add a second staircase	09/06/2023	Permission Granted	Non Material Amendment
23/01176/CLD	25/05/2023		CLD	Summit House 9 - 10 Windsor Place Cathays Cardiff CF10 3BX	Installation of roof mounted PV panels.	15/06/2023	Permission Granted	Other Consent Types
23/00914/FUL	12/05/2023	Mr Damyan Bochev	FUL	6 Barrack Lane Cathays Cardiff CF10 2FR	Change of use from A1 Shop to A3 Food and Drink to form a new cafe	15/06/2023	Permission Granted	Minor - Retail (A1-A3)
23/00994/FUL	03/05/2023	Welsh Government	FUL	National Assembly For Wales New Crown Building College Road Cathays Cardiff CF10 3NQ	Installation of solar photovoltaic (PV) panels and associated infrastructure on roof of existing office building	19/06/2023	Permission Granted	Minor - Other Principal Uses
22/02494/LBC	08/11/2022	Stella Saunders	LBC	St Monicas Church In Wales School Whitchurch Road Cathays Cardiff CF14 3JL	REPAIRS AND REPLACEMENT OF EXTERNAL FABRIC INCLUDING WORKS TO THE ROOFS, RAINWATER GOODS, REPAIRS TO STONWORK AND BRICKWORK AND WINDOWS AND OTHER WORKS	15/06/2023	Permission Granted	Listed Buildings
23/00431/DOC	24/02/2023	Ropemaker Properties Limited	DOC	Landore Court Charles Street Cathays Cardiff	Discharge of condition 23 (Road Traffic Noise) of 21/00138/MJR	06/06/2023	Full Discharge of Condition	Discharge of Conditions

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23/01129/ADV	18/05/2023	Caro Van Der Wiel	ADV	4 The Hayes Cathays Cardiff CF10 1AH	New fascia and projecting sign. New vinyl lettering to shopfront glazing	14/06/2023	Permission Granted	Advertisements
23/00674/ADV	27/03/2023		ADV	Hodge House 114 - 116 St Mary Street Cathays Cardiff	Signage	02/06/2023	Permission Granted	Advertisements
23/00381/FUL	03/03/2023	MR JAMIE YEOMAN	FUL	31 Charles Street Cathays Cardiff CF10 2GA	Change of Use to mixed use, with Ground Floor to A1 use (Shop and separate meeting room) and First, Second and Third Floors to C3 use with associated works	14/06/2023	Permission Granted	Minor - Retail (A1-A3)
23/00463/LBC	28/02/2023	Various Eateries Trading Ltd	LBC	18 The Hayes Cathays Cardiff CF10 1AH	Internal alterations associated with change of use from Class A1 (shop) to Class A3 (restaurant)	14/06/2023	Permission Granted	Listed Buildings
23/00553/FUL	17/04/2023	MR GARETH MORRIS	FUL	12 Coburn Street Cathays Cardiff CF24 4BS	Ground and First Floor Rear Extensions and Dormer Loft Extension forming 8 bed House in Multiple Occupation	19/06/2023	Permission Granted	Minor - Dwellings (C3)
23/00479/FUL	30/03/2023	MR SOHAIL RAUF	FUL	66 Monthermer Road Cathays Cardiff CF24 4QY	Conversion to 4no. Flats	20/06/2023	Permission Granted	Minor - Dwellings (C3)

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23/00995/LBC	02/05/2023	Welsh Government	LBC	National Assembly For Wales New Crown Building College Road Cathays Cardiff CF10 3NQ	Installation of solar photovoltaic (PV) panels and associated infrastructure on roof of existing office building	19/06/2023	Permission Granted	Listed Buildings
23/00462/FUL	28/02/2023	Various Eateries Trading Ltd	FUL	18 The Hayes Cathays Cardiff CF10 1AH	Change of use from Class A1 (shop) to Class A3 (restaurant) use	14/06/2023	Permission Granted	Minor - Retail (A1-A3)
23/00552/FUL	14/03/2023		FUL	11-14 Wharton Street And Units 2, 2A & 4 The Hayes Cathays Cardiff CF10 1AG	Alteration to shopfront and associated works	12/06/2023	Permission Granted	Minor - Retail (A1-A3)
CREIGIAU AND ST FAGAN! 22/00212/MJR	03/02/2022		DOC	Parcel P2 Plasdwr North West Cardiff	DISCHARGE OF CONDITION 63 (DETAILED SURFACE WATER SCHEME) OF OUTLINE PLANNING PERMISSION 14/02733/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 22/00133/MJR (PARCE P2, PHASE 2, LAND NORTH OF PENTREBANCE ROAD)	21/06/2023	Full Discharge of Condition	Discharge of Conditions
22/00182/MJR	07/02/2022	-	DOC	Phase 2 Land North Of Pentrebane Road Pentrebane Cardiff	DISCHARGE OF CONDITION 63 (DETAILED SURFACE WATER DRAINAGE) OF OUTLINE APPLICATION 14/02733/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 22/00136/MJR (PHASE 2, LAND NORTH OF PENTREBANE ROAD)	23/06/2023	Full Discharge of Condition	Discharge of Conditions

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CYNCOED 23/00853/HSE	28/04/2023	Mr Thomas Bull	HSE	46 Duffryn Avenue Cyncoed Cardiff CF23 6JL	Demolition of existing garage and new proposed side return and rear extension	23/06/2023	Permission Granted	Householder
23/01210/WTTPF	30/05/2023	Mr Malcolm Abrahams	WTTPF	227 Cyncoed Road Cyncoed Cardiff CF23 6NY	Fell 4 Cypress Trees	21/06/2023	GRANT - Works to Trees	Other Consent Types
23/00763/HSE	11/04/2023	Mr Christopher White	HSE	30 Cefn Coed Gardens Cyncoed Cardiff CF23 6AX	Two storey side extension and front elevation alterations.	15/06/2023	Permission Granted	Householder
23/01141/WTTPF	18/05/2023	Mr Grant Evans	WTTPF	Cardiff Golf Club Sherborne Avenue Cyncoed Cardiff CF23 6SJ	Works to trees as per attached survey created by TR33. Ref S220809.1	09/06/2023	GRANT - Works to Trees	Other Consent Types
23/00573/DOC	16/03/2023	Mr Nesh Pawar	DOC	90 Rhyd Y Penau Road Cyncoed Cardiff CF23 6PW	Full Discharge of Condition 7 (Brick Samples) and Partial Discharge of Condition 8 (External Finishing Materials) of 19/00626/MNR	09/06/2023	Full Discharge of Condition	Discharge of Conditions
23/01192/DOC	31/05/2023	Mr Tom Firth	DOC	15 Alltmawr Road Cyncoed Cardiff CF23 6NQ	Discharge of Condition 7 (Arboricultural Method Statement and Tree Protection Plan) of 22/01153/DCH	08/06/2023	Full Discharge of Condition	Discharge of Conditions

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23/01126/NMH	24/05/2023	Mr Johan Klawitter	NMH	7 Jellicoe Gardens Cyncoed Cardiff CF23 5QW	Proposed Non-Material Amendment to Planning Permission 21/02575/DCH to omit first floor rear gable box window and replace with Juliet balcony and side windows and Omit ground floor side windows to Kitchen and replace with one low level slit window.	08/06/2023	Permission Granted	Non Material Amendment
23/00686/HSE	06/04/2023	Mr Christopher Lloyd-Evans	HSE	32 Rannoch Drive Cyncoed Cardiff CF23 6LQ	Proposed demolition of existing garage and construction of double and single storey side and rear extensions and single storey front extension	02/06/2023	Refuse	Householder
23/00899/HSE	02/05/2023	Mrs Leung	HSE	52 Celyn Avenue Cyncoed Cardiff CF23 6EP	Erect a porch to front of property	02/06/2023	Permission Granted	Householder
23/00563/HSE	24/03/2023	Mr Simon Pickard	HSE	13 Duffryn Road Cyncoed Cardiff CF23 6NP	Single-storey, front, side and rear extensions and first floor extension at rear	02/06/2023	Permission Granted	Householder
23/00184/HSE	06/02/2023	Mr William Harrison	HSE	58 Black Oak Road Cyncoed Cardiff CF23 6QU	Hip to gable roof extensions, raising the existing roof ridge height and rear dormer roof extension	12/06/2023	Refuse	Householder
ELY 23/00918/CLU	16/05/2023	MS TRACY MCQUADE	CLU	48 Stirling Road Ely Cardiff CF5 4SQ	Ground Floor Rear Extension to the Original House	09/06/2023	Permission Granted	Other Consent Types

FAIRWATER

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23/00523/HSE	16/03/2023	mr Jonathan Martin	HSE	4 Cherry Close Fairwater Cardiff CF5 3RQ	Removal of existing garage and construction of new double storey side and rear extension	14/06/2023	Permission Granted	Householder
23/00789/VAR	03/05/2023	Mr Richard Morgan	VAR	21 Marionville Gardens Fairwater Cardiff CF5 2LR	Variation of condition 2 of 22/01313/DCH to allow the side elevation to adjacent property wall to remain unpainted render	22/06/2023	Permission Granted	Householder
22/01179/DCH	13/07/2022	Mr Saleh	HSE	6 Everswell Avenue Fairwater Cardiff CF5 3DG	SINGLE AND DOUBLE STOREY SIDE AND REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER EXTENSION	16/06/2023	Refuse	Householder
GABALFA 23/00920/FUL	16/05/2023	MR BOBBY OJLA	FUL	286 North Road Gabalfa Cardiff	Ground and First Floor Extension, Dormer Loft Conversion and Alterations to create additional flat, forming 3 in total	15/06/2023	Permission Granted	Minor - Dwellings (C3)
23/01101/NMA	17/05/2023	Mr Brian Fraser	NMA	Club 3000 Excelsior Industrial Estate Batchelor Road Gabalfa Cardiff CF14 3AX	Non-Material Amendment to Planning Permission 22/02260/FUL to shorten the smoking shelter by one bay and adding more gaps in the wall cladding to increase ventilation.	05/06/2023	Permission Granted	Non Material Amendment
23/01328/DOC	12/06/2023	Mr Gary Talbot	DOC	Meridian Court North Road Gabalfa Cardiff CF14 3BF	Discharge of Condition 3 (Soft Landscaping) of 21/02670/MNR	15/06/2023	Full Discharge of Condition	Discharge of Conditions

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23/01250/NMA	02/06/2023	mr Darren Hek	NMA	82 Whitchurch Road Gabalfa Cardiff CF14 3LX	Non-Material Amendment to Planning Permission 18/00230/MNR to insert a new window to the side elevation at ground floor level that will match the existing window	12/06/2023	Permission Granted	Non Material Amendment
23/00248/FUL	02/02/2023	Philip Sneddon	FUL	181 Whitchurch Road Gabalfa Cardiff CF14 3JR	CHANGE OF USE FROM DIVING CENTRE TO PIZZA TAKEAWAY (CLASS A3) AND EXTERNAL FLUE.	16/06/2023	Refuse	Minor - Other Principal Uses
23/00847/HSE	14/04/2023	Mr Peter Nee	HSE	60 Canada Road Gabalfa Cardiff CF14 3BY	Erection of a single story side return extension.	30/05/2023	Permission Granted	Householder
23/00716/HSE	29/03/2023	Dr G Winter	HSE	27 Edington Avenue Gabalfa Cardiff CF14 3QF	Single storey rear/side extension and associated alterations	09/06/2023	Permission Granted	Householder
23/00060/HSE	16/01/2023	Ms Rhian Hughes	HSE	65 Heathfield Road Gabalfa Cardiff CF14 3JX	Single storey side/rear extension and associated alterations	08/06/2023	Permission Granted	Householder
22/00778/MNR	12/04/2022	..	FUL	170-172 Whitchurch Road Gabalfa Cardiff CF14 3NA	PROPOSED DEMOLITION OF REAR ANNEX, CONVERSION AND EXTENSION OF EXISTING PROPERTY TO FORM 9NO. RESIDENTIAL UNIT WITH ONSITE CYCLE AND REFUSE STORAGE FACILITIES	06/06/2023	Permission Granted	Minor - Dwellings (C3)
23/00180/HSE	25/01/2023	Mr Trystan Foote	HSE	64 Mynachdy Road Mynachdy Cardiff CF14 3EA	Two storey and single storey rear extension	12/06/2023	Permission Granted	Householder

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GRANGETOWN 23/01122/ADV	22/05/2023	PLK Chicken UK Ltd	ADV	Former Pizza Hut Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR	New signs	15/06/2023	Permission Granted	Advertisements
23/00116/HSE	18/01/2023	Mr Luis Pereira	HSE	48 Cornwall Street Grangetown Cardiff CF11 6SR	First floor rear extension above existing ground floor with associated alterations	12/06/2023	Permission Granted	Householder
23/00969/NMA	02/05/2023	Mr Will Boland	NMA	Cardiff Bay Yacht Club Ferry Road Grangetown Cardiff CF11 0JL	Proposed Non-Material Amendment to Planning Permission 20/01356/MJR (which varied 15/02088/MJR) - Reconfiguration of the consented extensions and only extend the southern part of the building, plus a small extension to existing stores and plant (ground) and kitchen (first) to the westerr side	06/06/2023	Permission Granted	Non Material Amendment
23/00844/ADV	13/04/2023	Debra James	ADV	Grass Verge A4055 Adjacent To Cedar Tree Farm Restaurant Grangetown Cardiff	Advertising Sign to be placed on grass verge	02/06/2023	Permission Granted	General Regulations
23/01136/DOC	18/05/2023	Aldi Stores Limited	DOC	Aldi Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR	Discharge of Condition 6 (Remediation Scheme and Verification Plan) of 21/02246/MNR	02/06/2023	Full Discharge of Condition	Discharge of Conditions

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23/00831/HSE	17/04/2023	Mr Abu Khan	HSE	149 Sloper Road Leckwith Cardiff CF11 8AG	Retention of outbuilding and proposed alterations	02/06/2023	Permission Granted	Householder
22/03031/FUL	16/01/2023		FUL	Ninian Park Primary School Virgil Street Leckwith Cardiff CF11 8TF	RETENTION OF NEW EXTERNAL TIMBER CONSTRUCTION TO PROVIDE SHELTERED AREA FOR LEARNING AND RECREATION SPACE FOR PUPILS	01/06/2023	Permission Granted	General Regulations
23/00801/DOC	11/04/2023	Aldi Stores Limited	DOC	Aldi Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR	Discharge of Condition 5 (Gas Protection Measures) of 21/02246/MNR	30/05/2023	Full Discharge of Condition	Discharge of Conditions
23/00587/NMA	16/03/2023	Aldi Stores Limited	NMA	Aldi Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR	Proposed non-material amendment to 21/02246/MNR - Changes to approved plans in respect of cladding details	30/05/2023	Permission Granted	Non Material Amendment
HEATH 23/00810/HSE	12/04/2023	Mr Hill	HSE	29 St Edwen Gardens Heath Cardiff CF14 4JZ	Single storey rear extension	30/05/2023	Permission Granted	Householder

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23/00720/HSE	04/04/2023	Mr David Trickett	HSE	26 St Georges Road Heath Cardiff CF14 4AQ	Single storey rear extension	30/05/2023	Permission Granted	Householder
23/00778/HSE	06/04/2023	Emily Hinson	HSE	204 King George V Drive East Heath Cardiff CF14 4ER	Alterations to existing porch. Hip to Gable roof extension with two rear dormer extensions. alterations to the front drive/garden and associated alterations	30/05/2023	Permission Granted	Householder
23/00817/HSE	18/04/2023	Mrs Quartermain	HSE	2 Nant Y Fedw Heath Cardiff CF14 1SD	Proposed 2nd storey extension over the existing ground floor extension to rear of existing domestic dwelling	12/06/2023	Permission Granted	Householder
23/00882/HSE	24/04/2023	S Reynolds	HSE	32 Groveland Road Heath Cardiff CF14 4QX	Proposed flat roofed two storey rear extension	19/06/2023	Refuse	Householder
22/02015/VAR	13/09/2022	Mr G Walsh	VAR	University Hospital Of Wales Heath Park Way Heath Cardiff CF14 4XW	Variation of Condition 2 of 20/01860/MJR to alter approved plans to reflect changes to scheme design and inclusion of an emergency generator unit	20/06/2023	Permission Granted	Renewals and Variation of Conditions
LISVANE AND THORNHILL 23/00537/DOC	22/03/2023	Mr Matt Beament	DOC	36 Millwood Lisvane Cardiff CF14 0TL	Discharge of Condition 4 (Precautionary Mitigation Method Statement) of 19/03170/DCH	30/05/2023	Full Discharge of Condition	Discharge of Conditions

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23/00912/HSE	28/04/2023	MR & MS SIMON & REBECCA DRANE	HSE	9 Bryn Glas Thornhill Cardiff CF14 9AA	Double Storey Side Extension	23/06/2023	Refuse	Householder
23/00739/DOC	25/05/2023	Mr Richard Kemble	DOC	Dillons Cefn Mably Road Lisvane Cardiff CF14 0SP	Discharge of Condition 3 (Soft Landscaping) of 22/02685/FUL	05/06/2023	Full Discharge of Condition	Discharge of Conditions
23/00011/FUL	04/01/2023	Rachel Smith	FUL	Corpus Christi High School Ty-draw Road Pontprennau Cardiff CF23 6XL	Provision of a new single-storey modular changing block building with associated works. External works including the removal of made ground, the regrading of the grass banked area, and the reinstatement of surrounding hard and soft landscaping as required following the works	01/06/2023	Permission Granted	Minor - Other Principal Uses
23/00843/HSE	20/04/2023	MILLER	HSE	31 Millwood Lisvane Cardiff CF14 0TL	Alter existing rear extension and convert garage into habitable room including alterations to existing front porch	01/06/2023	Permission Granted	Householder
23/00440/VAR	13/04/2023	Mr and Mrs Jain	VAR	Suncrest 85C Mill Road Lisvane Cardiff CF14 0UG	Variation of Condition 2 of 22/01432/DCH to alter approved plans	31/05/2023	Permission Granted	Renewals and Variation of Conditions
LLANDAFF 23/00834/HSE	17/04/2023	Mr & Mrs Jason & Rochelle Scaife	HSE	5 Prospect Drive Llandaff Cardiff CF5 2HL	Erection of a ground floor front extension to the garage to the side of the property and rear ground floor extension to replace the existing extension.	19/06/2023	Permission Granted	Householder

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23/01159/NMH	22/05/2023	Mr & Mrs Armstrong	NMH	43 St Michael's Road Llandaff Cardiff CF5 2AN	Proposed Non-Material Amendment to Planning Permission 21/02433/DCH - Reduction in width of workshop rear extension, and the external finishes on the side of the workshop to be render (to match existing) in lieu of a brick finish	02/06/2023	Permission Granted	Non Material Householder
23/00600/DOC	29/03/2023	Mr Ben Gravett	DOC	Howells School Cardiff Road Llandaff Cardiff CF5 2YD	Discharge of Condition 14 (Electricals) of 18/01977/MNR	02/06/2023	Full Discharge of Condition	Discharge of Conditions
23/00934/HSE	26/04/2023	Mr Stephen Jones	HSE	48 Palace Road Llandaff Cardiff CF5 2AH	Modify roof profile of existing side return extension from hip to gable with change of material and new roof lights. Extend roof and add timber pergola structure to create covered external areas and solar shading for internal spaces	22/06/2023	Permission Granted	Householder
LLANDAFF NORTH								
23/00044/HSE	10/01/2023	Miss Marianne Evans	HSE	26 Belle Vue Crescent Llandaff North Cardiff CF14 2FJ	Single storey side/rear extension, proposed rear dormer conversion and associated works	19/06/2023	Permission Granted	Householder
23/00809/CLD	11/04/2023	Mr McCracken	CLD	20 Hawthorn Road East Llandaff North Cardiff CF14 2LS	The construction of Rear Flat Roof Dormer to form Loft Conversion, with Velux Rooflights to the principle elevation.	30/05/2023	Permission Granted	Other Consent Types
LLANISHEN								
23/00794/HSE	21/04/2023	Mr and Mrs J Beynon	HSE	121 Ty Glas Road Llanishen Cardiff CF14 5EE	New Entrance Porch	14/06/2023	Permission Granted	Householder

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A/21/00039/MNR	19/04/2021	Mr Adney	ADV	Cardiff Industrial Park Cheviot Close Llanishen	NEW SIGNAGE	14/06/2023	Permission Granted	Advertisements
23/00090/CLD	13/04/2023	Mr Karl Follows	CLD	56 Mayflower Avenue Llanishen Cardiff CF14 5HR	Conversion of detached garage into habitable room	09/06/2023	Permission Granted	Other Consent Types
23/00902/FUL	24/04/2023	.	FUL	Unit 4 Purbeck House Lambourne Crescent Llanisien Caerdydd CF14 5GJ	Change of use of the ground floor and first floor of an existing building from B1 Offices to Mixed Use B1 Offices and D1 Consulting Rooms.	09/06/2023	Permission Granted	Minor - Offices (B1(a))
23/00147/NMA	24/01/2023	Mr Andrew Collins	NMA	Former Iorwerth Jones Home For The Elderly Trenchard Drive Llanishen Cardiff CF14 5LJ	Proposed Non-Material Amendment to Planning Permission 20/02068/MJR - Removal of stepped brickwork detailing at ground floor level and at window reveals and party wall locations	07/06/2023	Permission Granted	Non Material Amendment
23/00578/DOC	15/03/2023	Dwr Cymru Welsh Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Discharge of Condition 31 (Invasive Non Native Species Management Plan) of 20/02175/MJR	06/06/2023	Full Discharge of Condition	Discharge of Conditions
21/02647/MJR	26/11/2021	Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	DISCHARGE OF CONDITION 26 (GREEN INFRASTRUCTURE MITIGATION STRATEGY) Of 20/02175/MJR	06/06/2023	Full Discharge of Condition	Discharge of Conditions

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23/00448/FUL	28/02/2023	Marks and Spencer	FUL	Marks & Spencer Plc Unit 1 Ty Glas Retail Park Parc Ty Glas Llanishen Cardiff CF14 5DU	Proposed service yard steel frame canopy and associated works	02/06/2023	Permission Granted	Minor - Retail (A1-A3)
23/00449/ADV	28/02/2023	Marks and Spencer	ADV	Marks & Spencer Plc Unit 1 Ty Glas Retail Park Parc Ty Glas Llanishen Cardiff CF14 5DU	New Signage	02/06/2023	Permission Granted	Advertisements
23/00880/PRAP	27/04/2023	Bobby Clayton	PRAP	Llanishen Station Road Overbridge Station Road Llanishen Cardiff CF14 5UW	To extend the existing parapet by approximately 700mm on the northern side of the bridge and approximately 500mm on the southern side of the bridge	31/05/2023	Prior Approval Granted	Other Consent Types
22/00974/MJR	06/05/2022	Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	DISCHARGE OF CONDITION 36 (IMPORTED SOIL) OF 20/02175/MJR	20/06/2023	Full Discharge of Condition	Discharge of Conditions
23/00198/HSE	06/03/2023	Mr and Mrs J. Hales	HSE	36 Heol Hir Llanishen Cardiff CF14 5AE	Removal of existing conservatory and construction of a single storey rear extension	01/06/2023	Permission Granted	Householder

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PENTWYN 22/01361/MNR	27/06/2022	Johnson	FUL	Pentwyn Service Station Pentwyn Road Pentwyn Cardiff CF23 7XH	ALTERATION TO EXISTING PARKING LAYOUT T CREATE 5 NO. OF PARKING SPACES, 4 NO. OF EV CHARGING BAYS, AIR AND VAC BAYS AND REPOSITION AN EXISTING PORTACABIN	14/06/2023	Permission Granted	Other Consent Types
23/00828/ADV	12/04/2023	Debra James	ADV	Grass Verge - Bryn Celyn Road, Off East Avenue, A48 Pentwyn Cardiff	One Advertising Board placed on grass verge	06/06/2023	Permission Granted	General Regulations
22/01039/MJR	06/06/2022	Mr Walsh	DOC	Land Adjacent To Llanedeyrn Community Hub And Llanedeyrn Health Centre Maelfa Llanedeyrn Cardiff	DISCHARGE OF CONDITIONS 15 (NOISE ASSESSMENT) AND 17 (FUME EXTRACTION) O 19/01610/MJR	19/06/2023	Full Discharge o Condition	Discharge of Conditions
PENTYRCH AND ST FAGAI 23/00748/HSE	05/05/2023	Debbie Jones	HSE	45 Clos Goch Pentyrch Cardiff CF15 9RA	Single storey rear extension and loft conversion plus all associated works	14/06/2023	Permission Granted	Householder
23/01096/DOC	15/05/2023	I Edwards	DOC	Swanmac Units 2 And 3 Viaduct Road Gwaelod-Y-Garth Cardiff CF15 9JN	Partial Discharge of Condition 4 (Gas Protection Measures) of 22/00319/MJR in relation to Phase 1 (Workshop)	09/06/2023	Partial Discharge o Condition (s)	Discharge of Conditions

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23/00630/VAR	22/03/2023	Mr M Courtney	VAR	The Barns South Of Elm Cottage Heol-y-parc Pentyrch Cardiff	Variation of Condition 1 of 18/00372/MNR to extend the period of time for commencement	01/06/2023	Permission Granted	Renewals and Variation of Conditions
PENYLAN								
22/02305/HSE	03/10/2022	MR REZA HUSSAIN	HSE	5 Kimberley Road Penylan Cardiff CF23 5DH	DEMOLITION OF EXISTING DETACHED GARAGE AND NEW SINGLE STOREY REAR EXTENSION AND ASSOCIATED WORKS	14/06/2023	Permission Granted	Householder
23/00984/PRAP	02/05/2023	Gallivan	PRAP	Carisbrooke Way Adjacent To Llanedeyrn Road Penylan Cardiff	Proposed 5G telecoms installation: 15m high slim line H3G street pole with cabinets and ancillary works.	19/06/2023	Requires Prior Approval	Other Consent Types
23/01219/WTTPF07/06/2023		Mr Graham Smart	WTTPF	25 Llwyn-y-grant Road Penylan Cardiff CF23 9HL	G1, Limes; Re-Pollard 2 x twin stem Limes to previous pollard points. T2, Cherry, W end of limes; Reduce height by 2-3m and shape by removing up to 1.5m off the sides to suitable growth points. T3, Cherry, E end of limes; Reduce/ pollard dying limb over garden to first fork.	09/06/2023	GRANT - Works to Trees	Other Consent Types
23/01051/NMH	09/05/2023	MR & MRS MATTHEW	NMH	44 Ty-draw Road Penylan Cardiff CF23 5HD	Proposed Non-Material Amendment to Planning Permission 23/00345/HSE to increase the length of the side extension to include the rear/side access gate	15/06/2023	Permission Granted	Non Material Householder
23/00835/HSE	13/04/2023	Mr Bassett	HSE	7 Llwyn-y-grant Road Penylan Cardiff CF23 9ES	Installation of new window to front gable for skylight loft conversion	15/06/2023	Permission Granted	Householder

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23/00997/VAR	03/05/2023	Nicola O'Connor	VAR	30 Grafton Close Penylan Cardiff CF23 9JB	Variation of condition 2 of 18/03059/DCH to allow substitution of approved plans to allow the car port to be converted into a Utility Room	09/06/2023	Permission Granted	Renewals and Variation of Conditions
PLASNEWYDD								
23/00816/FUL	24/04/2023	Mr ANTHONY REILLY	FUL	203 - 209 Richmond Road Roath Cardiff CF24 3UX	Removal of all signs, marketing, ATM and night safe and make good	15/06/2023	Permission Granted	Other Consent Types
22/01645/MNR	18/08/2022	Seyfollahi	FUL	144 Richmond Road Roath Cardiff CF24 3BX	GROUND, FIRST AND SECOND FLOOR REAR EXTENSIONS AND GABLE END ROOF EXTENSION WITH ASSOCIATED WORKS INCREASING FLOOR SPACE FOR EACH FLAT	30/05/2023	Permission Granted	Householder
23/01119/CLU	16/05/2023	MRS PATRICA L E WOODS	CLU	54 Arran Street Roath Cardiff CF24 3HT	Use for Two Flats	02/06/2023	Permission Granted	Other Consent Types
23/00714/HSE	18/04/2023	Caroline Porter	HSE	193 Arabella Street Roath Cardiff CF24 4SZ	Proposed Single Storey Kitchen Extension	14/06/2023	Permission Granted	Householder
23/00832/CLD	13/04/2023	Gareth Shaw	CLD	80 Angus Street Roath Cardiff CF24 3LX	Single-story side return extension at rear of existing property	12/06/2023	Permission Granted	Other Consent Types

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23/00063/ADV	04/05/2023	Ms Chloe Source	ADV	94 Albany Road Roath Cardiff CF24 3RT	Replacement of existing external ATM signage with new	23/06/2023	Permission Granted	Advertisements
23/00062/FUL	04/05/2023	Ms Chloe Source	FUL	94 Albany Road Roath Cardiff CF24 3RT	Replacement of 1 no. outdated external ATM equipment with their current equivalents.	23/06/2023	Permission Granted	Minor - Other Principal Uses
23/00892/FUL	19/04/2023	MR SADI ELHALOUL	FUL	107 Claude Road Roath Cardiff CF24 3QD	CONVERSION INTO EIGHT BED HMO WITH EXTERNAL ALTERATIONS	23/06/2023	Permission Granted	Minor - Dwellings (C3)
PONTPRENNAU AND OLD								
22/01375/MJR	05/07/2022	Mr Williams	NMA	Phase 6 Land East Of Church Road And North And South Of Bridge Road Old St Mellons	AMEND THE BICKLEY HOUSETYPE DETAIL SO ROOFLIGHT DETAIL SPLITS THE TWO ROOFLIGHTS - PREVIOUSLY APPROVED UNDER 19/03205/MJR	23/06/2023	Permission Granted	Non Material Amendment
22/02116/VAR	07/10/2022	Mr James Riseborough	VAR	Land Off Church Road Old St Mellons Cardiff CF3 6YA	Variation of Conditions 2, 3, 4, 5, 7, 9, 10, 11, 17, 18, 21, 22, 23, 27, 28 and 29 of 19/02624/MNR to regularise works commenced on site and vary the wording of these conditions	23/06/2023	Permission Granted	Renewals and Variation of Conditions

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23/00744/NMA	04/04/2023	Mr JO Cadenne	NMA	Unicorn Inn Church Road Old St Mellons Cardiff CF3 6YA	Proposed Non-Material Amendment to Planning Permission 20/00374/MNR to reduce size of rear extension, omit front porch extension, increase size of compound, new Pergola to rear to create 'Covered Seating area', render wall to terrace replaced with timber balustrade, omit small flat roof rendered extension and associated alterations and alter description of development to: Partial demolition of existing flat roof structures to the rear and proposed new flat roof rear extension. Terraced area with covered seating area. Pergolas Internal alterations and decorations	14/06/2023	Permission Granted	Non Material Amendment
23/00746/LBC	03/04/2023	Star Pubs & Bars	LBC	Unicorn Inn Church Road Old St Mellons Cardiff CF3 6YA	Partial demolition of existing flat roof structures to the rear and proposed new flat roof rear extension. Terraced area with covered seating area. Pergolas Internal alterations and decorations	14/06/2023	Permission Granted	Listed Buildings
23/00823/ADV	12/04/2023	Debra James	ADV	Grass Verge On A4232 Heading North Prior To Cardiff Gate Services Pentwyn Link Pontprennau Cardiff	One Advertising Board to be located on grass verg on Pentwyn Link Road	06/06/2023	Permission Granted	General Regulations
23/00599/CLU	14/04/2023	Claire Green	CLU	15 Cottingham Drive Pontprennau Cardiff CF23 8QG	Existing Use as a House in Multiple Occupancy (use Class C4)	05/06/2023	Permission Granted	Other Consent Types
23/00571/CLU	31/03/2023	Mr Barry Woodman	CLU	3 Clos Alyn Pontprennau Cardiff CF23 8LB	Retention of Garage Conversion into Habitable Room	02/06/2023	Permission Granted	Other Consent Types

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23/00767/HSE	04/04/2023	Mrs Farrell	HSE	14 Stryd Boyd Old St Mellons Cardiff CF3 6YS	Erect a conservatory to the rear elevation	30/05/2023	Permission Granted	Householder
RADYR AND MORGANSTO								
23/00924/FUL	24/04/2023	Mr Joe Horvath	FUL	Rear Of 41 Heol Isaf Radyr Cardiff CF15 8AH	Construction of new detached dwelling	19/06/2023	Refuse	Minor - Dwellings (C3)
23/00740/HSE	03/04/2023	Mrs Rachael McDonald	HSE	12 Springfield Gardens Morganstown Cardiff CF15 8LQ	Demolition of existing side ground floor extension and car port and the construction of a two storey side extension with loft conversion including hip to gable alteration and rear dormer roof extension	09/06/2023	Permission Granted	Householder
RHIWBINA								
23/00939/HSE	27/04/2023	Mrs Jennifer Ferry	HSE	21 Lon-y-dderwen Rhiwbina Cardiff CF14 6JQ	Hip to Gable Roof Extensions to Front and Rear Elevations and a Rear and Side Extension	14/06/2023	Refuse	Householder
23/00598/HSE	28/04/2023	Mrs Lana Hughes	HSE	27 Bassetts Field Rhiwbina Cardiff CF14 9UG	Single and two storey rear and side extensions - Amendment to plans approved under permission 19/01067/DCH	14/06/2023	Permission Granted	Householder
23/00565/HSE	13/03/2023	Mr S David	HSE	11 Lon Penllyn Rhiwbina Cardiff CF14 6BZ	Two storey extension including loft conversion	02/06/2023	Refuse	Householder

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23/00453/HSE	28/02/2023	Mr & Mrs Andrew & Catherine Sian	HSE	27 Lon-ysgubor Rhiwbina Cardiff CF14 6SF	Single storey side extension and alterations to existing single storey rear extension	06/06/2023	Permission Granted	Householder
23/00681/HSE	13/04/2023	Mr David Nutt	HSE	12 Tyla Teg Rhiwbina Cardiff CF14 7TL	Single Storey Rear Extension	30/05/2023	Permission Granted	Householder
23/00883/HSE	18/04/2023	Sion Kinsey	HSE	26 Heol Mabon Rhiwbina Cardiff CF14 6RL	Single storey rear infill extension with raised decking.	08/06/2023	Permission Granted	Householder
23/00784/HSE	06/04/2023	Mrs Hanna Chivers	HSE	6 Waun-y-groes Avenue Rhiwbina Cardiff CF14 4SY	Single storey extension to rear	30/05/2023	Permission Granted	Householder
23/01000/WTTPP02/05/2023		Mr Nick Hampson	WTTPP	Land Rear Of 12 Clos Fach Rhiwbina Cardiff CF14 6QS	Removal of dead branches from the tree, removal of epicormic growth up the trunk to the first main branch, removal of ivy from the trunk	09/06/2023	GRANT - Works to Trees	Other Consent Types
23/00890/HSE	19/04/2023	Mr & Mrs Creemer	HSE	5 Glanrhyd Rhiwbina Cardiff CF14 6JL	Hip to gable end with front and rear dormers, and addition of front porch extension to create dormer bungalow	14/06/2023	Refuse	Householder
23/00911/HSE	28/04/2023	MR JOHN DRANE	HSE	365 Caerphilly Road Rhiwbina Cardiff CF14 4SH	Single Storey Side and Rear Extension and New Roof with Hip to Gable	23/06/2023	Permission Granted	Householder

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23/00738/HSE	03/04/2023	Jonathan Webber	HSE	121 Heol-y-deri Rhiwbina Cardiff CF14 6HE	Demolition and re-build of garage to new footprint	31/05/2023	Permission Granted	Householder
23/00718/HSE	13/04/2023	Mr and Mrs Pickersgill	HSE	131 Coed Y Wenallt Rhiwbina Cardiff CF14 6AZ	Rear Dormer Roof Extension to an Existing Garage Outbuilding	19/06/2023	Permission Granted	Householder
23/00539/FUL	17/04/2023	Mrs Elizabeth Ashley	FUL	2 Ty-gwyn Road Rhiwbina Cardiff CF14 6NF	Demolition of existing bungalow and construction of replacement dwelling	14/06/2023	Permission Granted	Householder
23/00901/HSE	24/04/2023	Mr Dan Godwin	HSE	23 Clos Mabon Rhiwbina Cardiff CF14 6RN	Demolition of existing conservatory and garage. Creation of new single storey rear extension with adjoined garage.	19/06/2023	Permission Granted	Householder
RIVERSIDE 23/01148/CLD	22/05/2023	Mrs Sarah Barry	CLD	13 Gileston Road Pontcanna Cardiff CF11 9JS	Demolition of garage and new garden room/store	15/06/2023	Permission Granted	Other Consent Types
23/00459/HSE	15/03/2023	Mr Jamie Yeoman	HSE	188 Llandaff Road Riverside Cardiff CF11 9PX	Proposed driveway access	09/06/2023	Refuse	Householder

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23/00762/FUL	13/04/2023	Mr Tim Crothers	FUL	18B Lower Cathedral Road Riverside Cardiff CF11 6LT	Replacement of existing rear roof window with new dormer construction on rear elevation of existing attic storey conversion	08/06/2023	Permission Granted	Householder
23/00713/FUL	11/04/2023	Dr Martin Bevan	FUL	Garage At Rear Of 46 Ryder Street Pontcanna Cardiff CF11 9BT	Extension of Existing Garage	02/06/2023	Permission Granted	Householder
23/00324/HSE	06/04/2023	Mrs Amy Lavis	HSE	53 Llanfair Road Pontcanna Cardiff CF11 9QA	Single storey rear/side ground floor extension and rear dormer loft conversion, with alterations to existing single storey rear extension and associated works	01/06/2023	Permission Granted	Householder
22/02544/FUL	15/11/2022	BANCROFT	FUL	4 Rawden Place Riverside Cardiff CF11 6LF	CHANGE OF USE FROM C3 USE CLASS TO C4 HOUSE IN MULTIPLE OCCUPATION TOGETHER WITH THE ERECTION OF A REAR DORMER ROOF EXTENSION	01/06/2023	Prior Approval Granted	Minor - Dwellings (C3)
23/00896/FUL	20/04/2023	Mr Liam Lazarus	FUL	241 Cowbridge Road East Riverside Cardiff CF11 9TB	Change of use of former bank (Class A2) to a cafe (Class A3)	14/06/2023	Permission Granted	Minor - Retail (A1-A3)
RUMNEY								
23/00108/HSE	25/04/2023	MR Abdulaziz Alosaimi	HSE	Magor Holly House Greenway Road Rumney Cardiff CF3 3HJ	Conversion and extension of garage on side elevation to granny annex ancillary accommodator	15/06/2023	Permission Granted	Householder

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23/00885/HSE	24/04/2023	Mr Martin Letton	HSE	40 Northlands Rumney Cardiff CF3 3AQ	Single Storey Extension to Side & Rear of Property	19/06/2023	Permission Granted	Householder

SPLOTT								
23/00788/PRAP	06/04/2023	Cornerstone	PRAP	Adjacent To Cardiff And Vale Therapy Centre Splott Road Splott Cardiff CF24 2BZ	The erection of a 20m high monopole supporting 6no. antennas and 2 no. microwave dishes and the installation 2no. equipment cabinets and development works ancillary thereto.	31/05/2023	Prior Approval Refused	Other Consent Types

23/00703/HSE	28/03/2023	MR DARREN PATERSON	HSE	91 Whitaker Road Splott Cardiff CF24 2RP	Side Single Storey Extension	02/06/2023	Permission Granted	Householder
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23/00594/CLD	30/03/2023	Mr Alan Ellis	CLD	Unit 68 To 69 Portmanmoor Road Industrial Estate Portmanmoor Road Splott Cardiff CF24 5PS	Proposed installation of solar panels	14/06/2023	Permission Granted	Other Consent Types
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23/00951/DOC	16/05/2023	C/o Agent	DOC	Celsa Manufacturing Uk Rover Way Splott Cardiff CF24 5TH	Discharge of Conditions 3 (Contamination) and 4 (Piling) of 22/01499/MJR	12/06/2023	Full Discharge o Condition	Discharge of Conditions
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23/00851/ADV	14/04/2023	Debra James	ADV	Rover Way Grass Verge Northbound Prior To Roundabout Splott Cardiff	One Sign to be placed on grass verge left side approaching roundabout	02/06/2023	Permission Granted	General Regulations

TROWBRIDGE

23/01112/DOC	18/05/2023	Chris Murray	DOC	Great Point Seren Studios Wentloog Avenue Wentloog Cardiff CF3 2GH CF3 2GH	Discharge of Conditions 3 (Soil Resource Survey) and 8 (Historic Environment Mitigation) of 22/03006/FUL	13/06/2023	Full Discharge of Condition	Discharge of Conditions
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23/01114/DOC	18/05/2023	Chris Murray	DOC	Great Point Seren Studios Wentloog Avenue Wentloog Cardiff CF3 2GH CF3 2GH	Discharge of Conditions 6 (Historic Environment Mitigation) and 8 (Soil Resource Survey and Soil Resource Plan) of 22/01647/MJR	13/06/2023	Full Discharge of Condition	Discharge of Conditions
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WHITCHURCH AND TONGWYLL

23/00684/HSE	27/03/2023	MR & MRS JAMES HUNTLEY	HSE	64 Felin Fach Whitchurch Cardiff CF14 1NZ	Single Storey Rear Extension	30/05/2023	Permission Granted	Householder
23/00407/ADV	01/03/2023	Mr Bob Green	ADV	Asda Cardiff Coryton Longwood Drive Whitchurch Cardiff CF14 7EW	New Signage	06/06/2023	Permission Granted	Advertisemen ts

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23/01300/WTTPF	08/06/2023	Mr Marc Williams	WTTPF	Newgale House Bishops Close Whitchurch Cardiff CF14 1PJ	Removal of Conifer Tree and Replace with Two New Trees	09/06/2023	GRANT - Works to Trees	Other Consent Types
22/02938/DOC	13/12/2022	Mr T Morris	DOC	Land To The North-West Of Whitchurch Hospital Playing Fields	Discharge of Condition 17 (Construction Environmental Management Plan) of 17/01735/MJI	09/06/2023	Full Discharge of Condition	Discharge of Conditions
23/00065/FUL	16/01/2023	Mr Mark Vernon	FUL	Land Off Longwood Drive Cardiff CF14 7ZB	New build speculative industrial unit to accommodate B1/B8 uses, separately or in combination, with associated yard, parking, access, lighting, drainage and hard and soft landscaping	23/06/2023	Permission Granted	Major - Other Principal Uses
23/00676/FUL	24/03/2023	Mr Keith Brown	FUL	Asda Cardiff Coryton Longwood Drive Whitchurch Cardiff CF14 7EW	Install new Plant Equipment to roof areas - to serve the internal retail chilled fridges/freezers	14/06/2023	Permission Granted	Minor - Retail (A1-A3)
23/00889/HSE	20/04/2023	Mrs Llewellyn	HSE	69 Heol Don Whitchurch Cardiff CF14 2AT	Proposed Roof Redesign, Loft and Side Extension including Bay Windows and Porch	19/06/2023	Permission Granted	Householder
23/00437/HSE	09/03/2023	Stephanie/Hywel Woodward	HSE	5 Kelston Close Whitchurch Cardiff CF14 2AL	First Floor Side Extension, Replacement of Flat Roof with Mono-Pitched Roof with Front and Rear Overhangs, Conversion of Outbuilding to Habitable Space with new Duo Pitched Roof and Openings and Boundary Fence	19/06/2023	Permission Granted	Householder

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22/02612/HSE	14/11/2022	Mrs Llinos Davis	HSE	14 Kingsland Road Whitchurch Cardiff CF14 2EJ	Double Storey Side Extension and Single Storey Rear Extension	09/06/2023	Refuse	Householder

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