



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

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

AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	THURSDAY, 19 OCTOBER 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

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 22 September 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 23/01705/VAR - Red Dragon Centre and County Hall, Atlantic Wharf, Cardiff
(Pages 3 - 84)

5b 23/01501/FUL - Cantonian High School, Fairwater Road, Fairwater, Cardiff
(Pages 85 - 114)

5c 23/00050/FUL - Land south of Narberth Road, Caerau, Cardiff (Pages 115 - 176)

6 Applications decided by Delegated Powers (Pages 177 - 278)

22 July 2023 – 6 October 2023

7 Urgent Items (if any)

8 Date of next meeting

The date of the next meeting of the Committee is on Thursday 2 November 2023 at 10.30 am

Davina Fiore

Director Governance & Legal Services

Date: Friday, 13 October 2023

Contact: Kate Rees,

029 20872427, krees@cardiff.gov.uk

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PLANNING COMMITTEE

22 SEPTEMBER 2023

Present: Councillor Stubbs(Chairperson)
Councillors Humphreys, Hunt, Joyce, Michael, Reid-Jones,
Robson and Wong

26 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ali Ahmed and Abdul Sattar.

27 : DECLARATIONS OF INTEREST

The following declarations of interest were received in accordance with the Members' Code of Conduct:

NAME	ITEM	NATURE OF INTEREST
Cllr Robson	5a – 22/03007/DOC	Prejudicial – Employer has previously commented on the application
Cllr Reid-Jones	5a – 22/03007/DOC	Prejudicial – Previously spoken in support of the Hailey Park Residents Group

28 : MINUTES

The minutes of the meeting on 3 August were approved as a correct record of that meeting and signed by the Chairperson.

29 : PETITIONS

Application no 22/03007/DOC - Land Either Side of River Taff Comprising Land South of Existing Access Road within Hailey Park and Land at Eastern Turning Head of De Braose Close, Danescourt

In relation to the application a statement was provided by the petitioner. There was no response from the applicant or agent.

30 : 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 GRANTED

(Councillors Robson and Reid-Jones, in accordance with their prejudicial interests left the meeting during discussion of this item).

22/03007/DOC – Llandaff North and Llandaff

Land Either Side of River Taff Comprising Land South of Existing Access Road within Hailey Park and Land at Eastern Turning Head of De Braose Close, Danescourt

Discharge of Condition 3 (Landscaping) of 21/02608/MNR

31 : APPLICATIONS DECIDED BY DELEGATED POWERS

RESOLVED: The Committee resolved to deferred this item until te next meeting of the Committee.

32 : URGENT ITEMS (IF ANY)

There were no urgent items

33 : DATE OF NEXT MEETING

The date of the next meeting of the Committee is to be confirmed in due course.

The meeting terminated at 2.10 pm

COMMITTEE DATE: 19/10/2023

APPLICATION No. 23/01705/VAR APPLICATION DATE: 24.07.2023

APP: TYPE: Section 73 Variation

APPLICANT: Cardiff Arena Operations Ltd / Robertson Property Ltd

LOCATION: **RED DRAGON CENTRE AND COUNTY HALL,
ATLANTIC WHARF, CARDIFF**

PROPOSAL: A variation of condition application made pursuant to Section 73 of The Town and Country Planning Act 1990 to vary Condition 2 (approved plans), Condition 9 (CEMP) and Condition 10 (Soil Resource Survey) of the detailed planning permission (Arena and Hotel) within hybrid planning permission reference: 21/02687/MJR, which approved:

HYBRID PLANNING APPLICATION FOR THE PROPOSED DEVELOPMENT OF PART OF A MIXED USE MASTERPLAN WITHIN THE INNER HARBOUR, CARDIFF BAY. INCLUDING OUTLINE DETAILS FOR UP TO 890NO. RESIDENTIAL DWELLINGS (USE CLASS C3), 1,090NO. HOTEL BED SPACES (USE CLASS C1), 19,500SQM OF EMPLOYMENT FLOORSPACE (USE CLASS B1), 27,500SQM OF LEISURE FLOORSPACE (USE CLASSES D1 AND D2) AND 12,310SQM OF RETAIL FLOORSPACE (USE CLASSES A1 AND A3). PLUS ASSOCIATED PUBLIC REALM, OPEN SPACE, HARD AND SOFT LANDSCAPING, DRAINAGE, WALKING, CYCLING, CAR PARKING AND OTHER TRANSPORT INFRASTRUCTURE. TOGETHER WITH FULL DETAILS FOR A MULTI-USE, INDOOR ARENA (USE CLASS D2) WITH SUPPORTING USES AND CAFE (USE CLASS A3) A 182NO. BED SPACE HOTEL (USE CLASS C1) PLUS ASSOCIATED PUBLIC REALM, HARD AND SOFT LANDSCAPING, DRAINAGE, WALKING, CYCLING, CAR PARKING AND OTHER TRANSPORT INFRASTRUCTURE

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the relevant parties entering into a binding legal agreement under the provisions of **SECTION 106** of the Town and Country Planning Act 1990 (as a Deed of Variation to the earlier legal agreement on application ref. 21/02687/MJR) within 6 months of the date of this Resolution, unless otherwise agreed by the Council in writing, and the conditions listed in section 12.

RECOMMENDATION 2:

That delegated authority is given to the Head of Planning &/Or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed, and planning permission issued.

1. BACKGROUND INFORMATION

- 1.1 Planning permission for the following development was approved on 27 February 2023 under planning reference 21/02687/MJR at Red Dragon Centre and County Hall, Atlantic Wharf, Cardiff:

Hybrid planning application for the proposed development of part of a mixed use masterplan within the inner harbour, Cardiff Bay. Including Outline details for up to 890no. residential dwellings (Use Class C3), 1,090no. hotel bed spaces (Use Class C1), 19,500sqm or Employment Floorspace (Use Class B1), 27,500sqm of Leisure Floorspace (Use Classes D1 and D2) and 12,310sqm of retail floorspace (Use Classes A1 and A3). Plus, associated Public Realm, Open Space, Hard and Soft Landscaping, Drainage, Walking, Cycling, Car Parking and other transport infrastructure. Together with full details for a Multi-use, Indoor Arena (Use Class D2) with supporting Uses and Café (Use Class A3), a 182no. bed space hotel (Use Class C1) plus associated Public Realm, Hard and Soft Landscaping, Drainage, Walking, Cycling, Car Parking and other transport infrastructure.

- 1.2 In short, the application comprised a hybrid application (part detailed planning, part outline) for the proposed development of a mixed-use masterplan within the Inner Harbour, Cardiff Bay.
- 1.3 The Committee Report previously presented to Committee can be found here: [21/02687/MJR](https://www.cardiff.gov.uk/21/02687/MJR).
- 1.4 The application now under consideration has been submitted pursuant to Section 73 of The Town and Country Planning Act 1990 to vary Condition 2 (approved plans), Condition 9 (CEMP) and Condition 10 (Soil Resource Survey) of the detailed planning permission, relating to the Arena and Hotel only.
- 1.5 The following is noted within the Welsh Government Development Management Manual (May 2017):

Sections 73(2) and (4) of the 1990 Act restrict the LPA in their determination of section 73 applications. The effect of the provisions is to limit the LPA to considering the question of whether the conditions identified in the section 73 application should apply as originally stated, would be acceptable if modified or it would be acceptable to remove them. The LPA cannot revisit the original permission and reconsider whether it should have been granted

in the first place. However, as a section 73 application is a planning application in its own right, it is necessary to assess what material changes there may have been in terms of policy since the original permission was granted in order to ensure that all relevant material considerations have been assessed.

The LPA can grant permission unconditionally or subject to different conditions. They can refuse the application if they decide that the original conditions should continue. The original planning permission will continue whatever decision is taken on the section 73 application.

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In granting permission under section 73 the LPA may impose new conditions upon the consent – provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission.

When an LPA grants planning permission, if they do not attach a condition setting a timescale for the commencement of the development, then either section 91 or 92 of the 1990 Act applies a deemed condition upon the consent. This applies a standard timescale of 5 years or 3 years for full or outline planning permission respectively. There are specific provisions within these sections in respect of section 73 applications. The effect of the provision is, unless an LPA apply a new timescale to planning permission granted in respect of a section 73 application, the new permission will only last for the unexpired period of the original permission.

When granting consent, that does not expressly seek an extension of the time limit, the LPA may wish to consider whether a variation in the time period could assist in the delivery of development. For example, where non-commencement of a development has adverse planning impacts, a shorter time period may be appropriate in circumstances where it would encourage commencement. A longer time period may be justified for very complex projects where there is evidence that the time remaining is not long enough to allow all the necessary preparations to be completed before development can start.

1.6 Members are required to review the proposed changes and recommend the approval of the application, in line with Officer recommendation.

2. DESCRIPTION OF THE SITE AND AREA

2.1 The application site comprises an extensive 13.5 hectare area location within the Cardiff Bay area, incorporating the existing County Hall building and car park, Red Dragon Centre and car park, parts of Hemingway Road, Schooner Wat, Ffordd Garthorne, Lloyd George Avenue and an area of public open space to the south and west of Halliard Court known as 20 Park.

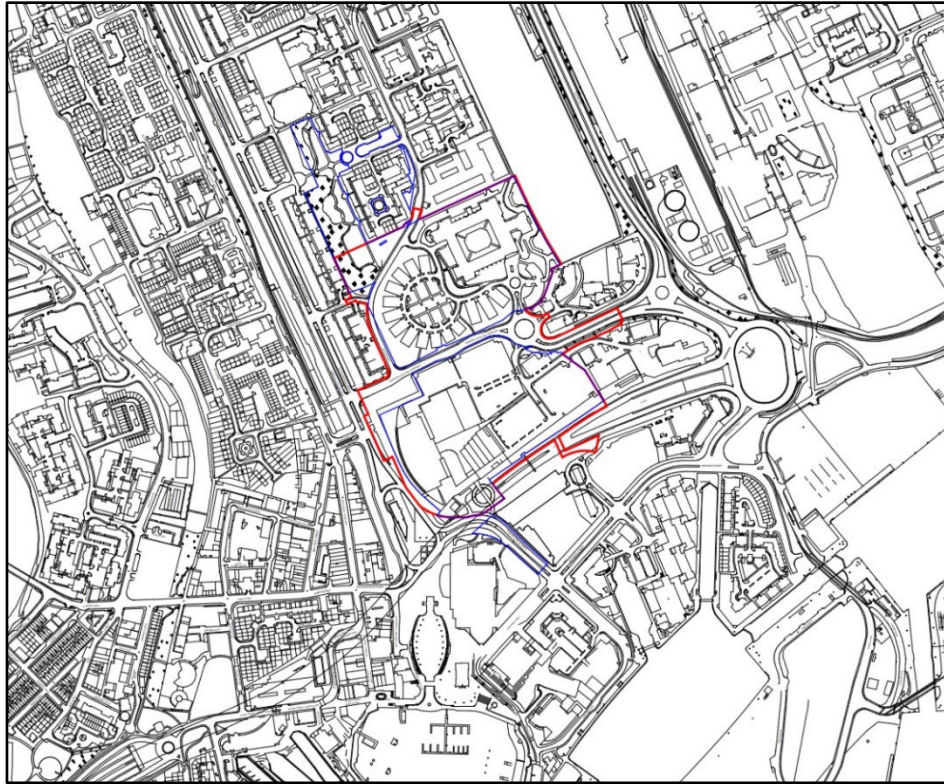


Figure 1: Site Location Plan (Blue line denotes Cardiff Council Ownership)

- 2.2 Adjoining the site are two/three storey residential properties along the western, north and south-eastern boundaries, to the east is the historic Atlantic Wharf to the south is the Roald Dahl Plass Wales Millennium Centre and the leisure complex know as Mermaid Quay.
- 2.3 The site is not located within a conservation area (albeit the Mount Stuart Square and Pierhead Conservation Areas are nearby) and there are no listed buildings within the red line boundary, nor are there any protected trees within the site.
- 2.4 The site is located within Flood Zone B, as defined by Technical Advice Note 15: Development and Flood Risk (2004).

3. DESCRIPTION OF DEVELOPMENT

- 3.1 As noted above, this application solely concerns the full planning permission element of the original consent (21/02687/MJR refers), and seeks changes to the multi-use, indoor arena (use class D2) with supporting uses and cafe (use class A3) and the 182 No. bed space hotel (use class C1) with associated public realm, hard and soft landscaping, drainage, walking, cycling, car parking and other transport infrastructure.
- 3.2 As part of the hybrid planning permission, a site-wide phasing plan (drawing number: 0371-RIO-XX-XX-DR-A-90511) was prepared to set out 6 phases of development, as summarised below.

- Phasing 00: Enabling Works

- Phasing 01 (A+B): 2022 to 2025
 - Phase 1A: Detailed Application:
 - Delivery of a 17,000 capacity Arena & Plaza
 - Completion of a 182 room Travelodge
 - Demolition of the existing Travelodge
 - Phase 1B: Reserved Matters Application:
 - Demolition of existing A3 Unit
 - Construction of a 1,300 space MSCP
- Phases 02-06: 2024 to 2032:

Construction of the wider mixed-use masterplan, including but not limited to the construction of a new Red Dragon Centre, a new Footbridge over the A4232, mixed-use development, an Event Square, museums, commercial offices, residential development and hotel development.

- 3.3 The variations sought as part of this application specifically relate to Phasing 00 (enabling works) to 01A (delivery of a 17,000 capacity Arena and Plaza, completion of a 180 room Travelodge, demolition of the existing Travelodge) only.
- 3.4 For clarity, the application does not seek any changes to Phases 01B, or to Phases 02-06.
- 3.5 As per the previous consent, the full planning permission primarily impacts the main County Hall staff car park, Schooner Way and part of the Silurian Park open space, along with a small section of Ffordd Garthorne, and Hemingway Road between Lloyd George Avenue and the roundabout:

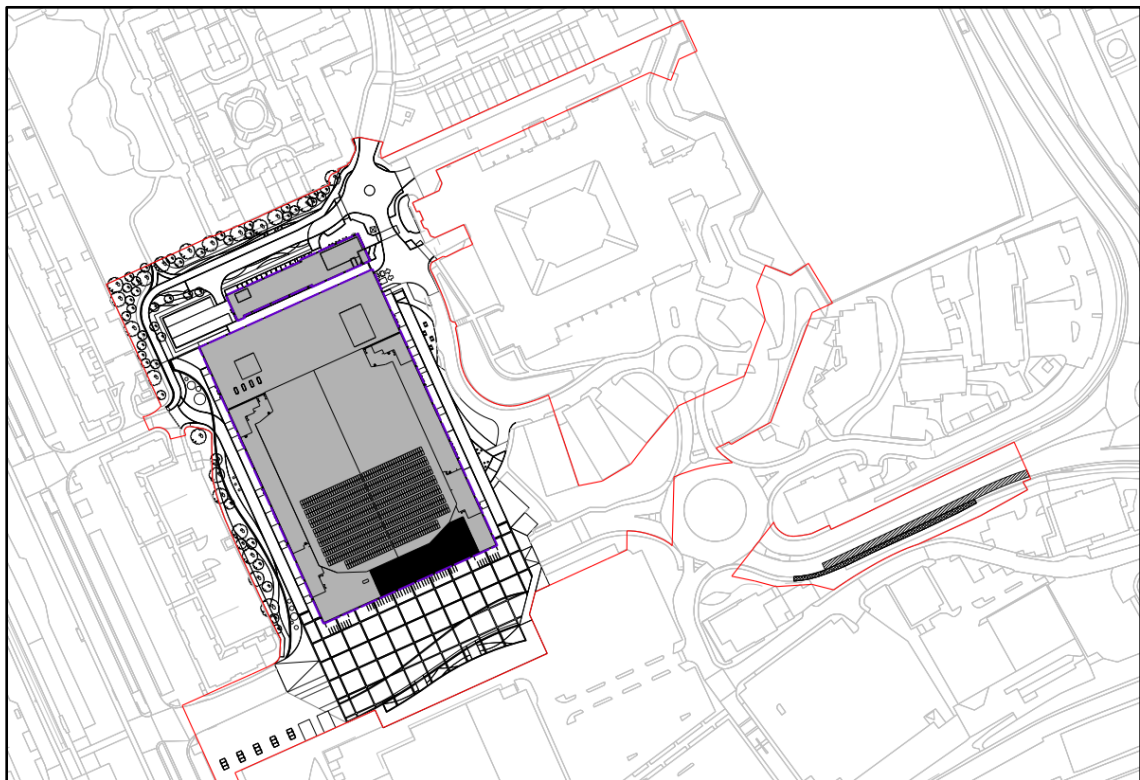


Figure 2: Site Location Plan for Arena and Hotel Development

3.6 The proposed changes have arisen as a result of the global economic environment, associated increase in material costs and drive to deliver a more sustainable form of development. These economic drivers have led to a full review of the proposals, considering how greater cost certainty could be achieved.

Arena

3.7 The Arena building is still sited on part of the existing County Hall car park, but has been rationalised and reduced in overall massing and scale. Its overall height has been reduced by 6.5 metres, from +46.9m AOD to +40.4m AOD, its width has been reduced by 9.53m, from 101.53m to 92m, and its length has been reduced by 14m, from 162m to 148m.

3.8 A comparison is shown below, with the previous consent shown in red and the proposed changes shown in blue:

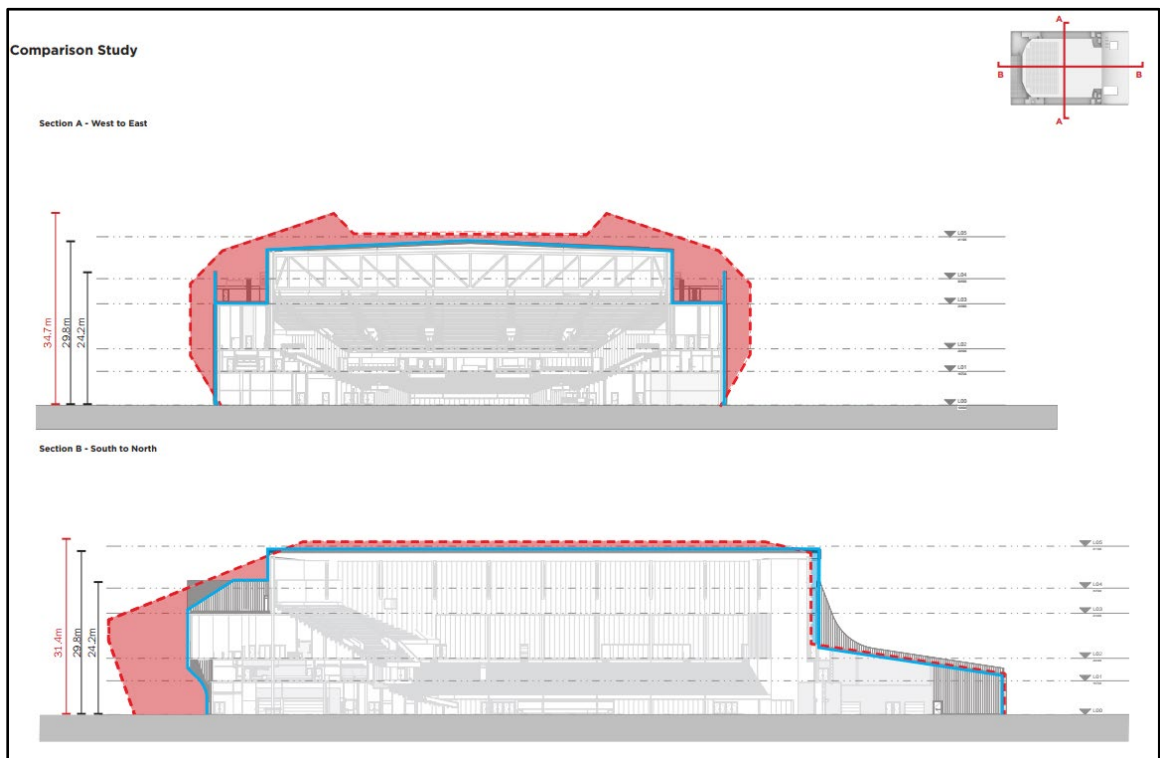


Figure 3: Elevation Comparison

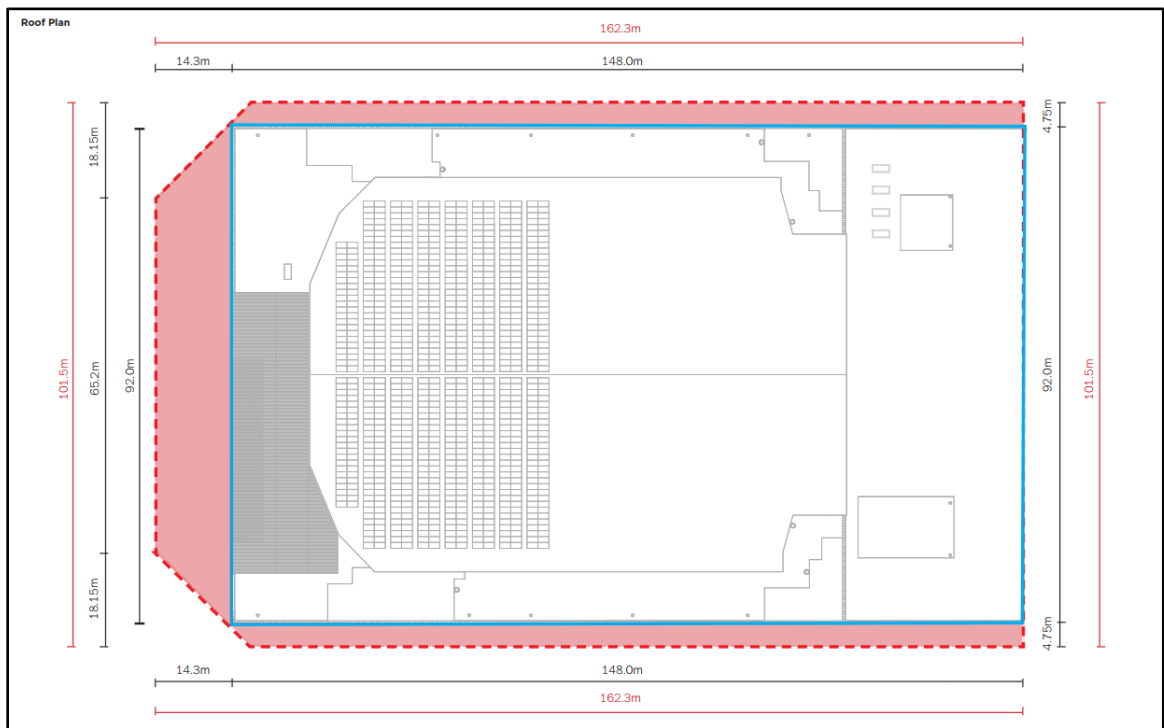


Figure 4: Roof Plan Comparison

3.9 The Arena would have a capacity of circa 15,348, in comparison to the 17,000 previously approved (21/02687/MJR refers), and has been designed with a spacious event floor (Bowl) incorporating flexibility to improve versatility and accommodate large seating capacities, as demonstrated below:

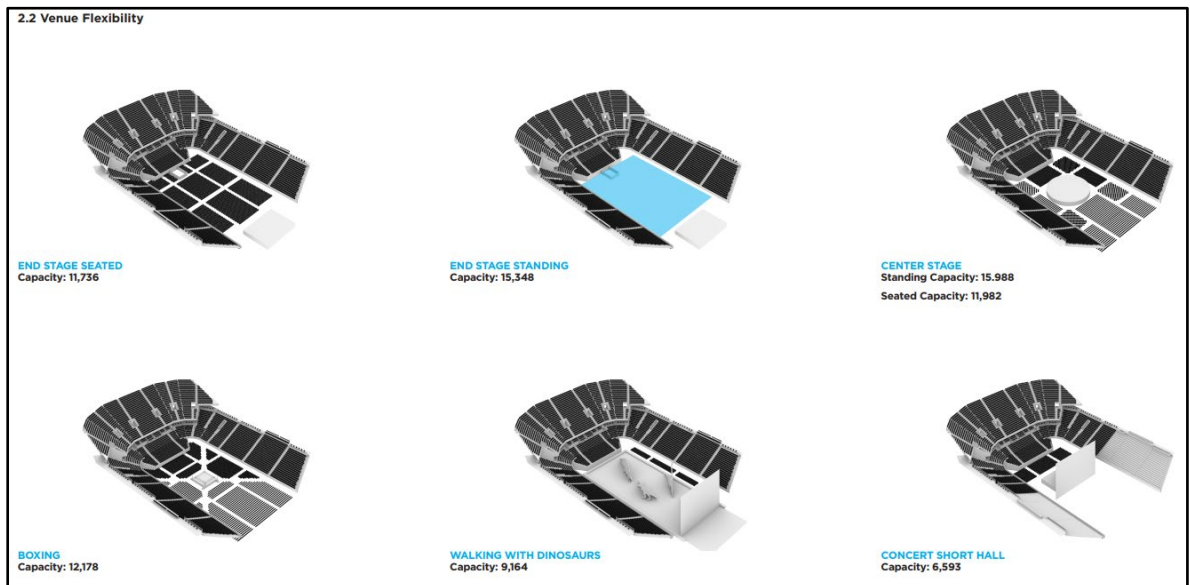


Figure 5: Internal Arena Options

3.10 The flexibility provides the opportunity for the venue to offer a range in the types of shows available, including for example, boxing events, short hall concert events and a range of stage locations within the Bowl itself.

3.11 In terms of materiality, the colour pallet and finish of the Arena has been updated to incorporate a bronze-coloured aluminium for the façade, using a combination of dark bronze patina finish (perforated and non-perforated), a soffit material in

light gold with anodised finish, and a curtain wall system with translucent glass for the glazing.

- 3.12 The architectural detailing of the Arena has been developed further to create a distinctive 'swoop' within the front façade, providing architectural interest on the southern elevation. The 'swoop' is designed to be an instantly identifiable feature of the building's façade, framing the key entry point.
- 3.13 The amount of glazing has also increased on the Arena's side (east and west facing) elevations, creating two 'arches' on both elevations. The dimensions of both arches are 14m in height and 42m in width, and 8m in height 39m in width, symmetrically positioned between the two facades. The arches are designed to be illuminated in an event scenario.

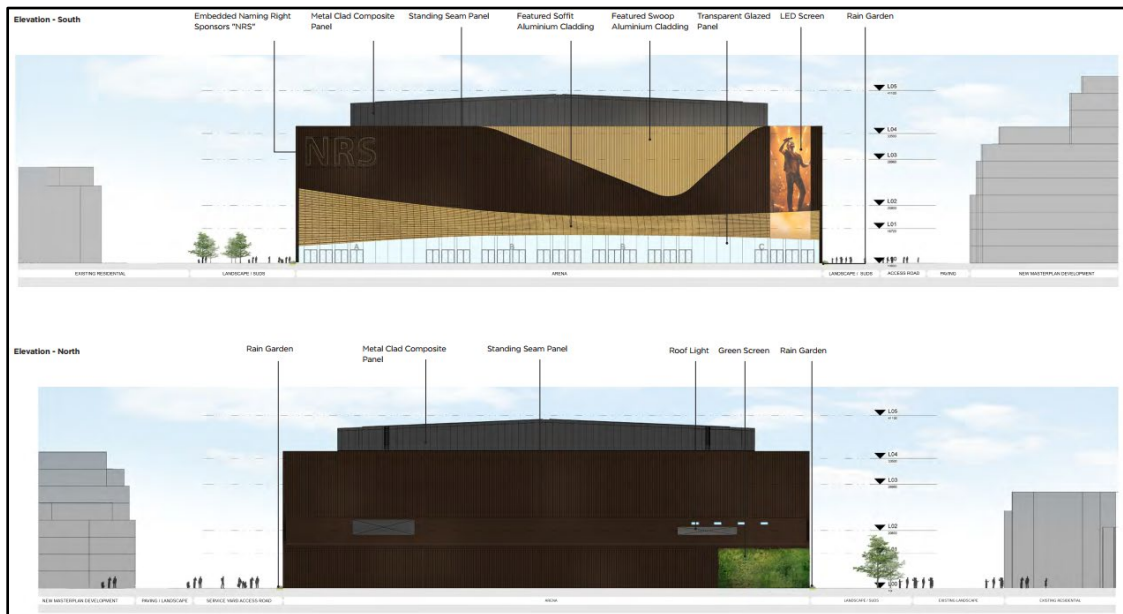


Figure 6: South and North Elevations Proposed

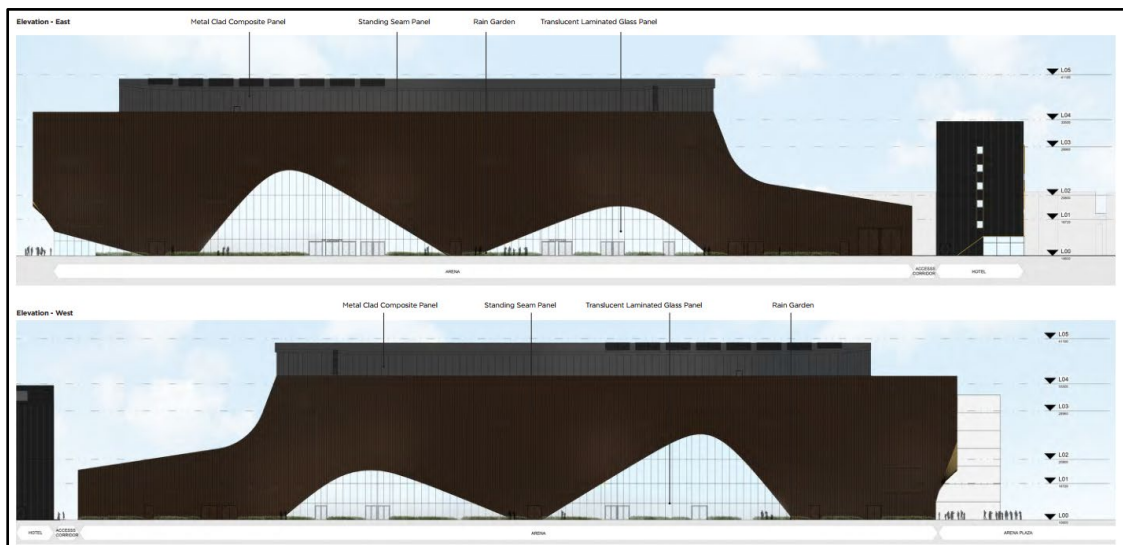


Figure 7: East and West Elevations Proposed

- 3.14 The materials proposed reflect the material pallet of the surrounding area, drawing particular reference to Wales Millenium Centre. The increased level of

glazing to that previously approved allows for more active frontages on both elevations, creating a more pedestrian-friendly, safer environment.

- 3.15 The LED screen which previously sat across the main entrance of the Arena has been reduced in size and repositioned from the centre of the front façade to the eastern section of the front façade, serving to enliven the public plaza. The media wall will measure approximately 250m², and will span from the highest point of the area's façade down the feature soffit, where the media screen is designed to continue into the internal concourse to create one continuous media wall.
- 3.16 Access is provided for general admission off the southern elevation at ground floor level, to both ground level and Level 02 concourse areas. Each concourse area is served by a 'grab and go' market area, toilet facilities and bar/merchandise counter, with access into the central Bowl. A separate entrance on the eastern elevation provides the main staff entrance.
- 3.17 A separate hospitality entrance is located on the eastern elevation, providing access to Level 01. All hospitality patrons are located at this level across a number of different club spaces. Artist dressing rooms and supporting facilities are also provided at Level 01, together with the venue operations offices.
- 3.18 All access points on the southern and eastern elevations will be used during normal egress, with exits on the western elevation only used in cases of emergency.
- 3.19 The Service Yard has a separate entrance point with security control in the north-eastern corner of the building. It will be accessed from the Hemingway roundabout through the existing (reconfigured) County Hall access road, as shown in the extract below:

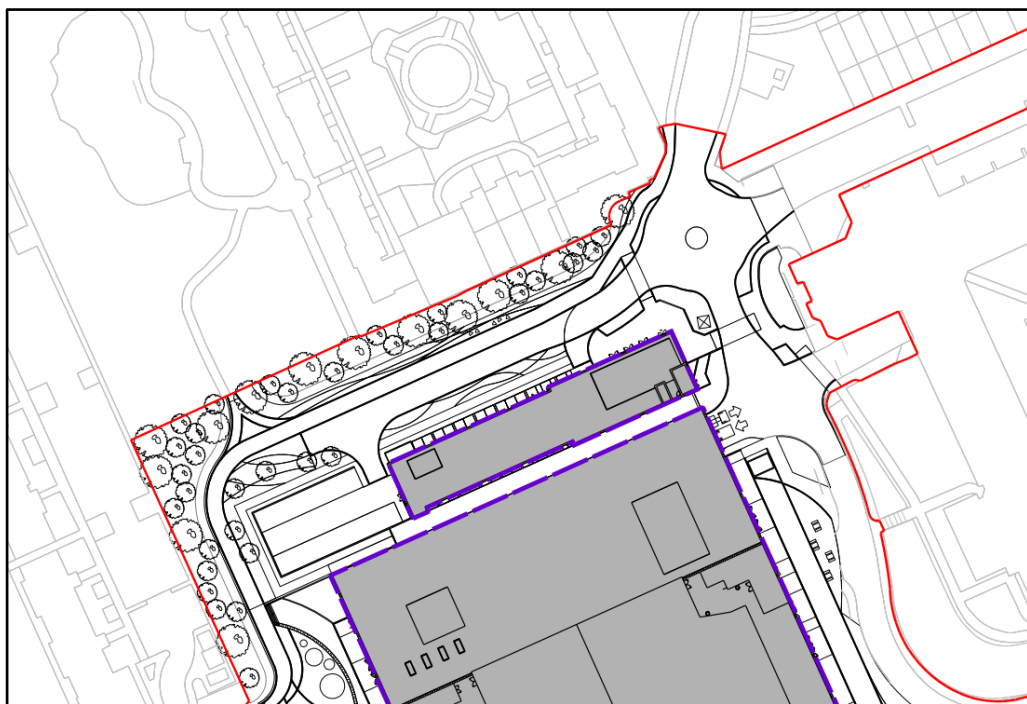


Figure 8: Access and Servicing for the Arena

Hotel

- 3.20 The original full planning permission (21/02687/MJR) grants the erection of a 182no. bed space 'Travelodge' hotel (Use Class C1), which will replace the existing Travelodge hotel currently located to the south of Hemingway Road.
- 3.21 It will be sited to the north (rear) of the Arena, located on part of Silurian Park and the existing highway known as Schooner Way.
- 3.22 The Travelodge hotel ground floor (Floor 00) remains as approved under planning permission reference 21/02687/MJR, offering a total of 51 car parking spaces (29 undercroft and 22 external), 10 of which will be disabled, including a cycle store offering 20 Sheffield cycle stands.
- 3.23 Floor 00 has an entrance lobby with stair core and lift area in the north-eastern section of the building, with access gained from the northern elevation. All plant rooms are located at this level, within the back of house area.
- 3.24 Floor 01 is accessed from the stair core and lift area, which guides guests to the reception area. A large, open-plan bar and restaurant is provided on Floor 01 with views to the north provided through a large expanse of curtain walling. The remainder of Floor 01 provides accommodation for guests, accessed from the bar and restaurant.
- 3.25 The proposal comprises the following breakdown of accommodation:

Floor Level	Accommodation
Level 01	26 x Double Rooms
Level 02	26 x Double Rooms 10 x Family Rooms 3 x Accessible Rooms
Level 03	26 x Double Rooms 11 x Family Rooms 2 x Accessible Rooms
Level 04	26 x Double Rooms 11 x Family Rooms 2 x Accessible Rooms
Level 05	26 x Super Double Rooms 11 x Super Family Rooms 2 x Super Accessible Rooms

- 3.26 Each floor of accommodation is served off the main stair lobby and lift area in the eastern part of the building, with rooms accessed from an internal corridor. There is a secondary stair core on the western side of the building. Two linen rooms are provided on each floor.
- 3.27 The maximum height of the hotel will be retained at +33.82m AOD.

- 3.28 The main change proposed as part of the application currently under consideration is the alteration of the façade and materiality of the proposed Travelodge hotel. The external envelope has been updated to reflect the proposed changes to the Arena building, to tie-in the hotel with the Arena envelope.



Figure 9: Travelodge Hotel Proposed Elevations

- 3.29 The elevations are predominantly clad in a dark grey metal façade with feature gold flashing; Satinline finish Anthracite and Gold Pearl powder coating is proposed.
- 3.30 The ground floor entrance and first floor bar/restaurant area are joined by feature flashing which wraps around the main entrance, restaurant and bar, beginning at the eastern elevation and wrapping round to the west, grouping the two public functions together:



Figure 10: Illustrative View southwards

- 3.31 The western and southern elevations are paired back in comparison to the east and north, given their position in close proximity to the Arena and limited visibility from public vantage points.
- 3.32 It should be noted that the Advertisements shown on both the Arena and Hotel are indicative only, and will be subject to separate Advertisement Consent applications.

Further Changes

- 3.33 Given the changes proposed above, the Arena building is now positioned circa 4m south of its original position, which increases the distance provided between the Hotel and the Arena, as well as between the Hotel and residential properties to the north on Halliard Court.
- 3.34 The southern elevation of the Arena has also moved around 5.5 metres further north, due to the reduction in overall length, creating a larger 'Plaza' to the front of the Arena. As per the existing permission (22/02687/MJR), a plaza will be created at the front of the Arena, requiring the permanent closure of this part of Hemingway Road, as well as the demolition of the existing Travelodge Hotel.
- 3.35 The slight re-siting of both the Arena building and the Hotel has provided opportunities to improve the spatial requirements in this location, such as enhanced amenity, biodiversity, active travel, SuDs and landscaping.

Arena Plaza

- 3.36 The Arena Plaza has been redesigned to complement the different design of the Arena building, and has been rethought so that it provides a betterment in terms of an enhanced and greener amenity space.



Figure 11: Illustrative View of Arena Plaza

- 3.37 The alternative design addresses the operational requirements of the building, namely that it is uncluttered and suitable for high volumes of pedestrian movement and crowd management, and creates a centrepiece which can easily be added to by future phases of the Atlantic Wharf development. It offers 4,855 square metres of amenity space, working with sinuous curves to replicate 'The Swoop' feature of the Arena. The external space has continued to prioritise SuDS and biodiversity.
- 3.38 The hard landscaped areas will be finished with concrete paving units set in a grid design, with a natural stone aggregate top in colours of silver grey and sandy tones (Alpendurada Amarelo).



Figure 12: Concept Sketch for Arena Plaza

- 3.39 The building design now allows rainwater to feed directly into the proposed rain gardens through removal of the angular building overhangs proposed on the original design. A large rain garden is set to the south, which proposes high-impact planting with year-round interest. The Design and Access Statement reads as follows:

The green infrastructure included within the space is designed to juxtapose the paved plaza. Within this area, there will be opportunities for relaxation, sensory stimulation from planting, and some informal play. The design offers the opportunity for a south-facing green space with trees providing canopy cover and dappled light, along with seating beneath.

- 3.40 The colour pallet includes flower with hot colours of reds, yellows, and whites within a mixture of ornamental grasses that will create a smoky haze of seed heads through the summer and hold their form through the winter.

Enhanced Amenity

- 3.41 Given the changes to the size of the Arena and Travelodge Hotel, the opportunity has arisen for the landscape design to offer an enhanced amenity space and facilities within the public realm, in comparison with the original scheme. The changes provide for enhanced public realm provision and facilities including incidental and informal play, informal learning about nature and biodiversity, and improved SuDS provision.

3.42 The changes are summarised as follows:

- Introduction of seating adjacent to Active Travel route in the north of the site, and for hotel visitors;
- The enlargement of staff breakout space to the east of the building with screen hedging, rain gardens and cycle storage all integrated;
- The flexible use of the outside broadcast parking area to the northwest with the introduction of an informal play zone with vibrant coloured surfacing and graphics, step seating and rain gardens;
- Seating and incidental Disks and Beams integrated into the landscape design for incidental play and informal learning about nature and biodiversity in this habitat corridor;
- A dedicated VIP access path with sculptural seating elements set against a backdrop of wildflower planting.

Active Travel

3.43 The active travel route runs east-west to the north of the site. This is a shared space design which will be finished in a distinctive light blue asphalt surface to ensure the route is legible.



Figure 13: Proposed Active Travel Route

3.44 The route will connect the Arena to Schooner Wat to the east and Ffordd Garthorne / Lloyd George Avenue. It has been enhanced from the consented 3m to 3.5m in width, and has also been repositioned to the north of the access road for a continuous and uninterrupted circulation for pedestrians and cyclists.

Supporting Information

3.45 The EIA process aims to ensure that any significant effects arising from a development are systematically identified, assessed and presented to help local planning authorities in determining planning applications. If measures are required to minimise or reduce effects then these are clearly identified.

- 3.46 The original application (21/02687/MJR refers) was identified as an EIA application as defined by the [Town and Country Planning \(Environmental Impact Assessment\) \(Wales\) Regulations 2017](#), ('the EIA Regulations') and an Environmental Statement (ES) was provided.
- 3.47 An ES Addendum was subsequently submitted in January 2022 which included new and amended documents and plans in response to comments from statutory consultees. In summary, the following changes were made as part of the addendum:
- The Arena Quarter landscape proposals were amended to reduce the density of proposed trees and amend the species mix and layout around the Arena;
 - A proposed bus gate and bus route were incorporated into the proposals, from Schooner Way to the Hemingway Road roundabout in the short term; and
 - Additional areas of green infrastructure were identified on the Atlantic Wharf, Butetown Masterplan Green and Blue Infrastructure Parameter Plan.

A Transport Assessment (TA) Addendum and Landscape Masterplan Report Addendum were also prepared to accompany the ES Addendum in light of the design changes outlined above.

- 3.48 In support of this application, a secondary ES Addendum has been prepared which considers the likely effects of the proposed changes. Each topic referenced in the original ES, together with the ES Addendum has been reviewed in light of the amendments proposed.
- 3.49 The assessment below has had regard to all environmental information submitted within the ES Addendum (July 2023) along with the comments of statutory consultees on the information supplied, and the comments, observations and representations provided by members of the public have been taken into consideration in the recommendation.
- 3.50 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [23/01705/VAR](#).

4. PLANNING HISTORY

- 4.1 The site has a detailed planning history relating to the development of County Hall, the Red Dragon Centre and Travelodge. The only application which is of direct relevance to this application is the original consent to which this application relates:
- **21/02687/MJR** Hybrid planning application for the proposed development of part of a mixed use masterplan within the inner harbour, Cardiff Bay. Including Outline details for up to 890no. residential dwellings (Use Class C3),

1,090no. hotel bed spaces (Use Class C1), 19,500sqm or Employment Floorspace (Use Class B1), 27,500sqm of Leisure Floorspace (Use Classes D1 and D2) and 12,310sqm of retail floorspace (Use Classes A1 and A3). Plus, associated Public Realm, Open Space, Hard and Soft Landscaping, Drainage, Walking, Cycling, Car Parking and other transport infrastructure. Together with full details for a Multi-use, Indoor Arena (Use Class D2) with supporting Uses and Café (Use Class A3), a 182no. bed space hotel (Use Class C1) plus associated Public Realm, Hard and Soft Landscaping, Drainage, Walking, Cycling, Car Parking and other transport infrastructure
Granted 27.02.2023

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 10: Tree Preservation Orders (1997)
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 13: Tourism (1997)
 - 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)
 - TAN 23: Economic Development (2014)
- 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 well-being 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
- KP7 Planning Obligations
- KP8 Sustainable Transportation
- KP10 Central and Bay Business Area
- KP14 Healthy Living
- KP15 Climate Change
- KP16 Green Infrastructure
- KP17 Built Heritage
- KP 18 Natural Resources

DETAILED POLICIES

Housing

- H3 Affordable housing
- H6 Change of use or redevelopment to residential use

Economy

- EC1 Existing employment land
- EC4 Protecting Offices in the Central and Bay Business Area
- EC5 Hotel Development

Environment

- EN6 Ecological Networks and Features of Importance for Biodiversity
- EN7 Priority Habitats and Species
- EN8 Trees, Woodlands and Hedgerows
- EN9 Conservation of the Historic Environment
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk

Retail

- R1 Retail Hierarchy
- R8 Food and Drink Uses

Transport

- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- T9 Cardiff City Region 'Metro' Network

Community

- C1 Community Facilities
- 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: -

- Food, Drink and Leisure Uses (November 2017)
- 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)
- Planning Obligations (January 2017)

- Public Art (June 2006)
- Residential Design Guide (January 2017)
- Tall Buildings Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

- 6.1 The **Operational Manager (Traffic and Transportation)** advises that the existing planning conditions, unilateral undertaking and additional recommendations associated with the original consent (21/02687/MJR refers) are sufficient to safeguard transport requirements, and as such, no additional or amended requirements are considered necessary in this respect.

The proposed development has already been shown to be policy compliant and the impact able to be accommodated on the adjacent highway network, as detailed in the current permission – see [report](#) for 21/02687/MJR.

This application seeks to make relatively minor, in transportation terms, changes to the current permission, that have been assessed and are considered to be acceptable.

In conclusion, any objection on transport grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. On this basis, there is no objection to the application from a Transportation perspective, subject to the comments provided, and the conditions and unilateral undertaking associated with the extant permission.

- 6.2 **Shared Regulatory Services: Environment Team (Contamination)** raised no objection to the original development considered under 21/02687/MJR, subject to the inclusion of the recommended planning conditions, in a response dated 01 December 2021.

In a consultation response dated 31 July 2023, the team confirmed that there is no objection to the application from a contamination perspective, as the proposals do not vary the land contamination conditions recommended in the previous memo. As such, subject to the imposition of the same planning condition, the scheme is considered acceptable in this regard.

- 6.3 The **Conservation Officer** has reviewed the proposed scheme, and has confirmed in a consultation response dated 08 August 2023 that the amendments do not alter the previous conclusions, namely that the development would have negligible impacts upon the two Conservation Areas (Mount Stuart Square and Pierhead) and the 32 Listed Buildings.

- 6.4 The Authority's **Public Rights of Way** Officer has confirmed that there are no recorded Public Rights of Way which affect this site, and therefore no objection is raised in respect of the development proposed.

- 6.5 The **Affordable Housing** team raise no comments in relation to the proposed variation, and advise that the affordable housing obligation remains the same as that secured through the legal agreement. In consideration of the original scheme (21/0687/MJR refers), the following comments were provided:

In line with the LDP an affordable housing contribution of 20% of the total number of residential units should be sought on this brown-field site. If as part of the Reserved Matters Application (including for a phase or sub-phase) it is assessed as not possible/suitable to deliver the social rented units on-site then, as an alternative to the on-site provision, the affordable housing will need to be provided as a financial contribution in lieu of the required on-site provision, which would be calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2017) or any subsequent SPG.

Subject to there being no changes to the obligations previously secured, no objection is raised.

- 6.6 **Waste Management** raise no objection to the approval of the application in a consultation response dated 21 August 2023, as the changes do not relate to waste management.

- 6.7 In consideration of the original application (21/02687/MJR), **Parks Services** provided the following response:

Parks note the loss of part of Silurian Park and in line with the Planning obligation SPG requests a compensation of £250,000 which will be spent within the ward to improve public open space facility/provision within the area. The money should be paid by when the park land is lost.

The proposed housing is in outline form, so it is not clear at this stage if the onsite requirements can be met. However, in line with open space and the Planning obligation SPG a financial contribution will be sought. The exact amount will be based upon the final number that will be submitted. The wider master plan does provide wider opportunities for enhanced public facilities, and I am keen to work with the applicant to seek these opportunities

In considering the proposed changes currently under consideration, **Parks Services** note that the proposal involves the same loss of public open space at the southern end of Silurian Park aka Schooner Way Open Space and therefore Parks Services maintains its request for the same level of compensation (£250k) agreed under the S106 executed on 27.02.23. This money is to be used by Parks Services towards open spaces in the vicinity including along Lloyd George Avenue, Schooner Way Open Space and Canal Park.

On the presumption that Parks will be taking back responsibility for some areas, it is requested that the Landscape Architect submits reports to the LPA/Parks Services confirming compliance with the approved plans on practical completion and at the end of the maintenance period as a minimum.

- 6.8 **Shared Regulatory Services: Noise Team** have confirmed in a consultation response dated 07 August 2023 that the Es Addendum (July 2023) Appendix A12.1 (Vanguardia Stage 3 Acoustic, Pava, Av and Broadcast Report) demonstrates that the same limits in respect of noise break out, plant and the service yard area will be committed to, as demonstrated again. As such, no concerns are raised in respect of the proposed changes.
- 6.9 The **Land Drainage Team** have confirmed that the application requires SAB approval, and that the developer is in extensive dialogue with the Lead Local Flood Authority, who are satisfied from a flood risk perspective. As such, no objections to the approval of the application are made in the consultation response dated 21 September 2023.
- 6.10 The **County Ecologist** raises no objection to the development, subject to the recommended changes to the existing conditions, and inclusion of additional condition relating to the Autumn Lady's Tresses population.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Dŵr Cymru Welsh Water** raise no objection to the proposal in a consultation response dated 14 August 2023.

In consideration of the original application (21/02687/MJR refers), **Dŵr Cymru Welsh Water** highlighted the location of the site within an area where there are water supply problems, for which there are no improvements planned within their current Capital Investment Programme AMP period (2020 – 2025). In addition, a main drainage pipe will need to be relocated when Phase 01 works are implemented. To address this, appropriate conditions were imposed which will be reimposed if this consent is granted.

- 7.2 The **Glamorgan-Gwent Archaeological Trust (GGAT)** have reviewed the proposed changes, and conclude in a consultation response dated 25 August 2023 that the changes do not relate to archaeological constraints. No objection to the positive determination of this application is raised, subject to the reimposition of the previously recommended archaeological condition.
- 7.3 **South Wales Fire and Rescue Service** have been consulted on the proposed revisions to the scheme, but no comments have been received to date.

In response to the previous application (21/02687/MJR), no objections were raised, but comments were provided to confirm that a comprehensive fire strategy will be required, and this will be achieved through the Building Regulations submission.

- 7.4 **Welsh Government (Transportation)** as highway authority for the Motorway and trunk roads in Wales do not object to the variation of the consented scheme in a consultation response dated 04 August 2023. Their comments on the original submission are noted below:

Following discussions with WSP it is accepted that the arrival profile of the new arena (modelled on the principals of the existing) will not impact the AM peak

with likely spreading beyond that of the PM peak against the general tidal flow. In terms of the site transport proposals working effectively, this is based on the accepted 50/50 Cardiff modal share targets. In order to manage the development with minimal disruption to the strategic network, it is a given that for events above a certain threshold there will be event coordination with Cardiff CC. Further consultation should take place with the South Wales Trunk Road Agent (SWTRA) and the Welsh Government.

The Welsh Government would have no objection in principle to the proposal although this should be subject to the following being conditioned as part of the application to address any trunk and motorway issues also:

- *Events Management Plans*
- *Travel Plans*
- *Servicing Plans for HGV routing*
- *Coordination*

These matters are secure through existing planning conditions imposed upon 21/2687/MJR, which will be reimposed upon any subsequent consent.

7.5 **Network Rail** have no comments to make on this application.

7.6 **Welsh Government (Planning)** have been informed of the submission, as required by Environmental Impact Assessment Regulations. No comments have been received to date.

7.7 **Natural Resources Wales** stated in a consultation response on 17 August 2023 that they have no objection to the proposed development as submitted. All previous conditions will be reimposed.

8. REPRESENTATIONS

8.1 The application was advertised on the Council Website and by way of neighbour notification letters (24 July 2023), site notices (04 August 2023) and advertisement in the local press (04 August 2023). Publicity was undertaken in accordance with Regulation 24 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (requiring a 30 day consultation).

8.2 In total, 15 letters of representation, including a letter of objection from the Atlantic Wharf Residents Association, have been received to date, on the following summarised grounds:

- *Vehicle Access / Closure of Schooner Way*
Concerns are raised about the lack of vehicular access from the southern end of Schooner Way to existing major roads. Generally, the view of closing Schooner Way is considered to be unacceptable to local residents as the alternative routes will become congested and traffic will be pushed towards the Central Link (A4234), Tyndall St and Lloyd George Avenue. These roads are already close to capacity at peak hours.

It is alleged that the proposed closure of Schooner Way will cause residents unjust inconvenience in respect of accessing services, create a cul-de-sac for residents who live off Schooner Way, and isolate Atlantic Wharf from the local Bay area to which it is now affiliated.

Several representations raise concern that emergency services would not be able to attend properties in the case of an emergency.

- *Footfall and Traffic*

The impact of event performances from the new venue will have a high impact on the footfall and traffic in the area.

- *Masterplan / Long-term Implementation*

Several letters refer to the multiple changes made to the masterplan since the consent has been granted (21/02687/MJR refers). Many residents fear the project may be abandoned half way through due to increased costs, thus leaving the area for many years with a half-finished building site. Additionally, many seek reassurances that the development will be built as agreed and future substantial changes will not be made that will further result in the erosion in their quality of life.

- *Public Transport*

The public transport system cannot support people who use the Arena building and implementation of the development should be delayed until a viable public transport system is in place.

- *Noise from Arena Users*

Local residents are concerned that patron noise will detrimentally impact the amenities of local residents, particularly on occasions when the Arena operates at capacity. Anti-Social Behaviour will occur after events which is an area of apprehension.

- *Landscaping*

Retention of the entire existing line of dense mature trees and bushes immediately to the rear of the car park of the residential development to the north of Ffordd Garthorne is essential to help mitigate the adverse impact of the Arena and Hotel as construction and existence.

Additional planting between the existing line of trees and bushes and the development site would be helpful, but should not come at the expense of the removal of any part of the present trees and bushes in this area.

- *Active Travel Routes*

The large investment in active travel routes is not warranted and it assumes that local residents do not want to use private vehicles.

- *Hotel Position and Impact on Residential Amenity*

Concern is raised about the proximity of the Travelodge Hotel to existing residential properties, and the impact of the development on the existing levels of privacy and amenity experienced by residents.

- 8.3 All public representations made on the application are available to view in full on the Council's website at: [23/01705/VAR.](#)

9 ANALYSIS

- 9.1 The key material considerations in the determination of this application are the land use and principle of development, impact upon the character and appearance of the area, transportation impact, impact upon existing properties, loss of public open space, ecology, removal of County Hall and utilities.
- 9.2 As detailed above, this application only relates to the full planning permission granted under reference 21/02687/MJR, and does not relate to the Outline consent granted which permits, with all matters reserved, the next stage of Cardiff Bay's wider regeneration, including Atlantic Wharf, the Red Dragon Centre and County Hall. As such, the wider redevelopment of Cardiff Bay will not be considered further in the appraisal.

Land Use / Principle of Development

- 9.3 As noted above, this proposal relates solely to the development of the Arena and Hotel with associated works. PPW11 states at paragraph 4.3.46 that "new or refurbished music or arts venues, galleries and museums can be the catalyst for stimulating regeneration and lead to the establishment of cultural and creative quarters.' This is understood to be the intention in respect of this development, which aims to act as a facilitator for the future development of Atlantic Wharf.
- 9.4 The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015, and as stated in paragraph 1.2 of Planning Policy Wales (Edition 11, February 2021) (PPW11).
- 9.5 Reinforcing this, Policy 33 *National Growth Area – Cardiff, Newport and the Valleys* of Future Wales: The National Plan 2040 (February 2021) recognises Cardiff as a National Growth Area, stipulating that "Cardiff will retain and extend its role as the primary national centre for culture, sport, leisure, media, the night time economy and finance".

Arena

- 9.6 The application site lies within the Bay Business Area, as defined by Policy KP10 (Central and Bay Business Areas) of the adopted Local Development Plan (2016). The policy describes the range of uses considered appropriate within the defined areas, including new offices, residential and commercial leisure uses.
- 9.7 It states at paragraph 4.140 that the Bay Business Area (BBA) is the focus for government, tourism and leisure development; with the Senedd, the Wales Millennium Centre and other landmark buildings redefining the architectural quality and attractiveness of the waterfront and its environments.

- 9.8 The policy aims to encourage a mix of complementary uses to maintain and enhance the vitality, attractiveness and viability of the identified areas, recognising that new and improved leisure, recreation and tourist facilities are important for the future development of Cardiff. It states the following:

By improving the quality and range of sporting, recreation and leisure facilities, the area is made a more attractive place in which to live, work and visit, thereby helping to attract inward investment and regeneration.

- 9.9 The introduction of an Arena building (Use Class D2 with supporting uses including Use Class A3) and associated works will stimulate economic growth, inward investment and job creation. It will attract more visitors to Cardiff by hosting major concerts and sporting events, increasing Cardiff's visibility on a national and international scale. It will contribute towards Cardiff's cultural and entertainment offerings, fostering a sense of community and cultural richness that can be attractive to both residents and businesses.
- 9.10 The principle of erecting an Arena within the Bay Business Area is coherently aligned with the main aims of Policy KP10, namely, to support the delivery of balanced, mixed use areas where, by virtue of their proximity to public transport, leisure, employment and community facilities, can create sustainable urban neighbourhoods and contribute to the daytime and evening economy. Given this, the principle of developing an Arena is an acceptable form of development in this location.

Hotel

- 9.11 Turning to the development of the Hotel, the aforementioned Policy KP10 is also relevant here. The Hotel will introduce a new facility to support and promote tourism within Cardiff Bay and the wider City of Cardiff, as well as promote economic growth, job creation, revenue generation and business opportunities.
- 9.12 Again, the Hotel will help to support and implement the delivery of a balanced, mixed-use area which promotes placemaking. Its introduction is considered to be compliant with the aims of Policy KP10.
- 9.13 Policy EC5 of the adopted LDP is also relevant, as it refers specifically to hotel development, stating that hotels are acceptable within the Bay Business Area, subject to considerations of scale, location, design, amenity and transportation being acceptable.
- 9.14 Subject to the above-mentioned considerations, the principle of developing an Hotel in this location is considered to be acceptable, and is compliant with Policies KP10 and EC5 of the Local Development Plan (2016).

Public Open Space

- 9.15 Policy C4 *Protection of Open Space* of the LDP seeks to protect open space that has significant functional, conservation, environmental or amenity value, and applies to all areas of open space within the County.

- 9.16 It is important to note that the north west corner of the application site extends beyond the demarcated boundary of the Bay Business Area, into Silurian Park area of Open Space and the existing highway at Schooner Way.
- 9.17 In this regard, part of Silurian Park would be removed to accommodate the delivery of the proposed Arena and Hotel development. This was previously considered under 21/02687/MJR, and the [report](#) states the following at paragraph 8.32:

Due to the space requirements for the Arena and the constrained nature of the (full application) site, it will not be possible to compensate this loss of functional open space in Phase 1 of the development through creation of additional open space. Nevertheless, the application as a whole relates to a much larger site area, within which - in line with Policy C4 and the Cardiff Planning Obligations SPG – and as part of the overall masterplan it is anticipated that there would be the opportunity to provide functional open space following the delivery of all phases, as shown in the open space assessment included as part of the Landscape Masterplan Report.

Given the outline nature of the wider masterplan, it is acknowledged that such provision cannot be guaranteed at this stage. In this regard, a financial contribution of £250,000 towards new or replacement facilities in the local area has been agreed through a Section 106 Agreement which would be payable in the event replacement functional open space within the application site has not been provided by a certain point in time. In line with TAN 16's definition of open space the recorded loss would be compensated, and a likely gain reached by Phase 3 of the masterplan development when the multi-functional green space proposed around Atlantic Square and the proposed housing delivered.

Furthermore, the masterplan would introduce a number of new open space typologies within the site including civic spaces, provision for children and young adults and water and remove significant areas of surface level car parking and hardstanding. The new provision would significantly increase the amenity value of the open space offering in this part of Cardiff Bay and taking the scheme as a whole it is considered that the loss of part of Silurian Park can be compensated both in financial terms, to ensure the existing POS is usable, and through the wider master plan which will ensure that, on balance, LDP Policy C4 and PPW/Future Wales requirement to protect and enhance open spaces are met.

- 9.18 The loss of the identified Open Space has previously been considered under 21/02687/MJR, and provision has been made for (a) its replacement as part of the wider masterplan (Outline consent refers) and (b) through a financial contribution of £250,000 towards new or replacement facilities in the local area. Given this, the proposal is acceptable in this regard.

Conclusion

- 9.19 The above assessment demonstrates the acceptability of the proposals in detailed form. As a whole, the scheme offers a unique opportunity to build upon Cardiff Bay's reputation as a leisure destination, to create a dynamic new,

sustainable mixed-use environment, with leisure and placemaking at its heart, and supporting Cardiff's status as an internationally competitive city and core city on the UK stage.

- 9.20 It is important to note in this respect, and having regard to the Council's wider role as landowner and facilitator, that the proposals are firmly supported by Policy 3 *Supporting Urban Growth and Regeneration - Public Sector Leadership* of Future Wales: The National Plan 2040 (February 2021), which states the following:

The Welsh Government will play an active, enabling role to support the delivery of urban growth and regeneration. The Welsh Government will assemble land, invest in infrastructure and prepare sites for development. We will work with local authorities and other public sector bodies to unlock the potential of their land and support them to take an increased development role.

The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales.

The public sector's use of land, developments, investments and actions must build sustainable places that improve health and well-being.

Planning authorities must take a proactive role and work in collaboration with the Welsh Government and other public sector bodies to identify the best locations for growth and regeneration, and provide certainty about how they should be developed

- 9.21 As a set of key strategic policies seeking to address key national priorities, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities, significant weight should be afforded to Future Wales in the determination of planning applications.

- 9.22 It is noted that the site is predominantly within the Bay Business Area, the proposals accord with the associated land use policies of that area and the proposed alterations to the southern end of Silurian Park and the Schooner Way carriageway have been addressed through the agreement of replacing the open space in later phases of the development, and through a S106 contribution.

- 9.23 Taking into consideration these points, and that this extension beyond the Bay Business Area boundary is necessary to enable the comprehensive master planning and wider regeneration of the area, the proposal is considered acceptable from a land use policy perspective.

Impact on the Character of the Area

- 9.24 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.

- 9.25 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.
- 9.26 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.

Area Context

- 9.27 The existing County Hall car park currently creates a car dominated use which contributes little to local character other than the landscaping which has developed within the site and around its perimeter. Beyond Schooner Way, Silurian Park contributes more, forming part of the planned layout of residential development between Schooner Way and Lloyd George Avenue, and the public footpaths network that runs through it.
- 9.28 Within this context, the introduction of the Arena as a significant new 'landmark' building will introduce significant change to the character of the area. However, while the loss of a small area of open space would be felt locally (Silurian Park), looking at the site as a whole it is considered that the new Arena and Travelodge Hotel will add character to the area compared to the existing land use.
- 9.29 Taken on its own, the development of the Arena and Hotel, with the former being approximately five storeys in height and of significant size, would undoubtedly represent a prominent building within the area. However, the development is designed to add presence, and would notably be read within a new wider context with the closure of Hemingway Road and the creation of a new plaza (beyond which the outline scheme indicates a new 'event square').
- 9.30 The Arena Plaza, as shown below, would allow for operational use such as queuing for events but also ensure movements to and from the arena are maintained and provide future connections to the Event Square, approved as part of the wider masterplan (21/02687/MJR refers).
- 9.31 The Arena Plaza provides a large area of new open space / public realm within which the Arena would be viewed, with the introduction of hard and soft landscaping balanced with provision of bio-diversely rich rain gardens which also form part of the sustainable drainage strategy:



Figure 14: Arena Plaza

9.32 It is clear that the siting and design of the Arena, while designed as an *anchor* building that will act as a landmark building in its own right, has also considered the wider development as it will form an integral part of the next stage of the Bay's regeneration, allowing for wider redevelopment opportunities which will reinvigorate the area and create a true sense of place. In this respect, it is still considered that the design and siting of the building is appropriate to both its current and future context.

Key Changes – Arena

9.33 Turning specifically to the Arena, it is noted that the previous consent (21/02687/MJR) granted an almost entirely black palette of materials, which was intended to emphasise and represent coal, as a nod to the historical context of the site within the docks area.



Figure 15: Artist Impression of Principal (southern) elevation of Arena (21/02687/MJR)

- 9.34 The building had extensive use of glazing in its primary frontage with angular corners and an LED trim around the entrance which would change colour depending on the time of day or event taking place.
- 9.35 As noted in Section 3 above, the Arena has now been reduced in scale, massing and appearance, and now features a striking sculpted roof profile with contrasting colours:

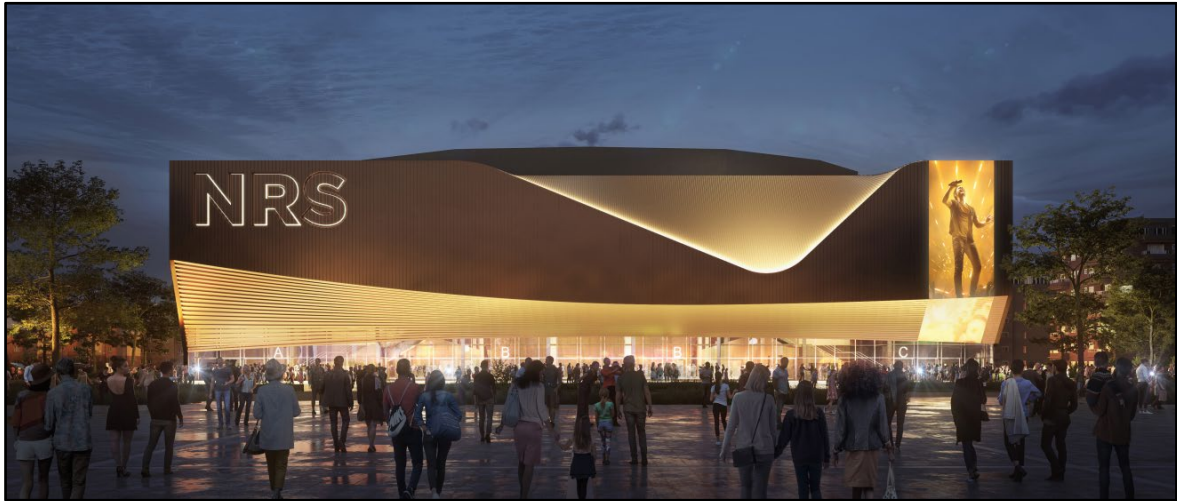


Figure 16: Artist Impression of Principal (southern) elevation of Arena

- 9.36 This architectural feature, known as "The Swoop," draws inspiration from the graceful contours of the Welsh valleys and is intended to serve as a symbolic representation, emphasising the importance of bringing people together. The swoop provides visual contrast to the darker tones of standing seam panels, and lessens the massing of the building when viewed from the south. It introduces an iconic feature to the future landmark building.
- 9.37 The large LED screen permitted across the width of the principal elevation of the approved Arena has been reduced, and is now positioned in the south east elevation. This feature will create an engaging backdrop for events taking place in the arena, thereby activating, and enhancing the overall atmosphere, particularly when experiencing the plaza to the south. In comparison to the consented scheme, the media wall has been resized and re-evaluated to deliver a regulated level of illumination to the public plaza.
- 9.38 This façade will be viewed from the proposed Arena Plaza and the Red Dragon Centre in the short-term, and from the vista leading to Wales Millennium Centre in the longer-term (once the outline proposals within the wider Atlantic Wharf masterplan come forward).
- 9.39 The side elevations of the Areana approved under planning permission reference 21/02687/MJR were previously described as being simpler in appearance to the southern elevation, as shown below:

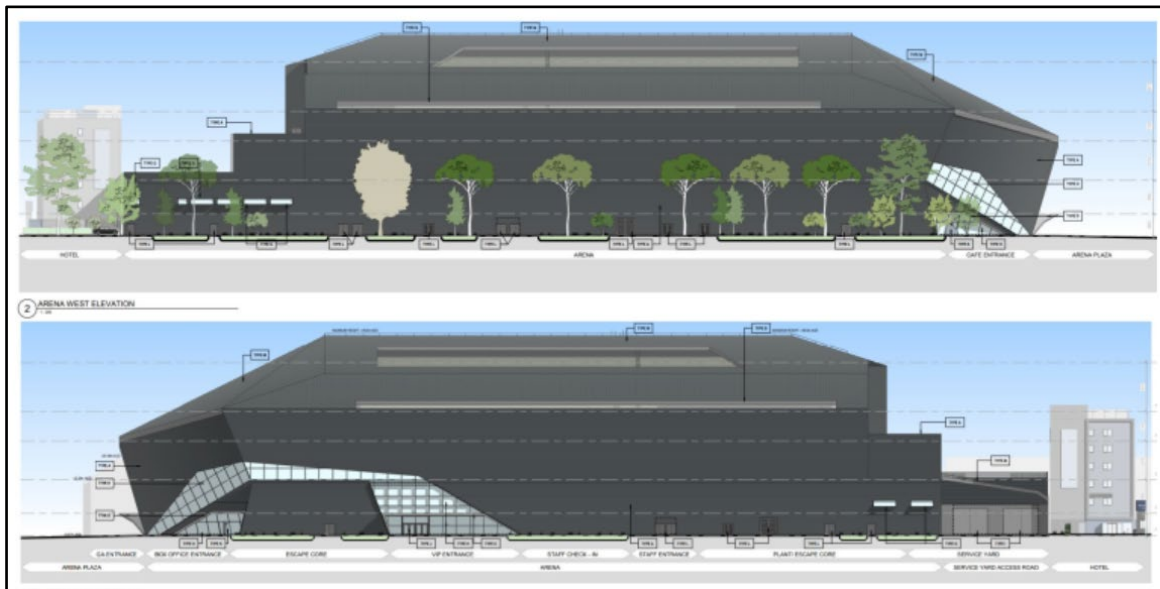


Figure 17: Side Elevations (East and West) of Arena (21/02687/MJR)

9.40 The revised scheme introduces more glazing in a curtain wall system to the side elevations, which is intended to be used as the key area for lighting and activation.

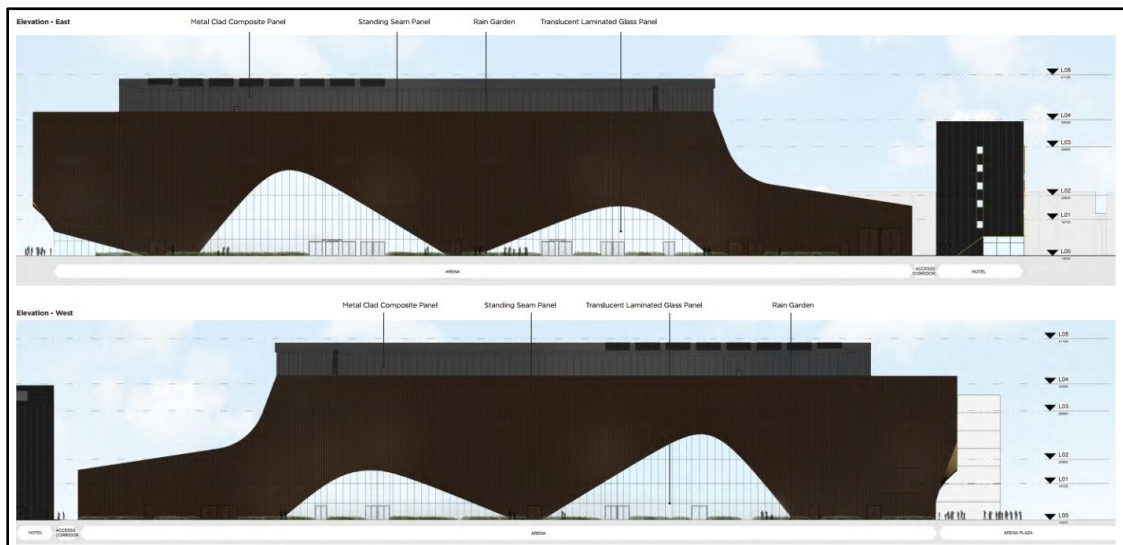


Figure 18: East and West Elevations Proposed

9.41 The eastern arches are designed to be illuminated with dramatic and event specific lighting, while the western arches maintain a subtle lighting scheme to ensure consideration for neighbouring residents, as shown as an example on Figure 19 below.



Figure 19: Example of Arch Lighting on Side Elevations

- 9.42 This change is considered to be a betterment, as it reduces the bulk of the Arena and softens the side elevations, in comparison to that already approved.
- 9.43 In consideration of the proposed changes, the amendments to the size, massing and appearance of the Arena building are considered as an improvement to the consented scheme. The use of a lighter pallet of materials creates a building which is less dominating and less intrusive within the wider context, and introduces a building which has greater similarities to existing buildings, such as the Wales Millenium Centre, within the vicinity.
- 9.44 As well as creating a more efficient and cost effective design, this proposed change has also led to a better performance for the proposed raingardens to the east and west of the Arena, therefore creating a more effective Sustainable Drainage System (SuDS).
- 9.45 The Arena is considered to fit more harmoniously into the urban environment than the previously approved building, which ultimately reduces its visual impact and enhancing the perception of space.

Key Changes – Hotel

- 9.46 The Travelodge Hotel was previous sited to the north of the Arena to act as buffer of the arena to the existing residential properties by acting as both a noise barrier and a visual screen to the arena service yard. Whilst this is still true, the massing changes have allowed for a review of the positing of both the Arena and Hotel, and the Hotel has now shifted around 4 metres further south that originally approved. The siting of the Hotel has increased the distance provided between the development and residential properties to the north of the application site, reducing its impact.

- 9.47 The previous plan layout had a focussed entrance to the east, predominantly surrounded by service doors at ground floor level. In comparison, the amount of visible service doors has now been reduced in the latest proposal, largely keeping the eastern elevation free from back of house entrances.
- 9.48 As a result, the main change relates to the opening up of the entrance to the north east corner, activating both facades at ground and first floor level, through the use of glazing, and reducing the number of service entrances on the eastern elevation.
- 9.49 This creates a more active frontage and provides greater animation along the eastern façade, improving wayfinding and improving the legibility of the two buildings.

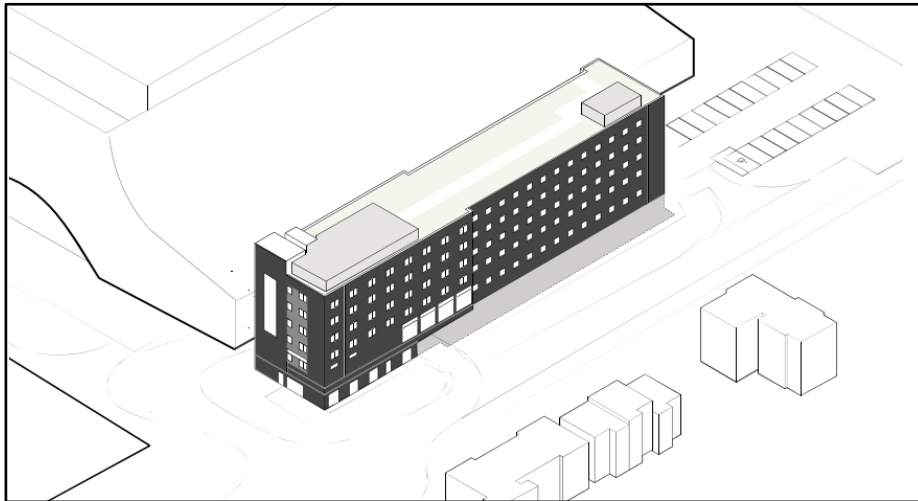


Figure 20: Previously Approved Travelodge Hotel

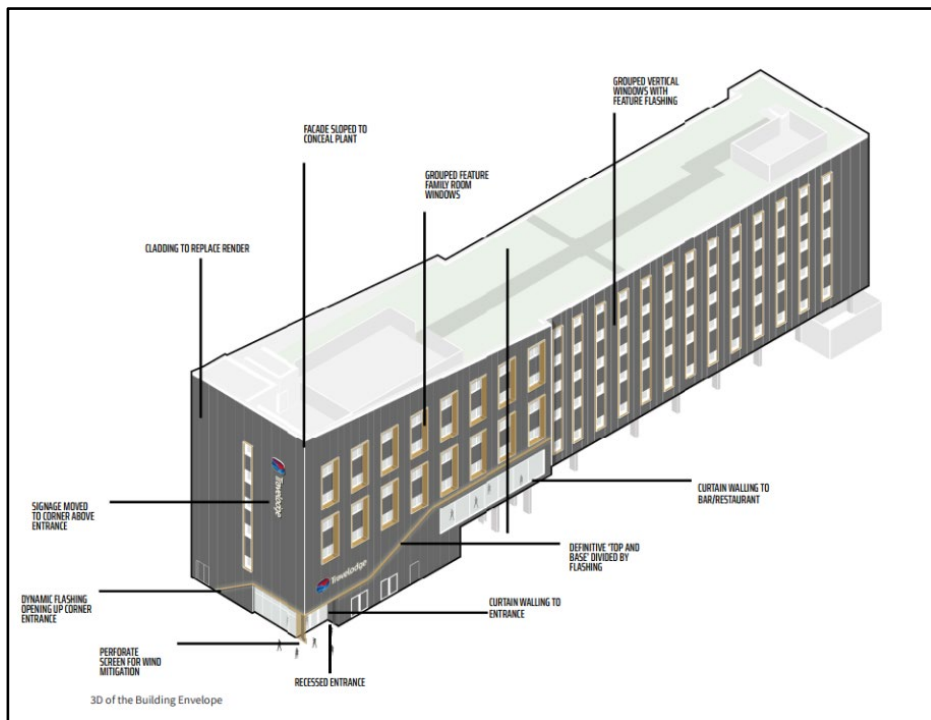


Figure 21: Travelodge Hotel currently under consideration

- 9.50 Additional articulation has been added to the east, north and west windows, and grouped, feature flashing windows to the family rooms in the northern elevation is also proposed, as an alternative to the previous design. This is considered to help articulate the main corner of the façade, and express the building's verticality. This creates relief in the massing, and adds depth to the facades, highlighting the windows as a feature and contrasting them with the darker cladding.
- 9.51 In addition, the materials have been amended (as noted in Section 3 above) to provide a subtle cue to the Arena development, whilst also maintaining its own identity, creating a cohesive development of two separate buildings.

Arena Plaza and Enhanced Amenity

- 9.52 In addition to the above, the changes to the Arena Plaza have provided the opportunity for a new greener amenity space in this location, with the introduction of a green space with trees providing canopy located to the south of the Plaza.
- 9.53 The redesign process also provided an opportunity to reconsider and enhance the approach to the scheme's landscape strategy and amenity value. As a result, to the north east of the Arena, the staff breakout space has been enlarged, with screen hedging, rain gardens and cycle storage all integrated.
- 9.54 To the north west of the Arena, an informal play zone has been introduced, with vibrant coloured surfacing and graphics, step seating and rain gardens and to the south west of the Arena, it is now proposed to integrate seating and incidental Discs and Beams into the landscape design for incidental play and information learning about nature and biodiversity in this habitat.
- 9.55 The changes to the Hotel have provided the opportunity to provide additional mitigation to the north facing service yard wall, through including vigorous self-clinging climbing plants and 6no. multi-stemmed trees. This will reduce the openness of the space and mitigate the visual impact of the car park and service yard wall to glimpsed views.
- 9.56 The proposed landscape changes are considered to provide additional benefits to the consented scheme due to the additional seating, areas for incidental play, soft and hard landscaping and swales.
- 9.57 As a result of the proposed amendments, it is considered that the scheme's amenity space and facilities within the public realm have been enhanced further, and the scale and nature of the amendments, in relation to landscaping, are not substantially different from that which has been approved previously.

Impact on Residential Amenity

- 9.58 Regard must be given to residential amenity, and the impact of the scheme on the neighbouring residential properties.
- 9.59 PPW11 states at paragraph 2.7 that "placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity

impact on neighbouring properties and people”.

Outlook

- 9.60 As noted above, the changes to the Arena have resulted in its repositioning, with the Arena now positioned circa 4m southwards. This change has resulted in the provision of a separation distance of 4m between the Arena and Hotel, and a shift in the built form further southwards, away from residential properties to the north of the application site, namely on Halliard Close.
- 9.61 Considering the properties to the north, the proposed Hotel was originally intended to be sited to the south of the existing 3 storey block at Halliard Court, set approximately 21 metres from the *boundary* of these properties, and 33 metres to the properties themselves. It was previously considered that the new Arena and Hotel would be highly visible from these properties, but given the separation distance and current/proposed screening between neighbouring and proposed built development, the development would not amount to an unacceptable unneighbourly or overbearing form of development.
- 9.62 Given that the distance now provided between the Hotel and the residential properties along Halliard Close has increased from 33m to 37m between both elevations, the relationship between the existing and proposed built form is considered to be an improvement to the originally consented scheme (21/02687/MJR).
- 9.63 Whilst the Arena and Hotel would still be visible, the proposed changes would slightly lessen their impact on residential amenity to the north, which is considered a positive outcome of the proposed changes. The development is therefore still considered to be acceptable in this regard.
- 9.64 Turning to the properties to the west, located on Lloyd George Avenue, the Arena will be positioned approximately 50 metres east from the blocks of flats, with the intervening space occupied by the existing car park serving the flats together with existing and proposed landscaping.
- 9.65 As previously noted, these properties currently look out onto the open car park serving County Hall, so it is clear that the outlook would materially change for the residents of these properties, with their existing outlook being replaced by a view of the side elevation of the new Arena building.
- 9.66 Given that the existing/proposed landscaping will mask the lower part of the building, and owing to the fact that the Arena is now of a smaller massing and size than that previously approved, it is considered that the proposal also represents an improvement for residents on the western side of the application site.

Sunlight/Daylight Assessment

- 9.67 The amendments to the consented development (21/02687/MJR) have the potential to change the assessment of effects on daylight, sunlight and overshadowing given changes to the overall scale and massing of the proposed Arena, as well as slight adjustments to the positioning of the buildings, with a move

south, further from residential properties in the north.

9.68 The following assessment was undertaken in consideration of the previous scheme:

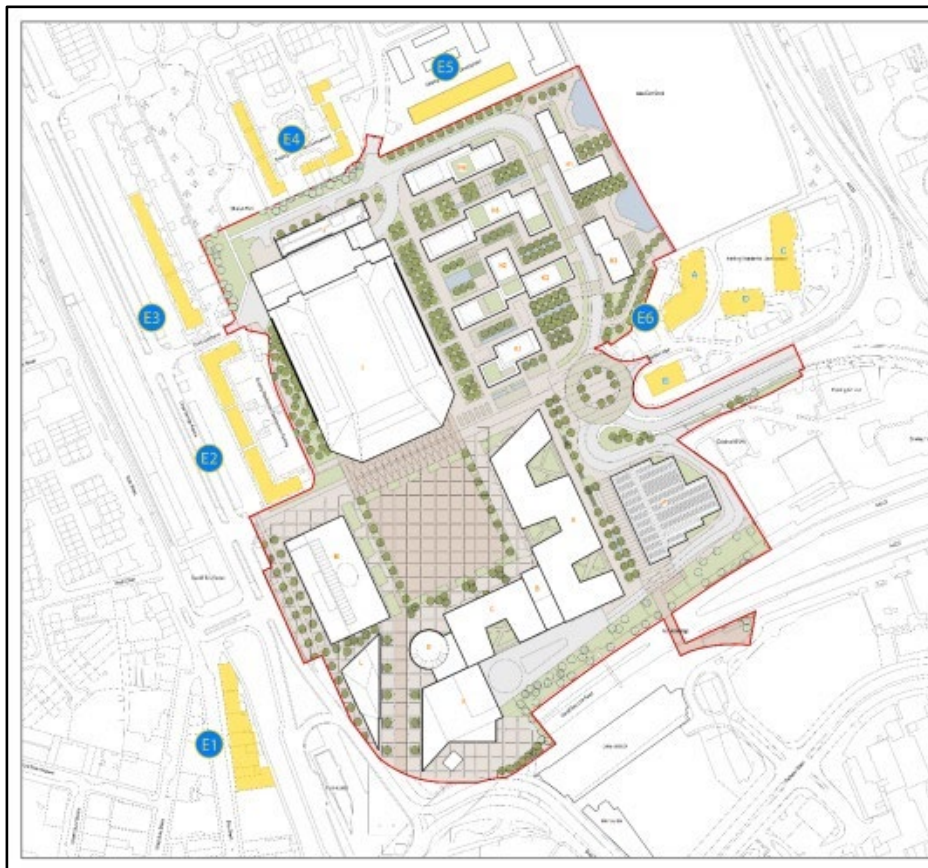


Figure 22: Daylight, Sunlight and Overshadowing Assessment (21/02687/MJR)

The assessment concludes that the impact of the proposed development on the majority of existing properties surrounding the site is anticipated to be negligible with a Vertical Sky Component (VSC) of greater than 27% and more than 80% of its baseline value. However, the facades of E2 (Lloyd George Avenue) facing Schooner Way would have a VSC of 15-27% but less than 80% of its baseline value as a result of the proposed Arena.

As such and given a full detailed design is available for the Arena, a further Average Daylight Factor (ADF) assessment for E2 has been carried out for 44 no. kitchens and 52 no. bedrooms located on the affected façade. Under the existing conditions all the bedrooms meet the ADF criteria but two kitchens are already below the ADF criteria. With the Arena in place all the bedrooms continue to meet the ADF criteria but four kitchens do not meet the ADF criteria, two of these kitchens are already failing in the existing scenario so as a result of the Arena only two additional kitchens fail the criteria, which is considered to be a marginal increase and the magnitude of impact in the ES is considered to be medium and a minor-moderate significance for this façade is concluded which is not significant.

Facades of E4 (Halliard Court) facing southeast also recorded a VSC of 15- 27% but less than 80% of its baseline value at the ground floor. As with the George Avenue properties and given the detailed design for the Arena and Hotel, a further

ADF assessment was carried out on the ground floor of the façade. Under the existing conditions, all the spaces deemed to be living rooms and all the kitchens complied with the ADF criteria. With the Arena and Hotel in place it is concluded that the façade would continue to not meet the VSC criteria but would meet the ADF criteria. This is considered to bring a magnitude of impact which is medium, leading to a minor-moderate significance for this façade, which is not significant.

- 9.69 The design changes to the massing and height of the Arena and Hotel have a limited impact on the sensitive receptors (neighbouring residential buildings and outdoor spaces).
- 9.70 In consideration of the changes, the ES Addendum (July 2023) confirms that overall, there are no notable updates to effects described in the ES (November 2021) or subsequent ES Addendum (January 2022).
- 9.71 The daylight, sunlight and overshadowing assessments carried out for design changes for the Cardiff Arena and Hotel project show no changes to the conclusions previously drawn, and the assessment still indicates a low impact of negligible significance as concluded previously.

Noise

- 9.72 The following extract is taken from the previous consideration of Noise under application reference 21/02687/MJR:

The potential impact of the scheme in relation to noise has been considered within Chapter 12 of the ES, which assesses the potential effects of the proposed development in terms of noise and vibration in the context of the site and surrounding area. The assessment concludes a number of potentially significant effects arising from the proposed development in relation to:

- Demolition and construction noise;*
- Demolition and construction vibration*
- Proposed Arena operation and associated crowd noise; and*
- Proposed Atlantic Wharf, Butetown Masterplan operation and Atlantic Square entertainment noise.*

In response to these potential effects, the assessment proposes a number of mitigation measures. Some of these measures follow industry-accepted best practices (e.g. construction practices), whilst other suggested measures are more bespoke to the potential noise generated and the surrounding environment and have been conditioned.

During construction, with the implementation of best working practices, temporary screening and controls over working hours, the assessment concludes that the noise and vibration impacts of demolition, earthworks and construction phases, would be generally negligible, with only brief periods of adverse effects of slight to moderate significance which would be temporary at the local level.

During operation, a number of mitigation measures are proposed in relation to the control of crowds, control of events within Atlantic Square, operation of the arena service yard, future plant associated within buildings such as the Red Dragon Centre, and the design / specification of future residential buildings as part of the wider masterplan.

The Arena has also been designed with appropriate sound insulation measures to prevent unacceptable impacts arising from entertainment noise (see image below), and with these mitigation measures in place, the assessment concludes that for existing sensitive receptors, any changes would not be significant. For future or proposed sensitive receptors within the residential parts of the masterplan the assessment also concludes no significant effects with appropriate mitigation measures. Members will note that a condition has been imposed that the sound insulation is tested before the arena is brought to beneficial use.

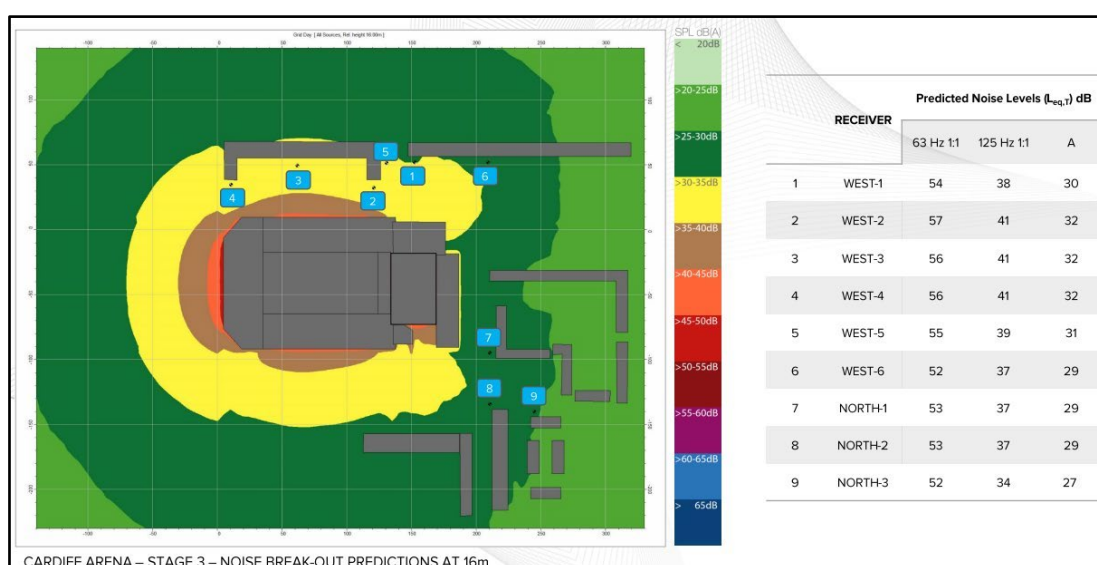


Figure 23: Entertainment Noise (Predicted Noise Modelling)

The assessment also concludes that the increase in road traffic noise at proposed receptors due to the proposed development would be below the threshold of perception and would not be significant.

The assessment and mitigation have been considered by the council's Noise section who accepts the findings, but has recommended a number of conditions to ensure the proposal accords with the assessment. A condition has been imposed for an Operational Management Plan to control hours of operation and provide a communication channel for residents to raise matters with the operator (the submitted details seeks events to finish at 22:30 and the area cleared by 23:00).

9.73 The ES Addendum (July 2023) confirms that there are no changes to the conclusions described in Chapter 12 of the ES (November 2021) or subsequent ES Addendum (January 2022). As such, the changes to the Arena and Hotel are considered to have the same impact as those previously considered under 21/02687/MJR, and no further consideration is required in this respect.

Transportation / Highway Impacts

- 9.74 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.
- 9.75 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.
- 9.76 The Section 73 application is supported by a Transport & Access Addendum (TAA) document that sets out the current and further transport analysis undertaken since the original application was approved in February 2023.
- 9.77 It notes that the transport related aspects of the Arena and Hotel development have been subject to significant assessment, as set out in the reports submitted in support of the original planning application ([found here](#)), and that the minor changes proposed as part of the Section 73 application currently under consideration do not change the findings of these reports. As such, it is considered that the previous reports, along with their conclusions, remain valid.
- 9.78 The TAA sets out the transport changes proposed, and sets out further transport analysis undertaken since the original planning submission, in relation to the design changes and to address feedback received during meetings with Council Transportation Officers. The proposed changes to the original consent are outlined below.

Changes to Highway Layout (Hemingway Road and Schooner Way)

- 9.79 As part of the original scheme, Phase 1A (Arena and Travelodge Hotel) granted consent for the following highway layout changes:
- The permanent stopping up of Hemingway Road to vehicles (cyclists will still be able to undertake an east/west direct route through either the existing Red Dragon car park or in the longer term through the proposed public square); and
 - For Schooner Way to become a no through road.

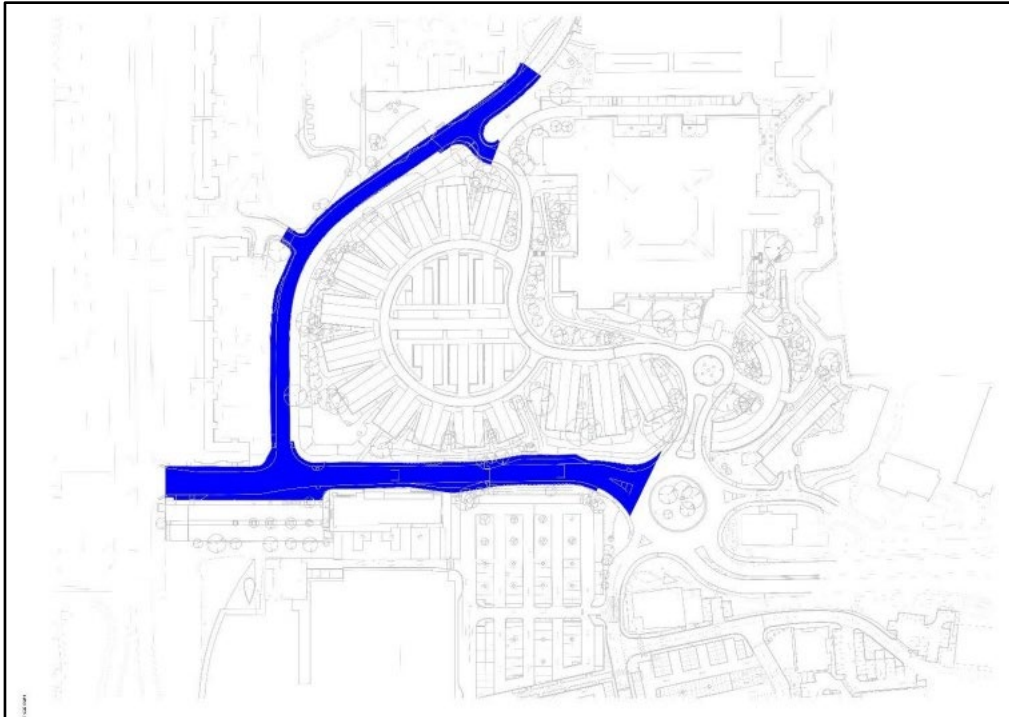


Figure 24: Areas of Hemingway Road and Schooner Way to be stopped up

- 9.80 In the previous consideration of the scheme, the Highway Officer raised no objection to the proposed highway layout changes, subject to changing of traffic lights around Queens roundabout and Lloyd George Avenue.
- 9.81 Hemingway Road is currently the diversion route for traffic at times when the tunnel is closed for maintenance, or in response to an incident. With the closure of Hemingway Road as a through route, the existing permission identified a need to update the existing rotating plank signs (RPS) associated with the diversion and fixed directional signage associated with the use of the closed section of road.
- 9.82 This section of the TAA examines the existing signage and sets out the key principals that will need to be considered as the revised signage proposals are developed. The sign survey identified that 17 signs in the vicinity of Queensgate Roundabout, Central Link, Pierhead Street etc, that will need to be considered in detail; going on to identify one that will require removal, three RPS that require changes, one fixed that requires changing, and 12 that do not require updating.
- 9.83 Modification of the signage associated with the closure of Heminway Road, discussed in this section of the TAA, is already covered by the highway works conditions attached to the current permission and as such no additional safeguarding is considered necessary.

Changes to Highway Layout (Schooner Way Junction)

- 9.84 The original submission included a priority junction at the interface with Schooner Way, providing access to the Hotel and County Hall Car Park in Phase 1A (Arena and Hotel) of the development. It also incorporated a bus

gate, allowing restricted access for buses to use the County Hall Car Park access road. In later stages of the masterplan development, a new spine road is proposed which would reroute this 'through' traffic further east and provide a new access route into the Arena service yard.

- 9.85 In order to cater for vehicle path requirements and minimise potential disruption from future highway changes, a roundabout is now proposed in place of the priority junction.

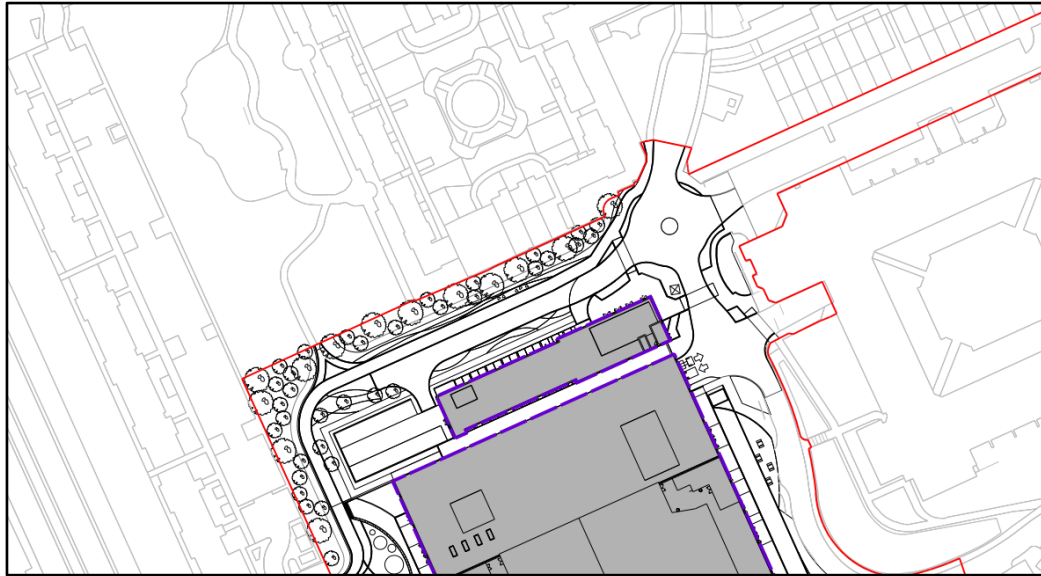


Figure 25: Extract from Site Layout Plan showing Roundabout

- 9.86 A roundabout at this location provides road users with a clearly understood priority arrangement at the junction, and also provides a space for vehicles to turn around if required, supporting the principle of restricted vehicle movements through the new spine road.
- 9.87 The roundabout has been designed in accordance with the Freight Transport Association (FTA) guidance 'Designing for Deliveries' and represents the minimum diameter recommended to U-turn a 16.5m articulated HGV.
- 9.88 The analysis concludes that a roundabout provides the optimum design when considering road safety, clear priority for vehicles, active travel and flexibility between the Arena development and future masterplan works, and as such little benefit was seen in proceeding with a simple junction arrangement.
- 9.89 No objection is made to this change by the Highway Authority. It is considered that this change better deals with vehicle swept path requirements for the development of the Arena and Hotel in Phasing 00 to 01A, as well as the later phases of the masterplan development.

Active Travel Route

- 9.90 The consented proposals originally included a 3m wide shared active travel connection from Schooner Way to Ffordd Garthorne to the north and west of the hotel.

- 9.91 The 'Active Travel Act Guidance' (Welsh Government, July 2021) states that the width of a shared pedestrian and cycle track (DE401) should be a minimum of 3.0m on primary cycle routes, or 2.5m on less busy secondary routes. In this location, Lloyd George Avenue forms the primary north-south route, and has been earmarked for future improvements as Corridor 3 of the wider Cardiff Cycleways network. As such, a minimum width of 2.5m would comply with the guidance, albeit a width of 3.0m was agreed.
- 9.92 Notwithstanding this, further to requests from Cardiff Council to widen the active travel route, it is now proposed to be 3.5m wide, as shown in blue below:

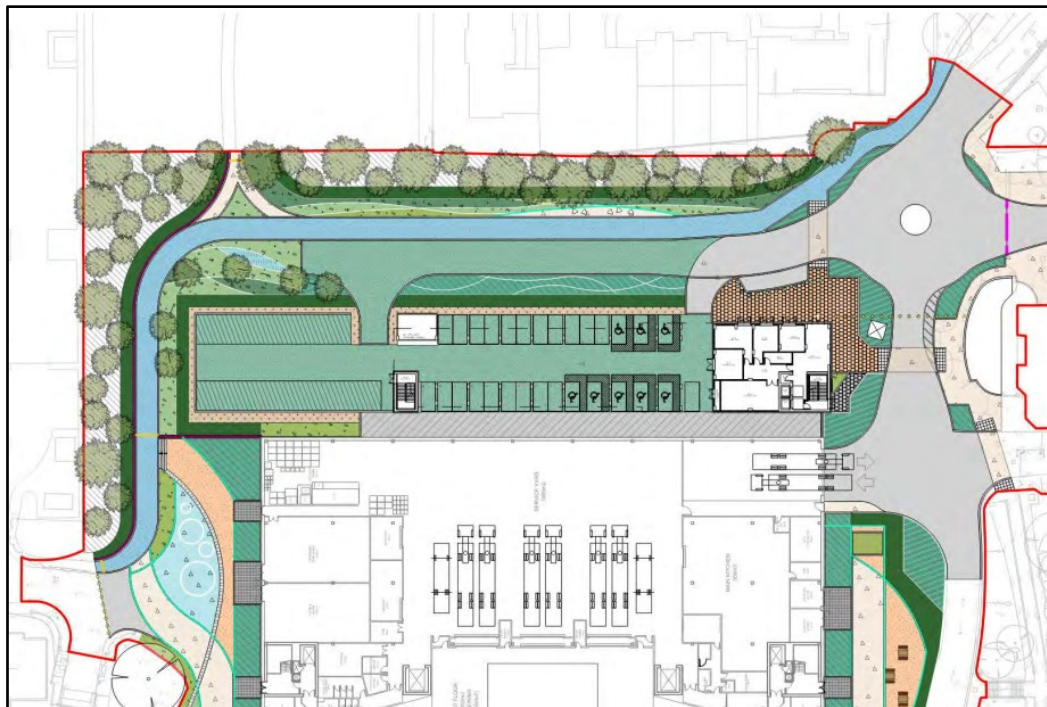


Figure 26: 3.5m wide Active Travel route shown in blue

- 9.93 The active travel route has also been relocated to the north of the access road for a continuous and uninterrupted circulation for pedestrians and cyclists.
- 9.94 This change is welcomed, as it provides additional comfort to users, more capacity and resilience to the active travel route to the north and west of the Hotel.

Bus Gate/Shuttle Working Operation

- 9.95 As approved under 21/02687/MJR, County Hall car park is proposed to be signal controlled to provide shuttle working, as HGVs and Buses would not be able to safely pass on the limited 5.6m wide access road. This arrangement maintains the Arena security protection zone, limiting the vehicles allowed within close proximity of the building and allowing for event day restrictions.
- 9.96 As an alternative, a two-stage shuttle-working signal operation is now proposed, instead of the consented four-stage shuttle working signal operation, creating a more efficient arrangement.

- 9.97 The revised arrangement would maintain the security elements required, but separate the HVM/Bus Gate from a shuttle working section alongside the Arena to just south of County Hall, resulting in an operation with the signals operating in vehicle actuated mode, where the presence of a vehicle would trigger a green stage, with an 'all-red' default when no vehicles are present. As such, when a vehicle is detected approaching one of the stop lines, the signals would turn green and allow the vehicle to pass into the shuttle working area.

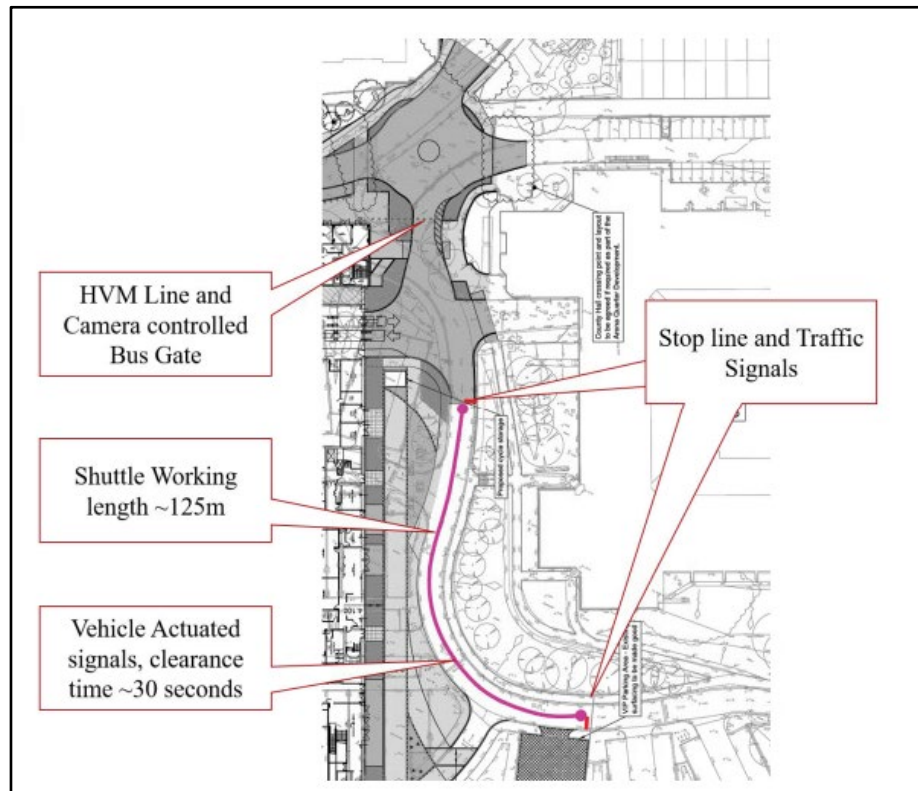


Figure 27: Revised Shuttle Working Arrangement

- 9.98 As per the approved scheme, this route would be used by buses on non-event days and emergency vehicles only, and would not be used by residents; neither the previous nor revised shuttle working arrangement would facilitate unrestricted private car use between Hemingway Road and Schooner way.
- 9.99 The TAA analysis also suggests that an access permit scheme for adjacent residents, if fully subscribed would also lead to unmanageable levels of traffic; which along with other inherent complications is likely to make it impractical to implement such a scheme. Any resident access permit scheme that may be considered is therefore likely to need to wait until such time as the main spine road is available.
- 9.100 While the above advice and method of control are considered an improvement on the previous proposed operation, and therefore are accepted in principle, the use of the access road will be kept under review and changes to the operation may be considered as appears necessary.

People Movement Strategy

9.101 Given the changes proposed to the Arena, the People Movement Strategy has been updated to demonstrate that the strategy remains acceptable, and that the findings remain valid.

9.102 The updated strategy concludes that with some additional infrastructure at the key transport hubs and crowd management during major events, the amended Arena can still safely operate, and the updated design would perform in a similar manner to the consented scheme

9.103 The following changes are noted.

(a) Internal Arena Layout

9.104 The updated Mass Motion modelling has taken into account the amended building design. Overall, the modelling shows that the updated design would perform in a similar manner to the consented scheme, with acceptable Levels of Service and queuing time in both the Pre-Event and Post-Event situations.

(b) Plaza Queuing Area

9.105 The updated modelling includes a revised queuing plaza area, which follows the same general principles as the consented scheme, and provides sufficient queuing capacity for the predicted Pre-Event arrivals profile, including for the additional sensitivity tests assessed.

(c) Cardiff Bay Railway Station Queuing Area

9.106 The updated People Movement Strategy has considered the changes currently being constructed at Cardiff Bay Station, which provide two platforms, an improved concourse and improved access from Lloyd George Avenue.

9.107 The updated modelling has shown that the required Post-Event queuing space can be provided within the new concourse area, which is a significant improvement over the previous queuing profile in which impacted and ideally required a localised short term closure of Lloyd George Avenue.

9.108 Chapter 7 (Traffic and Transport) of the ES Addendum has been updated in support of this S73 application, which confirms that there are no changes to the conclusions described in Chapter 7 of the original ES (November 2021) or the subsequent ES Addendum (January 2022). The proposed changes to the scheme would not be of a sufficient scale to result in changes to the transport assessments.

9.109 The proposed changes to access and movement are considered to be beneficial to the overall scheme as a result of the increased efficiency and ease of movement. As such, the current permission is considered sufficient to safeguard transport requirements and as such no additional or amended requirements are considered necessary in this respect.

9.110 All other transport considerations remain as per agreed under [21/02687/MJR](#).

Impact Upon Listed Buildings and Conservation Areas

9.111 The site is not located within a Conservation Area, nor are there any Listed Buildings within the site. There are two Conservation Areas (Mount Stuart Square and Pierhead Conservation Areas) located to the immediate south west, as well as a number of Listed Buildings:



Figure 28: Conservation Areas (Pink) and Listed Buildings (Red)

9.112 LDP Policy EN9 (Conservation of the Historic Environment) requires any development relating to historic assets (including their settings) to demonstrate that it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.

9.113 In addition to Policy EN9, for the nearby Listed Buildings there is also a statutory duty on the decision maker under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have *special* regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Case law has stated this is an important consideration and not a balancing exercise with other planning considerations.

9.114 Whilst the site is not located within the Conservation Areas or within the immediate vicinity of Listed Buildings, regard still must be given to the impact of the proposed development on Listed Buildings and Conservation Areas. This was previously considered under 22/02687/MJR, which states the following:

Chapters 16 and 13 of the ES provide the bases of the required assessment, which conclude that there would be negligible impacts upon the two Conservation Areas (Mount Stuart Square and Pierhead) and the 32 Listed Buildings.

The Conservation Officer has considered the submission and is satisfied that the assessment as a base level is acceptable, albeit notes that as part of any

reserved matters application the visual assessment will be required to demonstrate that the proposal would not have an unacceptable impact upon the setting of any listed building, most notably the Grade II listed D-shed (Craft in the Bay) and the Grade I listed Pierhead building. It is considered that these matters can be conditioned to ensure an acceptable form of development.

Having regard to the above, and notably the need to have special regard under S66, it is considered that both the detailed application for the Arena (notably given its separation) and the framework and identified maximum height parameters within the masterplan, would ensure, subject to conditions, that the scheme would ensure there be no unacceptable impacts on the character or setting of either the Conservation Areas or the setting of Listed buildings. Notably, there would be sufficient control over detailed design proposals under reserved matters, such that it is also considered that the proposed development would accord with LDP Policies KP 17 and EN9.

- 9.115 In consideration of the proposed changes, the Conservation Officer has concluded that the previous conclusions remain; there would be negligible impacts upon the two Conservation Areas (Mount Stuart Square and Pierhead) and the 32 Listed Buildings. As such, the proposed changes to the Arena and Hotel are considered to accord with LDP Policies KP 17 and EN9, and are acceptable in this regard.

Impact on Archaeology

- 9.116 Development proposals within areas identified as having heritage assets will only be permitted where it can be demonstrated that the development proposal preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting, according to Policy EN9 of the Local Development Plan (2016).
- 9.117 In consideration of the previous scheme (22/02687/MJR refers), it was concluded that a condition requiring the submission of a written scheme of investigation was imposed upon any planning consent granted, to determine the extent of the archaeological remains and preserve by record any assets that will be impacted.
- 9.118 In consideration of the proposed changes, the Glamorgan-Gwent Archaeological Trust have confirmed that they do not relate to any archaeological constraints. And as such, subject to the condition previously recommended being reinstated into any future planning consent, no objection is raised to the positive determination of the application.

Impact on Trees / Landscaping

- 9.119 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.

- 9.120 LDP Policy EN8 states that *“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”*.
- 9.121 The previously application considered that the loss of 86 trees and 3 groups of trees, of which 22 are rated category ‘B’ with 64 trees and 3 groups of trees rated ‘C’ to facilitate the implementation of the Arena and Hotel was acceptable. The conclusion was drawn that the short-term impact of the detailed arena/hotel scheme can, incrementally through subsequent submissions, be mitigated through the provision of appropriate green infrastructure (including replacement planting), with such matters appropriately controlled through conditions.
- 9.122 The revised scheme results in the loss of 3 no. additional trees across the development site, specifically T157 (Norway Maple), T236 (Cherry) and T237 (Cherry). However, it is proposed to include 14no. additional trees as a result of the amendments. 6 no. additional trees (Acer and Birch) have been introduced to the north west, to mitigate the visual impact of the Arena service yard wall and enhance the arrival to the site from Silurian Park to the north. Furthermore, 8 no. additional trees (large canopy trees) are proposed within the Arena Plaza to provide opportunity for a new and greener amenity space. Therefore, there is a net increase of 11 trees as part of the design changes.
- 9.123 Whilst the addition removal of 3 no. trees is unfortunate, the trees to be removed are growing in a hard landscaped area and are slow growing due to their constrained tree pits. As such, it is considered that their removal is acceptable, subject to the implementation of mitigated new planting.
- 9.124 The proposed Landscaping demonstrates an improvement upon the existing consent, as well as proposing appropriate tree planting, it provides a betterment in terms of biodiversity too.
- 9.125 Given the above, the application is considered to be acceptable in this regard, subject to the imposition of appropriately worded planning conditions and implementation of planting and landscaping as proposed.

Impact on Ecology

- 9.126 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.
- 9.127 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.

- 9.128 Chapter 10 of the ES (November 2021) and ES Addendum (January 2022) assessed the significance of effects on biodiversity of the Cardiff Arena and Hotel and wider masterplan proposals. These documents were prepared by Phlorum Limited and refer to the results of ecological surveys and assessments conducted in 2021.
- 9.129 The ES Addendum (January 2022) concluded “Beyond the updated BNG calculation for the Arena Quarter which shows an overall slight improvement, there are no further changes to the conclusions of the Biodiversity ES chapter or its accompanying appendices”.
- 9.130 In support of this application, Chapter 10 (Biodiversity) of the ES Addendum (July 2023) has been updated. Due to the time elapsed since the previous habitat survey, an updated Extended Phase 1 (EP1) Habitat Survey was undertaken on 2nd May 2023, as well as a preliminary roost assessment (PRA) and a preliminary ground level risk assessment (PGLRA) of trees within the site boundary. As the PRA identified a potential roosting feature for bats within the Travelodge car park, one emergence re-entry bat survey was undertaken on 25th May 2023. Subsequent to the EP1, an additional botanical survey was undertaken of the grasslands on 31st May 2023. Whilst guidelines have been updated, there are no major changes to the overall approach to Ecological Impact Assessment (EclA).
- 9.131 Natural Resources Wales provided the following comments in support of the application:

We have reviewed the Environmental Statement Addendum, Cardiff Arena and Hotel (July 2023, Wardell Armstong). The ES addendum provides results of updated survey for bats for the Arena Quarter. It clarifies that no bats or roosts were observed using the main existing hotel during a bat emergence survey in 2023. An updated tree assessment for bat roost potential, confirms the same two trees still have low potential. NRW considers that there should not be a detriment to the maintenance of the favourable conservation status of European Protected Species. We therefore have no objection to the variation of Condition in regard to EPS.

Autumn Lady Tresses

- 9.132 The only significant difference to the habitats previously recorded relates to the classification of grassland, which, despite being regularly mown, is now classed as semi-improved neutral grassland due to the number of recorded species, including Autumn Lady Tresses.
- 9.133 "Autumn Lady's Tresses" is a common name for the plant *Spiranthes spiralis*, which is a species of orchid native to Europe. This orchid gets its name from the spiral arrangement of its small, white, fragrant flowers along a slender, spiralling stem, resembling the braided hair of a lady. It typically blooms in late summer or early autumn, which is why it's associated with the season. Autumn Lady's Tresses can be found in grasslands, meadows, and open woodlands and is known for its delicate beauty. It's a protected species in some regions due to its rarity and susceptibility to habitat loss.

- 9.134 There is an indication that there is a substantial population within the grassland of County Hall, which is considered to be of regional importance and value.
- 9.135 The ES Addendum therefore summarises the additional mitigation and biodiversity enhancement measures required for the Autumn Lady's-Tresses Orchid, which includes translocating the species outside the application site, as well as long-term monitoring and management post-translocation.
- 9.136 Whilst NRW did not provide comments on the mitigation proposed for the population of Autumn Lady's Tresses found at the Areana, due to them not currently being a protected species, their recording was acknowledged, and regard was given to them being of County significance.
- 9.137 To ensure the regionally importance orchid is protected in the longer-term, the County Ecologist has recommended the inclusion of an additional planning condition which requires the developers of future phases to translocate the Autumn Lady Tresses to appropriate receptor sites. Subject to the imposition of this condition, the scheme is considered to be acceptable in this regard.

Biodiversity Net Gain

- 9.138 As noted in the consideration of the original consent (21/02687/MJR), conditions were imposed which provided a framework that builds upon the Green Infrastructure parameter plan to ensure the submission accords with policy by providing an updated Ecological Assessment at the appropriate time which each reserved matters submission will accord with. This approach is consistent with LDP KP4 (master planning) and EN8.
- 9.139 Whilst the existing ecological conditions are sufficient, the County Ecologist has sought to enhance them, placing more emphasis on the importance of biodiversity net gain and environmental conservation and sustainable development. The key focus in the slight alteration of the ecological conditions is the enhancement of the existing planning application, aiming to protect and improve the environmental impacts of this development.
- 9.140 As such, the scheme is now considered to be a betterment in terms of biodiversity, and accords with Policy EN8 of the adopted Local Development Plan, Section 6 duty. Future Wales – The National Plan 2040 - Policy 9 and Planning Policy Wales Section 6.4.2.

Utilities Infrastructure

- 9.141 The following extract is taken from paragraphs 8.173 – 8.178 of the Officer's report pertaining to the original planning permission ([report](#)).

Due to the brownfield nature of the application site and built form of the Inner Harbour, the site exhibits a complex below ground level (BGL) utilities network. This includes a Welsh Water surface level sewer pipeline and a Welsh Water 130mm rising main Hemingway Road which falls from east to west within Hemingway Road.

To facilitate the construction of residential and commercial properties along Schooner Way in the late 1990's/early 2000s, a large 1125mm diameter Welsh Water surface water sewer also flows from north to south of Schooner Way, while a potable water pipeline and 300mm water main run along the western side of Schooner Way. Additional BGL utilities include an 11kV electricity line, low pressure gas pipes, highways drainage/traffic signals and telecoms infrastructure appurtenant to Openreach, Virgin Media and Vodafone. In addition, submissions indicate the presence of a Dock Feeder Culvert flowing from north to south.

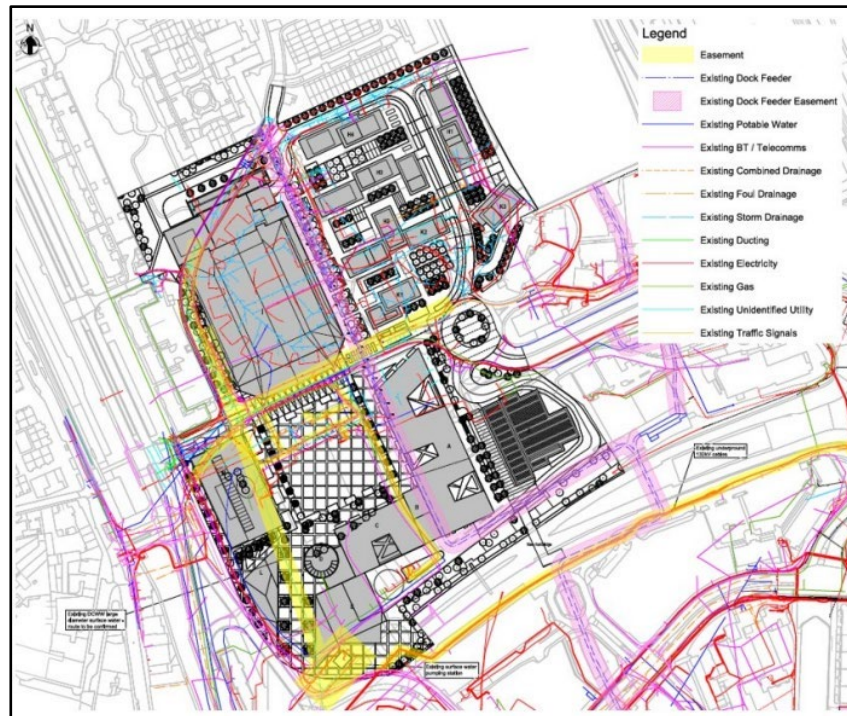


Figure 29: Atlantic Wharf below ground level utilities map

The Arena Quarter Utilities Strategy confirms that enquiries have been made with Welsh Water regarding water supply for the development, and that they have indicated that capacity is currently not available in their network and hydraulic modelling is required to assess what improvements are required to their network. However, the water demand for the Arena would be reduced by the provision of a water storage system within the building. This is a proven solution for buildings with high peak demands that cannot be provided from mains water network.

WWU has confirmed that there is a 250mm diameter gas main located along Schooner Way that is available to supply the buildings based on the estimated demands, however it is proposed to divert this gas pipe as part of the works and a new connection can be formed as part of the diversion.

Discussions with the local distribution network operator (WPD) have indicated that a new 11kV ring connection is available from Bute Place to the front of the WMC. New incoming fibre optic connections would also be provided to the Arena.

The Arena development will require utility diversions, including the diversion of a large Welsh Water surface water sewer underneath Schooner Way, a high voltage 11kV electricity line, low pressure gas main, telecoms, potable water and traffic signal cables, however all such matters can be addressed as part of the development and do not amount to a reason to withhold permission.

9.142 Since planning permission was granted on 27 February 2023, the Utilities Strategy has been updated (23 June 2023) and reads as follows:

To enable the Cardiff Arena and Travelodge buildings to be developed, the majority of existing utilities and drainage along Schooner Way needs to be diverted or abandoned. The utilities to be diverted include:

- *The DCWW deep surface water sewer*
- *The DCWW water main*
- *The WWU low pressure gas main*
- *The high (11kV) and low voltage electrical cables*
- *The multiple telecoms ducts (Openreach and Virgin)*
- *The Cardiff Council telematics ducts (4No. existing)*

The DCWW deep surface water sewer forms a significant constraint to the development, with potentially a very wide (14m) easement. Discussions have been held with DCWW to see if the easement width could be relaxed and whether other utilities can be placed within the easement zone. DCWW have indicated that they may be prepared to relax the easement requirement, provided that parallel utilities are kept outside of the trench width of the pipe, advised by DCWW to be 3.4m wide. A drawing showing the proposed utility diversion corridors have been developed which includes the DCWW deep sewer diversion route and associated easement, provided on drawing CAH-ARP-RX-ZZ-DR-C-96-5010 in Appendix A.

It is currently proposed not to divert the utilities along Hemingway Road, this will need to be reviewed as public realm proposals in this area develops. There may also be a need to divert utilities leading into County Hall in the north-west, pending further consultation with statutory authorities.

There are also two mobile phone masts present within the site, these are operated by Vodafone and Openreach, these are to be removed and relocated off site. Based on current discussions, the Vodafone cables within Schooner Way will become redundant once the mast relocation has been completed and can therefore be abandoned.

Drainage and Flooding

Drainage

9.143 As per the extant consent (21/02687/MJR refers), and in terms of surface water, this is controlled through a separate technical approval which has a stronger regulatory framework than planning and as a result, there is no need to duplicate conditions through the planning system that can be controlled through SAB.

9.144 However, advice within PPW and TAN is that the applicant is aware of the constraints of SAB and the LPA must have regard to the scheme achieving SAB approval.

9.145 Since the original consent was granted in February 2023, the developer has been involved in significant discussion with the SuDS Approval Body, who are confident that the scheme can satisfy the SAB requirements. As such, no further consideration of surface water is required.

Flooding

9.146 The site is located within flood Zone 'B' as identified by the NRW Development Advice Maps (DAM), with the East Bute dock to the east of the site (nominally extending into the edge of the site) identified as flood zone C2 (no flood defence).

9.147 In support of this application, the submission has considered flood risk through an updated Flood Consequence Assessment (FCA), based on the Flood Map for Planning (FMfP).

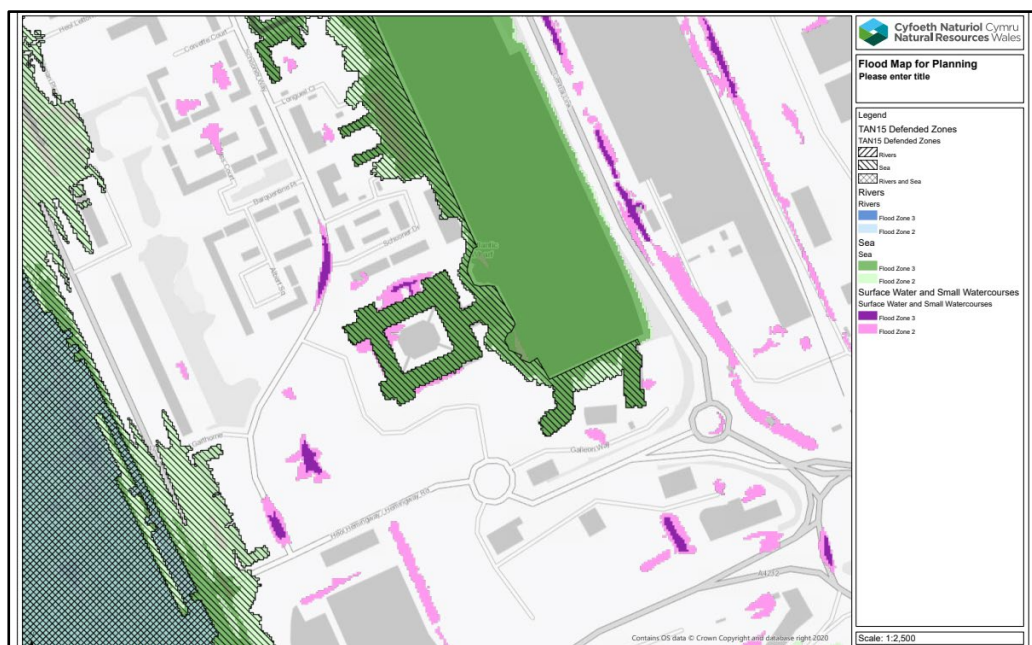


Figure 30: Flood Map for Planning

9.148 Notwithstanding the above, it is considered that the submissions have appropriately considered the existing DAM and climate change.

9.149 The FCA concludes that the proposal would accord with national and local policies that seek to direct development (mainly highly vulnerable development e.g., housing) away from known flood zones (defined as C1/C2 of the flood maps).

9.150 As noted in the consideration of flooding as part of 21/02687/MJR, given the proximity of the wider site to a known flood zone, and the current status of the FMfP, which indicates a small proportion of the 'residential quarter' to be

potentially affected by flooding (subject to potential challenge), it will be necessary to ensure at reserved matters stage that no highly vulnerable development is located within the flood zone. To secure this, the condition previously imposed will be included in any subsequent consent granted.

Section 106 Matters

- 9.151 Policy KP7 (Planning Obligations) states that “planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with Planning Policy Guidance”.
- 9.152 The supporting text emphasises that new development often generates additional demands upon existing services, facilities, infrastructure and the environment, with planning obligations being a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals by providing necessary infrastructure and community benefits.
- 9.153 The Planning Obligations SPG sets out the Council’s approach to planning obligations when considering applications for development in Cardiff, providing further guidance on how the policies set out in the LDP are to be implemented.
- 9.154 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers), and state that a planning obligation may only legally constitute a reason for granting planning permission if it is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 9.155 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations.
- 9.156 The following extract is taken from the paragraph 8.199 of the Officer’s report in consideration of the original planning permission ([report](#)).

In view of the type and form of development proposed in this location (notably the up to 890 residential units proposed in the wider Masterplan), having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations has been assessed throughout the report, but in summary the proposed broad Heads of Terms for the required section 106 agreement

are as follows (in line with the Planning obligations SPG):-

- Financial contribution of £340,070 (based on 890 units) for health (GP)
- Provision of no less than 199 sq.m. of floorspace for a healthcare
- Financial contribution towards Community Facilities, based on payment of £1,291.38 per dwelling
- Financial contribution of £250,000 for the loss of the existing park and the on-site provision for the proposed residential units (in line with chapter 5 of the approved Planning Obligation SPG)
- Affordable housing to be provided in line with Chapter 2 of the approved Planning obligation SPG
- Education: Financial contribution of £1,499,341 (based on 890 units) (in line with the formula outlined in Chapter 7 of the approved Planning Obligation SPG)
- Transportation: Financial contribution of £20,000 for TROs around the site, payment to be made on implementation of the arena development.

It is emphasised that the final amount services area / Health will receive will be based on the final residential numbers submitted at reserved matters stage.

9.157 Given the comments received from consultees, no changes result to the required contribution because of the development currently under consideration, and having regard to the legal and policy test outlined above, it is clear that the requested monies are necessary and reasonable to mitigate the impacts of the proposed development and thus ensure that the proposal accords with planning policy.

9.158 The legal agreement will need to be updated to account for the revised planning permission.

9.159 It is considered that the S106 Heads of Terms satisfy the requirements of Circular 13/97 Planning Obligations and the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations.

Other Matters Not Assessed Above

9.160 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 perceived loss of house value is noted but the planning system does not protect the private interest of one land owner over another and therefore this is not a material consideration in the determination of this application.

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. In addition, the Council, in accordance with Section 3(3) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, has taken all the environmental information into consideration.
- 10.2 Acknowledging that the proposed changes to the Arena and Hotel have emerged in response to the current economic climate, it is considered that the changes, primarily due to the revised building mass and proximity to neighbouring structures, positively enhance the development.
- 10.3 The design and material choices in relation to the surrounding architectural landscape improve the originally consented scheme, and the development's alignment with natural features with enhanced landscaping in comparison to the original scheme.
- 10.4 The changes made to the Arena and Hotel remain within the bounds of acceptability and do not fundamentally or substantially alter the essence of the project, thereby ensuring its alignment with the original development description. Furthermore, the project remains in compliance with the Development Plan and addresses pertinent planning considerations associated with this S73 application.
- 10.5 Given these considerations, it is recommended that planning permission is granted for this application, subject to the proposed planning conditions.

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 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

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the relevant parties entering into a binding legal agreement under the provisions of **SECTION 106** of the Town and Country Planning Act 1990 (as a Deed of Variation to the earlier legal agreement on application ref. 21/02687/MJR) within 6 months of the date of this Resolution, unless otherwise agreed by the Council in writing, and the conditions listed below.

RECOMMENDATION 2:

That delegated authority is given to the Head of Planning &/Or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

CONDITIONS

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

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

2. The arena and hotel shown on plan CAH-HOK-AX-00-DR-A-00-9900 Rev P06 (Full Planning Application - Red Line Boundary Plan) shall be carried out in accordance with the following approved plans:

- Location Plan: 0371-RIO-XX-XX-DR-A-90500 Rev 5
- Application Plan: 0371-RIO-XX-XX-DR-A-90501-02
- Proposed Illustrative Masterplan CAH-ARP-XX-XX-DR-T-00-1001
- Arena Quarter Proposed Site Layout Plan: CAH-ARP-RX-00-DR-C-00-1011
- Arena General Arrangement Plan Level 00: CAH-POP-AX-00-DR-A-9100-P01
- Arena General Arrangement Plan Level 01: CAH-POP-AX-01-DR-A-9101-P01
- Arena General Arrangement Plan Level 02: CAH-POP-AX-02-DR-A-9102-P01
- Arena General Arrangement Plan Level 03: CAH-POP-AX-03-DR-A-9103-P01
- Arena General Arrangement Plan Level 04: CAH-POP-AX-04-DR-A-9104-P01
- Arena General Arrangement Plan Roof Plan: CAH-POP-AX-RL-DR-A-9105-P01
- Arena GA Sections East-West and North-South: CAH-POP-AX-ZZ-DR-A-9201-P01
- Arena Scope Elevation South and North: CAH-POP-AX-ZZ-DR-A-9301-P01
- Arena Scope Elevation East and West: CAH-POP-AX-ZZ-DR-A-9302-P01
- Arena Visual Elevation South and North: CAH-POP-AX-XX-DR-A-9303-P02
- Arena Visual Elevation East and West: CAH-POP-AX-XX-DR-A-9304-P01
- Arena Elevation South and North: CAH-POP-AX-ZZ-DR-A-9305-P02
- Arena Elevation East and West: CAH-POP-AX-XX-DR-A-9306-P02
- Hotel Proposed Site Plan: 220079-KEP-CAH-KEP-XX-XX-DR-A-601102-P02
- Hotel Proposed GA Plan – Level 00: 220079-KEP-CAH-KEP-XX-00-DR-A-706001-P05

- Hotel Proposed GA Plan – Level 01: 220079-KEP-CAH-KEP-XX-01-DR-A-706002-P01
- Hotel Proposed GA Plan – Level 02: 220079-KEP-CAH-KEP-XX-02-DR-A-706003-P01
- Hotel Proposed GA Plan – Level 03: 220079-KEP-CAH-KEP-XX-03-DR-A-706004-P01
- Hotel Proposed GA Plan – Level 04: 220079-KEP-CAH-KEP-XX-04-DR-A-706005-P01
- Hotel Proposed GA Plan - Level 05: 220079-KEP-CAH-KEP-XX-05-DR-A-706006-P01
- Hotel Proposed GA Plan - Roof Level: 220079-KEP-CAH-KEP-XX-R1-DR-A-706007-P01
- Proposed GA Elevations: 220079-KEP-CAH-KEP-XX-XX-DR-A-703001-P04
- Hotel Proposed GA Sections: 220079-KEP-CAH-KEP-XX-XX-DR-A-708001-P02
- Arena Quarter Landscape Masterplan: CAH-URB-RX-ZZ-DR-L-90-0003-S3-P09
- Base Landscape Plan 1 of 2: CAH-URB-RS-ZZ-DR-L-90-0310-P04
- Base Landscape Plan 2 of 2: CAH-URB-RN-ZZ-DR-L-90-0311-P04
- Tree Retention & Removal Plan 1 of 2: CAH-URB-RX-ZZ-DR-L-90-0007-S3-P08
- Tree Retention & Removal Plan 2 of 2: CAH-URB-RX-ZZ-DR-L-90-0008-S3-P07
- Landscape Site Section AA and Section BB: CAH-URB-XX-ZZ-DR-L-90-0004-S3-P06
- Landscape Site Sections CC – DD – EE – FF: CAH-URB-XX-ZZ-DR-L-90-0013-S3-P03
- Landscape Site Section HH and Section GG: CAH-URB-XX-ZZ-DR-L-90-0014-S3-P03
- Hard Landscape General Arrangement [1 of 3]: CAH-URB-RS-ZZ-DR-L-95-0100-P05
- Hard Landscape General Arrangement [2 of 3]: CAH-URB-RN-ZZ-DR-L-95-0101-P06
- Hard Landscape General Arrangement [3 of 3]: CAH-URB-RE-ZZ-DR-L-95-0104-P04
- Soft Landscape General Arrangement 1 of 2: CAH-URB-RS-ZZ-DR-L-94-0300-P07
- Soft Landscape General Arrangement 2 of 2: CAH-URB-RN-ZZ-DR-L-94-0301-P07
- Cycle Stand Detail: CAH-URB-XX-ZZ-DR-L-90-0502-S3-P04
- Cycle Shelter & Easylift Details: CAH-URB-XX-ZZ-DR-L-90-0504-S3-P03
- Bollard Detail: CAH-URB-XX-ZZ-DR-L-90-0503-S3-P04
- Plaza Operations General Arrangement: CAH-URB-RE-ZZ-DR-L-95-0105-P04

- Arena Plaza Rain Garden Detail: CAH-URB-XX-ZZ-DR-L-94-0404-S3-P04
- Typical Arena Rain Garden Detail (East & West Elevations): CAH-URB-XX-ZZ-DR-L-94-0401-SE-P04
- Rain Garden Maintenance Responsibilities: CAH-URB-XX-ZZ-DR-L-90-0006-S3-P04
- Utilities & Landscape Plan: CAH-URB-XX-ZZ-DR-L-90-0005-S3-P04
- Tree Pit Detail: CAH-URB-XX-ZZ-DR-L-94-0403-SE-P05
- Access Path Surface Detail: CAH-URB-XX-ZZ-DR-L-95-0507-SE-P04
- Pedestrian Deterrent Fence Detail: CAH-URB-XX-ZZ-DR-L-97-0506-P04
- Seating Bench Detail Type 2: CAH-URB-XX-ZZ-DR-L-90-0501-S3-P02
- Wire Trellis System Detail: CAH-URB-XX-ZZ-DR-L-97-0508-S3-P02
- Arena Quarter General Arrangement Plan: CAH-ARP-RX-ZZ-DR-C-90-1000-P02
- Arena Quarter Proposed Finished Levels: CAH-ARP-RX-ZZ-DR-C-90-2000-P02
- Arena Quarter Proposed Utilities Layout: CAH-ARP-RX-ZZ-DR-C-96-5010-P02
- Arena Quarter Proposed Foul Water Drainage: CAH-ARP-RX-ZZ-DR-C-52-4010-P-2
- Arena Quarter Proposed Drainage Details Bute East Dock Outfall: CAH-ARP-RX-ZZ-DR-C-52-4210-P01
- Arena Quarter Proposed Surface Water Drainage Sheet 1 of 2: CAH-ARP-RX-ZZ-DR-C-52-4000-P02
- Arena Quarter Proposed Surface Water Drainage Sheet 2 of 2: CAH-ARP-RX-ZZ-DR-C-52-4001-P02
- Arena Quarter Existing Utilities to be Abandoned: CAH-ARP-RX-ZZ-DR-C-96-5000-P02

Documents:

- Planning Statement (01_ISSUE, 21 July 2023)
- Cover Letter
- Tree Report Addendum (July 2023)
- Landscape Masterplan Report (21.07.2023 Rev P03)
- Arena Quarter Hard Materials Palette (05.06.2023 Rev P04)
- Arena Quarter Soft Materials Palette (05.06.23 Rev P04)
- Arena Quarter Soft Landscape Specification (July 2023)
- Arena Quarter Typical Plant Schedules (21.07.2023 Rev P05)
- Arena Design and Access Statement
- Hotel Design and Access Statement
- Arena External Material Palette Report (05.06.2023, Rev P01)
- Hotel External Material Palette (CAH-KEP-D2-XX-RP-A-852002, 26.06.2023)
- Arena Quarter Drainage Strategy Report (23 June 2023, P03)
- SAB Compliance Statement

- Arena Quarter Utilities Strategy (CAH-ARP-AX-XX-RP-C-96-0600, 23 June 2023, Rev P02)
 - Arena Quarter Flood Consequences Assessment (281124 P03)
 - S73 Planning Application Lighting Report (CAH-ARP-XX-XX-RP-E-63-0002, July 2023, Rev P02)
 - Transport and Access Addendum
 - Cardiff Arena People Movement Strategy
 - Soil Resource Survey (TOHA/22/5454/CM, Issue 2, March 2022)
3. With the exception of works identified as Phase 0 enabling works (by Arena Quarter Enabling Works Sequencing Plan dated November 2021 - Robertson), no above ground works shall be undertaken until a scheme of highway and public realm works to the footways, carriageways, verges and junctions that form and adjoin the site on Ffordd Garthorne, Hemingway Road and Schooner Way, has been submitted to and approved in writing by the LPA.

The scheme shall include, but be not limited, to: the pedestrianisation and provision of the Arena plaza on Hemingway Road; the closure of the junctions with Lloyd George Avenue and Hemingway Road roundabout; the provision of the Hemingway Road coach drop-off/pick-up and access footway/waiting area; the closure of Schooner Way and Ffordd Garthorne; the formation of the accesses to County Hall (north) and the hotel, and the provision of bus gates on the County Hall road; and the modification/updating of all local and strategic directional highway signage impacted by the closure of Hemingway Road and/or Schooner Way.

The scheme shall include full details of the required works, including construction make-up, surfacing, kerbs, edging, drainage, lighting, lining, signing, telematics/signals, traffic Orders, trees, soft and hard landscaping, green/ blue infrastructure, bus stops/shelters, HVM bollards and other street furniture as is required as a consequence of the scheme, together with a timetable for their implementation (related to each part of the development hereby approved).

All highway, landscaping and public realm works (related to each part of the development) shall be implemented to the satisfaction of the LPA prior to the development hereby approved being brought into beneficial occupation of the development.

Reason: To secure the design and implementation of the necessary development related highway modifications and junction changes, to provide an improved public realm environment in accordance with the development hereby permitted and to facilitate safe commodious access to and use of the proposed development in accordance with Policies T1, T2, T5 & KP5 of the adopted Cardiff Local Development Plan (2006-2026).

4. Prior to the beneficial use of the Arena, a noise report shall be provided to the Local Planning Authority to demonstrate that entertainment noise from the Arena (in the form of surrogate noise testing) does not exceed levels agreed in

the LAeq(15m), and frequency bands between 63 and 125hz in the sensitive receptors detailed in Chapter 12 Environmental Statement tables 12.24 and 12.25. Any mitigation identified within the approved report to ensure compliance with the approved levels shall be implemented in accordance with an agreed scheme/timetable. The entertainment noise from the Arena shall thereafter accord with the stated noise limits.

Reason: To ensure the residential amenity of adjoining neighbours in accordance with Policy EN 13 of the adopted Cardiff Local Development Plan (2006-2026).

5. The Arena and Hotel hereby approved shall not be brought into beneficial use until such time as the cycle parking detailed in the application and shown on the approved plans has been provided on site, and such approved cycle parking shall thereafter be retained and maintained for the use of parking cycles.

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. The Arena and Hotel hereby approved shall not be brought into beneficial use until such time as the proposed car parking, servicing and manoeuvring areas have been laid out in accordance with the approved details, and such car parking, servicing and manoeuvring areas shall be retained free of construction and available for those purposes.

Reason: To make provision for the parking, loading/unloading and manoeuvring of vehicles away from the public highway, in the interests of highway safety in accordance with Policy T5 of the adopted Cardiff Local Development Plan (2006- 2026).

7. Prior to the first event at the Arena a detailed Operational Plan for the use and operation of the Arena shall have been submitted to and approved in writing by the Local Planning Authority. The Operational Management Plan shall include but not limited to the following:
 - Details of engagement with, and how the development has followed the guidance of, the relevant law enforcement and security agencies to assess and mitigate potential security risks associated with the development.
 - Details of the implementation of appropriate security measures and safeguards in accordance with the recommendations provided by the aforementioned agencies, including but not limited to physical security features, access controls, surveillance systems, and personnel training.
 - An emergency response and evacuation plan, to include review timetable, to ensure the safety of occupants and visitors in the event of a security threat
 - Crowd management proposals including a noise management policy for pedestrian movements outside the Arena before and after events

- Noise management proposals for how noise from events would be managed both during the day-time and night-time hours
- Operating hours for live music within the bowl with extended hours for full events not to exceed 25 occasions in a 12 month period
- Details of the moving element of the LED Media Screen, to include colours, contrasts and LUX Levels
- Operations of the service yard of the Arena these details shall have regard to the recommendations of Chapter 12 Environmental Statement section 12.6.13
- Arrangement for notifying the public, bus operators of events and road closure
- Arrangement for working with highways authority and other authorities for large scale events
- Arrangement for large events including pick up and drop off points
- Complaints procedure, including a named person

The Arena facility shall thereafter be operated in full accordance with the approved Operational Management Plan.

Reason: In the interests of creating a safe and secure environment, to mitigate against the potential occurrence of real and serious threat, in the interests of residential amenity and flow of traffic in accordance with policies C3, T1, T5, T6 and EN13 of the adopted Cardiff Local Development Plan (2006-2026).

8. All pre-enabling works relating to Phase 0 shall be undertaken in accordance with the Construction Environmental Management Plan Atlantic Wharf Butetown (Arena Quarter) dated 17 July 2023, and all other development relating to Phase 0 shall be undertaken in accordance with the Construction Environmental Management Plan Atlantic Wharf Butetown (Arena Quarter) dated 25 January 2022.

Reason: To ensure the amenities of adjoining neighbours are protected in accordance with Policies T1, T5 & EN13 of the adopted Cardiff Local Development Plan (2006-2026).

Reason: To ensure the amenities of adjoining neighbours are protected in accordance with Policies T1, T5 & EN13 of the adopted Cardiff Local Development Plan (2006-2026).

9. No development shall take place in each phase until a Soil Resource Plan (SRP) has been submitted to and approved by the LPA, as informed by an approved Soil Resource Survey. The SRP shall provide a methodology for soil stripping, storage, handling, remediation, amelioration and placement and a specification for all imported planting and seeding soils. All soil shall be handled and emplaced in accordance with the approved SRP.

Reason: To ensure a sustainable form of development in accordance with Policies KP5 & KP15 of the adopted Cardiff Local Development Plan (2006-2026).

10. Prior to beneficial occupation details of a waste strategy for the Arena and Hotel development shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include but not limited to the following:

- The location and design of any public litter bins, which shall ensure bins are capable of both containing general and recyclable waste;
- Methods to be used to reduce general waste and promote recycling; and
- Frequency and method of refuse collection.

All waste infrastructure shall be implemented in accordance with the agreed details prior to first beneficial use of each related part of the development, and the waste strategy shall thereafter be adhered to as approved throughout the lifetime of the development.

Reason: To promote recycling opportunities and for an orderly form of development in accordance with policies KP12, W2 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

11. Landscaping Maintenance: Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification within the approved scheme (and/or through discharge of the landscaping condition).

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).

12. The development shall be implemented in accordance with the material samples submitted to the Local Planning Authority. The agreed materials shall be used in the construction of external surfaces of the development hereby approved, and retained on site.

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

13. No development shall commence in each phase until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: To ensure no adverse impact upon the water course in accordance with Policies EN13 of the adopted Cardiff Local Development Plan (2006-2026).

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

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

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

15. 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.

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

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

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

17. Prior to the commencement of Phase 1A of the development works, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA.

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

- 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

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

18. No development shall take place in each phase (except Phase 0) until a potable water scheme to serve each phase of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

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

19. No building, other than the multi-storey car park shall be occupied in each phase of development until either:

- a) a point of connection on the heat network has been made, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority;

OR

- b) an alternative heat/energy strategy has been submitted to and approved in writing by the Local Planning Authority which demonstrates that a connection to the heat network is not financially viable / technically feasible for that phase of development and identifies how each building / phase will incorporate renewable and low carbon technology, together with measures to monitor electric and heat consumption over the lifetime of the development. All agreed measures shall be implemented in accordance with the approved details.

All approved energy measures shall thereafter be retained as approved.

Reason: To ensure a sustainable form of development in accordance with Policy 16 of Future Wales and Policy EN12 of the adopted Cardiff Local Development Plan (2006-2026).

20. No development in each phase shall commence (except for Phase 0 which has its own CEMP) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General site management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil management: details of topsoil strip, storage and amelioration for re-use.
- Resource management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, wastewater and energy use.
- Traffic management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations and submit weekly reports.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of the development and implemented for the protection of the environment during construction in accordance with Policies T1, T5 & EN13 of the adopted Cardiff Local Development Plan (2006-2026).

21. The extraction of all fumes from the hot 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 the amenities of residential properties in accordance with policies R8, EN13 & KP5 of the adopted Cardiff Local Development Plan (2006-2026).

22. The rating level of the cumulative plant noise emitted from any development shall not exceed 51dBLAr, 15mins 1 meter from the source and corrected in accordance with BS 4142: 2014 +A1 2019 (or any British Standard amending or superseding that standard). A report demonstrating that this has been achieved shall be provided to the Local Planning Authority prior to the use of any plant/equipment on any part of the development hereby permitted.

Reason: To ensure the amenities of adjoining neighbours in accordance with Policy EN13 & KP5 of the adopted Cardiff Local Development Plan (2006-2026).

23. Prior to commencement of construction and throughout the operational phase of the development, the developer shall:

1. Engage with and follow the guidance of the relevant law enforcement and security agencies to assess and mitigate potential security risks associated with the development.
2. Implement appropriate security measures and safeguards in accordance with the recommendations provided by the aforementioned agencies, including but not limited to physical security features, access controls, surveillance systems, and personnel training.
3. Maintain open channels of communication with the local law enforcement agencies and emergency services to ensure a rapid and coordinated response in the event of any security threat or incident.
4. Periodically review and update the security measures in response to evolving security threats and in compliance with the guidance of relevant security agencies.
5. Provide security training and awareness programs for all personnel working within or having access to the development.
6. Report any suspicious activities or security concerns to the local law enforcement agencies and cooperate fully with their investigations.
7. Comply with all applicable national and local laws and regulations related to counterterrorism and security.
8. Develop and maintain an emergency response and evacuation plan that is periodically reviewed and tested to ensure the safety of occupants and visitors in the event of a security threat

Reason: In the interests of creating a safe and secure environment, to mitigate against the potential occurrence of real and serious threat, to comply with Policies C3 of the Local Development Plan.

Outline Planning Permission (Wider Masterplan)

24.A. Approval of the details of the layout, scale and appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development in each phase is commenced.

B. Plans and particulars of the reserved matters referred to in condition 23A above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reasons:

A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (General Development Procedure) Order 2012.

B. B, C and D. In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

25. Prior to the commencement of each phase of the development works (except Phase 0 and Phase 1A), a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

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

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

- 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

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

26. Prior to the commencement of each phase of the development works (except Phase 0 and Phase 1A), an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with 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.

27. Prior to the commencement of each phase of the development works, 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.

28. The development shall be undertaken in accordance with the phasing plan reference 0371-RIO-XX-XX-DR-A-90511 Revision 6 (Masterplan Phasing), or such other phasing plan that may subsequently be agreed in writing by the Local Planning Authority.

Reason: To ensure an orderly form of development in accordance with Policies KP4 & KP5 of the adopted Cardiff Local Development Plan (2006-2026).

29. As part of the first reserved matters application for each phase of development as agreed under Condition 24, details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking to be in accordance with the standards contained in the 2018 Managing Transport Impacts SPG and where two tier racks are proposed, the provision is to comprise a minimum of 20% accessible ground based stands (50% of any two tier racks should have centres of 500mm, the remainder to be a min. of 375mm). The approved details shall be implemented prior to the phase of development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained for the use of parking cycles.

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).

30. The reserved matters for the proposed multi-storey car park (MSCP) as shown on plan number 0371-RIO-XX-XX-DR-A-90503 (Proposed Context Masterplan) shall provide for a car park of no greater than 1300 parking spaces, and shall include as a minimum the following:

- Provision of disabled spaces in accordance with the council's approved parking standard;
- Provision of no less than 10% of the parking bays having electric charging points on first use, and a further 20% including the necessary ducting for future electric charging points;
- The provision of car club spaces
- A phasing plan showing how and when access to the existing Red Dragon Centre surface car park provision will be precluded following the approved MSCP being brought into beneficial use

Reason: To ensure the number and type of spaces are limited an appropriate, in the interests of highway safety and sustainability, and to comply with Policies T5 & T6 of the adopted Cardiff Local Development Plan (2006-2026), Planning Policy Wales and Future Wales.

31. The reserved matters application for the proposed pedestrian bridge spanning the A4232, as shown on plan number 0371-RIO-XX-XX-DR-A-09501 (Application Plan), shall be accompanied by a stage 1 Road Safety Audit demonstrating that the siting and design of the bridge would not harm highway safety, with the bridge designed, and thereafter constructed, to adoptable standards.

Reason: To ensure the safe flow of traffic in accordance with Policies T5 & T6 of the adopted Cardiff Local Development Plan (2006-2026).

32. As part of the first reserved matters application for each phase of development as agreed under Condition 12 (but with the exception of the proposed multi storey carpark), details of a waste strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include but not limited to the following:

- The location and design of any public litter bins, which shall ensure bins are capable of both containing general and recyclable waste;
- Methods to be used to reduce general waste and promote recycling;
- Frequency and method of refuse collection.
- The waste strategy shall thereafter be adhered to as approved throughout the lifetime of the development

Reason: To promote recycling opportunities and for an orderly form of development in accordance with policies KP12, W2 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

33. Any reserved matters submission including residential development, shall be accompanied by a noise assessment in order to demonstrate that the noise mitigation measures detailed in Environmental Statement Chapter 12 are effectual in reducing external noise to agreed acceptable levels. The Survey, with a validated certificate of compliance by an approved acoustic assessor shall be submitted to the Local Planning Authority to demonstrate this has been achieved. Specifically: BS8233:2014:

- 35dB LAeq, 16hour;
- 30dB LAeq, 8hour;
- 45dB LAFmax;
- 55dB LAeq, 16hour in external amenity space

The development shall not be beneficially occupied until such time as a validation noise survey has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the amenities of future occupants of the development are protected from environmental noise in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

34. No reserved matters application, other than the multi storey car park as shown on plan number 0371-RIO-XX-XX-DR-A-90503 (Proposed Context Masterplan), shall be submitted to the Local Planning Authority until a design code for the whole outline permission site has been submitted to and approved in writing by the local planning authority. The code shall establish principles and guidelines for the treatment of the built form, character areas, public realm and landscape for the whole development area forming the outline consent. The code will develop on the plans provided in the approved Design and Access statement in Section 4, including the plans showing:

- Connection to Roald Dahl Plas
- Active Frontages
- Pedestrian Movement and Paths
- Character Areas
- Maintaining Existing Street Line
- Interface between the Arena Plaza and Events Square
- Servicing Strategy
- Interface with the surrounding transport network
- Materials
- Public Art Strategy

Details of the design code's scope and form shall be submitted to and agreed in writing by the local planning authority prior to the development and submission of the final code. The reserved matters details submitted to and approved by the local planning authority shall accord with the approved code.

Reason: to ensure good urban, architectural and landscape design in accordance with Future Wales Policy 2 and policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).

35. Notwithstanding the details of the approved plan number 0371-RIO-ZZ-ZZ-DR-A- 90502 (Proposed Illustrative Masterplan) and approved plan number 0371-RIOXX-XX-DR-A-90512 (Maximum Heights Parameter Plan), all reserved matters applications for residential development and development affecting existing residential communities will demonstrate how they comply with standards and guidance in the adopted Cardiff Residential Design Guide 2017 and Tall Buildings SPG or any document that supersedes it.

Reason: In order to ensure the good design of residential areas and buildings, and in particular to secure good amenity for both existing and future residents in accordance with Policies KP4 & KP5 of the adopted Cardiff local Development plan (2006-2026).

36. No reserved matters application shall exceed the maximum parameter plan reference 0371-RIO-XX-XX-DR-A-90512 revision 9 (Maximum Heights Parameter Plan).

Reason: To ensure the scope of the development in accordance with Policies KP4 & KP5 of the adopted Cardiff Local Development Plan (2006-2026).

37. As part of the reserved matters application incorporating the Events Square, a strategy detailing the management (including the use of freestanding advertisements) and maintenance of the Square (with particular emphasis on the relationship with adjoining land uses) shall be submitted to and approved in writing by the Local Planning Authority. The Square shall thereafter be managed and maintained in full accordance with the approved Strategy.

Reason: In the interests of good design / placemaking, and in order to protect local amenity for both existing and future residents in accordance with Policies KP4 & KP5 of the adopted Cardiff local Development Plan (2006-2026).

38. The consent hereby granted shall permit no greater than 2750 sq.m. (gross) of Class A1 retail floorspace, which shall be provided in no fewer than three units, with no individual unit exceeding 1000 sq.m.

Reason: To ensure retail policy is protected in accordance with Future Wales Policy 6 and Policy R1 of the adopted Cardiff Local Development Plan (2006- 2026).

39. The A3 uses, as shown on approved plan number 0371-RIO-XX-XX-DR-A-90513 revision 8 (Land Use Parameter Plan), shall be restaurant, café bars or coffee shop uses and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use

Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).

Reason: The use of the premises for other purposes within the Use Class would be likely to detract from the amenities of nearby occupiers and permission for the particular use applied for is only granted because of the special considerations in accordance with Policies KP5 & R8 of the adopted Cardiff Local Development Plan (2006-2026).

40. Prior to commencement of above ground works of each phase of development, other than the Phase 1, a Green Infrastructure and Soft landscaping scheme that builds upon the masterplan, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include as a minimum:

- A soft landscaping implementation programme and drawings
- A Soil Resource Survey and Plan prepared by a soil scientist, where it is intended to re-use site won soils for soft landscaping.
- Imported topsoil and subsoil specification for all planting types prepared by a soil scientist, including full details of soil protection, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. The parameters for all imported planting soils shall be clearly stated.
- Planting methodology for each landscape type, including any proposed biodiverse green roof (to include layer specifications, installation and planting), prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA (at 6 monthly intervals) to confirm compliance with the approved plans and specifications.
- Preparation of a work schedule with timings.
- The monitoring requirements to determine the implementation of the landscaping (years 1, 2 and 5).

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance, in accordance with Policies EN8 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

41. As part of the first reserved matters application for each phase of development as agreed under Condition 12, the Ecological Impact Assessment and Addendum "*Ecology assessment and Ecology Addendum undertaken by Phlorum, dated 25/01/2022*" shall be reviewed and, where necessary, amended and updated, with careful consideration of "new" ecological receptors. This review shall confirm if there are any changes to ecological receptors and/or mitigation, indicating clearly what applies to the phase. Otherwise, the review shall:

- i. establish if there have been any changes in the presence and/or abundance of habitats and species through update surveys, especially bats;
- ii. identify any likely new ecological impacts that might arise from any changes; and
- iii. identify any changes to legislation, policy or best practice that may alter the conclusions of the assessment. Particular consideration should be given to ecological enhancement and the resilience of ecosystems.

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

Reason: To ensure that the assessment of the impacts of the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date information in accordance with legislation especially section 6 of the Environment (Wales) Act 2016, national planning policy and the Cardiff Local Development Plan Policy 2006-2026, KP16, EN4 to EN8.

42. As part of the first reserved matters application for the Waterfront Quarter as shown on plan number 0371-RIO-XX-XX-DR-A-90510 Revision 8 (Quarters Plan) a lighting scheme shall be submitted to and approved in writing with the Local Planning Authority. The lighting scheme shall ensure that the proposal does not increase light across the East Bute Dock and the north edge of the site beyond the existing levels. The approved details shall be implemented on site before the beneficial occupation of any building approved on this quarter and thereafter retained.

Reason: To reduce the impacts of lighting in the interest of protected species, including bats and otters, the habitats and the commuting corridors East Bute Dock and the northeast edge of the site in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006-2026).

43. As part of the first reserved matters application for each phase of development as agreed under Condition 24 (but with the exception of the proposed multi storey carpark), details of an updated Energy strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall as a minimum outline how each phase of the development will incorporate renewable and low carbon technology and reduce electric and heat consumption and provide for the use of electric charging points for cars and service vehicles.

Reason: to promote energy efficient and sustainable development in accordance with Future Wales, Planning Policy Wales and Policy EN12 of the adopted Cardiff Local Development Plan (2006-2026).

44. Landscaping Maintenance: Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification within the approved scheme (and/or through discharge of the landscaping condition).

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).

45. Prior to their application on site samples of materials to be used in the construction of external surfaces shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented and retained on site.

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

46. No development, other than Phase 1, shall take place until the applicant has secured implementation of a programme of archaeological work. Phase 1 shall be undertaken in accordance with that out-lined in "Written Scheme of Investigation for an Archaeological Strip, Map, Excavate and Watching Brief at Atlantic Wharf, Butetown" (Archaeology Wales Report no. 2939, dated September 2021).

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 in accordance with policies KP17 & EN9 of the adopted Cardiff Local Development Plan (2006-2026).

47. No development shall commence in each phase until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: To ensure no adverse impact upon the water course in accordance with Policies EN13 of the adopted Cardiff Local Development Plan (2006-2026).

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

specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

49. 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.

50. 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.

51. No development (other than Phase 1 which shall be undertaken in accordance with the Drainage Strategy Report CAH-ARP-AX-XX-RP-C-90-0400) shall commence in each phase until a foul water drainage scheme that has been informed by a hydraulic modelling assessment for that Phase and includes connection points has been submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

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

52. No development shall take place in each phase (except Phase 0) until a potable water scheme to serve each phase of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

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

53. No building, other than the multi-storey car park shall be occupied in each phase of development until either:

a) point of connection on the heat network has been made, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority;

OR

b) an alternative heat/energy strategy has been submitted to and approved in writing by the Local Planning Authority which demonstrates that a connection to the heat network is not financially viable / technically feasible for that phase of development and identifies how each building / phase will incorporate renewable and low carbon technology, together with measures to monitor electric and heat consumption over the lifetime of the development. All agreed measures shall be implemented in accordance with the approved details.

All approved energy measures shall thereafter be retained as approved.

Reason: To ensure a sustainable form of development in accordance with Policy 16 of Future Wales and EN12 of the adopted Cardiff Local Development Plan (2006-2026).

54. No phase, other than Phase 1, of the development hereby permitted shall be occupied until a travel plan, to include but not limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of private cars. has been submitted to and approved by the Local Planning Authority. The approved travel plan will be implemented on site prior to the beneficial use of the phase.

Reason: In the interest of sustainability and to limit the impact of the development on use of the adjacent highway.

55. No development in each phase shall commence (except for Phase 0 which has its own CEMP) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General site management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil management: details of topsoil strip, storage and amelioration for re-use.
- Resource management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, wastewater and energy use.
- Traffic management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Green Infrastructure/Biodiversity: A section considering detail of biodiversity protection zones, relevant protection and mitigation for each ecological asset (protected sites to species) at the construction stage, the key Green/Blue Infrastructure locations and the areas subject to removal to facilitate the development. The times, roles and responsibilities of an Ecological Clerk of Works.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations and submit weekly reports.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of the development and implemented for the protection of the environment during construction. in accordance with Policies T1, T5 & EN13 of the adopted Cardiff Local Development Plan (2006-2026).

56. The extraction of all fumes from the hot 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 the amenities of residential properties in accordance with policies R8, EN13 & KP5 of the adopted Cardiff Local Development Plan (2006- 2026).

57. The rating level of the cumulative plant noise emitted from any development shall not exceed 51dB(A), 15mins 1 meter from the source and corrected in accordance with BS 4142: 2014 +A1 2019 (or any British Standard amending or superseding that standard). A report demonstrating that this has been achieved shall be provided to the Local Planning Authority prior to the use of any plant/equipment on any part of the development hereby permitted.

Reason: To ensure the amenities of adjoining neighbours in accordance with Policy EN13 & KP5 of the adopted Cardiff Local Development Plan (2006-2026).

58. Prior any works commencing in each phase, any autumn lady's tress orchid present in that phase, shall be translocated. Prior to the translocation commencing, an Autumn Lady's Tress Orchid Translocation Strategy, shall be submitted to approved in writing by the Local Planning Authority. This strategy shall pay particular attention, but not restricted to; a well structured report, identification of appropriate receptor sites (include soil compatibility), immediate aftercare, long term management of receptors and monitoring.

Reason: To protect a Regionally important population of autumn lady's tress orchid and compliance 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 and Planning Policy Wales Section 6.4.2.

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COMMITTEE DATE: 19th October 2023

APPLICATION No. 23/01501/FUL

APPLICATION DATE: 28/06/2023

ED: FAIRWATER

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: Cantonian High School, Fairwater Road, Fairwater.

PROPOSAL: Construction of new Cantonian, Woodlands and Riverbank High Schools and other associated buildings including new Health and Well-being centre. Provision of various outdoor spaces, Sports Pitches and Multi-Use Games Areas, Flood-lighting, parking and access provision, cycle and refuse storage areas, SuDS provision and other associated works including the demolition of the school buildings.

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 application site comprises the existing Cantonian High School site, which is 4.96Ha in size and incorporates existing High School buildings to the northern part of the site (including demountable units) with sport pitches and open space to the southern part of the site.

2.2 The site is surrounded by residential dwellings to the south and west, whilst a portion of the railway line connecting Fairwater and Waungron Park Stations lies immediately adjacent to the eastern boundary. Fairwater Road runs parallel to the High School's northern boundary, beyond which lies dwellings and Fairwater Park.

2.3 The site is sloping with the northern boundary being the highest element of the site and the southern boundary the lowest.

2.4 The site is not within a Conservation Area or other Environmental Designation.

2.5 The site is within Flood Zone A and there is little or no risk of Fluvial or tidal/coastal flooding.



Figure 1: Site Location Plan



Figure 2: Aerial Photograph

3. DESCRIPTION OF DEVELOPMENT

3.1 This is a full application for the construction of a new Fairwater Campus. The proposal will facilitate the redevelopment of the wider site to establish the Fairwater Campus which seeks to bring together Cantonian High, Woodlands High and Riverbank School under one site. Fairwater Campus will establish an educationally advanced institution, contemporary teaching facilities and high quality outdoor and sports provision. The Campus include Additional Learning Needs (ALN) facilities and include out of hours use for the wider community.

3.2 The proposal forms part of a programme which seeks to enhance and expand the educational needs provision across the City.

3.3 The pupils' numbers for each School will be as follows:

- Cantonian High – 1450 Pupils (aged 11-19 years) (plus 30 Pupils in a Specialist Resource Base (SRB) unit
- Woodlands High – 240 pupils, ages 11-19 years
- Riverbank Primary – 112 pupils aged 5-11 years

3.4 The submitted plans show that the site will contain the following:

- The proposed main school building is part three storey, part four-storey in scale, comprising three school buildings connected by a main spine element linking them together.
- The Eastern building contains Cantonian High and is approximately 80m wide, 61.5m deep and between 14m and 18m in height, with a flat roof.
- The Western Building contains Riverbank Primary, is approx. 90m wide, 60m deep and between 5.5m and 14m in height with a flat roof
- The Southern Building contains Woodlands High, is approx. 75m long and 27-40m wide and between 6m and 13m in height with a flat roof (containing a lower ground floor element)
- Health & Wellbeing Block (HWB) sited adjacent to the Eastern Boundary, approx. 30m wide and 46m long, m high with a flat roof.
- Construction Hub Building for Woodlands High School. Approx. 9.5m wide and 24m long, 7.5m high with a pitched roof.
- New Sports Pitches including cricket nets
- Athletic Track – including 100m Track
- Outdoor Learning Areas/Outdoor Play and Dining/Social Areas for all three schools + forest school/habitat areas
- Informal hard and soft play equipment
- Staff & Visitor Parking
- ALN Drop off area for Cantonian High and shared area for Riverbank/Woodlands
- Cycle Track
- Cycle and Refuse storage areas
- SuDS features

- 3.5 The proposed buildings would be finished in buff facing brick with cladding to the entrance area and the front and side elevations of Cantonian High, with the roof area containing Sedum, PV panels, plant equipment, with an area of roof terraces on the southern and western elevations.
- 3.6 Internally the building would contain, classrooms, hall, kitchen and dining facilities, library, offices and meeting rooms, internal courtyards and other ancillary rooms associated with the schools.
- 3.7 Externally, the submitted plans show the provision of a parking area for staff & visitors off Fairwater Road, with a separate vehicle drop-off area to western elevation off Doyle Avenue for the Riverbank and Woodlands Schools. Pedestrian Access would be via the main entrance on Fairwater Road and Doyle Avenue.

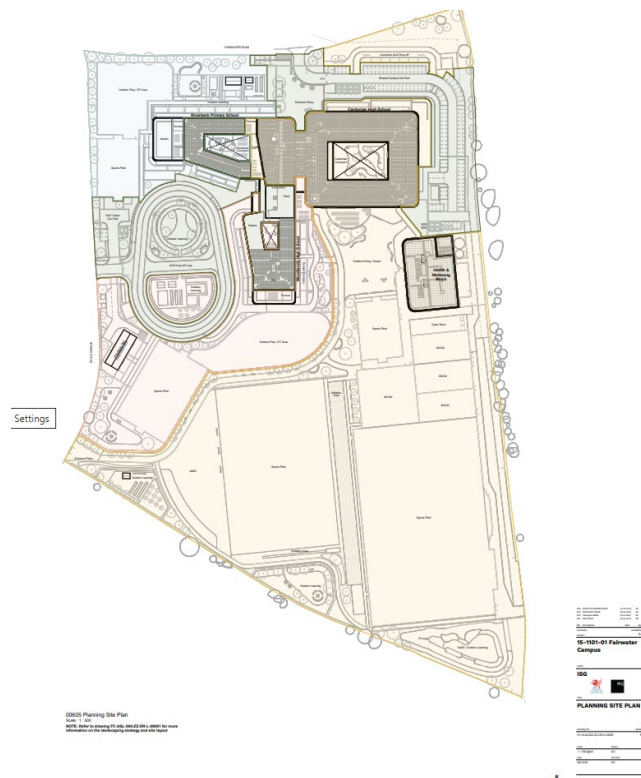


Figure 3: Proposed Site Layout

- 3.8 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [23/01501/FUL](https://www.fairwater.gov.uk/23/01501/FUL)

4. PLANNING HISTORY

- 4.1 The site has the following relevant planning history: -

- 16/03046/MJR – Installation of a temporary single storey Portakabin Ltd complex to be used as decant teaching facility. Granted April 2017.
- 19/02826/MJR – Variation of condition 1 of 16/03046/MJR to allow the Portakabin complex and associated roadway to be retained until 31st December 2023. Granted December 2019.

- 19/02842/MNR – Prior Approval for the demolition of double storey, brick built building with tiled pitched roof (Caretakers House). Granted 2019
- 21/00942/MJR – The addition of a temporary facility on the school site (specialist resource base) and the temporary extension of the existing temporary kitchen and dining facility. Granted 2019.
- 22/01719/MJR – Erection of temporary replacement school buildings (between one and three storey in height) including administration, kitchen/canteen and school hall buildings, temporary school car park; and footpath from Fairwater Road to Doyle Avenue (all temporary works) together with permanent enabling works to facilitate the development of Cantonian High School comprising boundary fencing, spectator stand and installation of sport pitches, multi-use games area and associated Floodlighting and associated landscaping, drainage and engineering works. Approved.
- 22/02433/FUL – Erection of temporary School Hall and associated works. Approved.
- 22/03011/PRNO – Prior Notification of Proposed Demolition: Block A. Approved.
- 23/00682/PRNO – Prior Notification of Proposed Demolition: Block B. 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
- 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 well-being 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
- KP17 Built Heritage
- KP18 Natural Resources

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
- EN14 Flood Risk

Transport

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

Community

- C1 Community Facilities
- 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 objection, subject to appropriate conditions

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

6.3 The **Operational Manager (Parks)** – No objections, state the following;

Parks Services supports the dual use of school facilities to bolster provision that is available to the general public so we welcome the clear ambition to facilitate community use.

In order for community use to be sustainable it is essential that both the needs of the users and the school are considered. Clubs and groups need to gain access easily and feel welcome and at the same time schools need to be able to maintain their security and ability to deliver their core business. The proposed design appears to achieve that through good separation between the sports facilities (including the access to them around the north eastern corner) and the main school building.

Another factor is the type of facilities as they need to be durable enough to sustain both school and community use. In that regard, the all-weather pitches/games courts are welcomed. Perhaps the proposed grass pitch should be all-weather too in order to cope with the intensity of use. However, it is noted in the Drainage Strategy that the pitch will be designed by a specialist pitch designer to include appropriate drainage systems which should result in a pitch that maximises playing hours. Once in use, it is vital the grass pitch, and the all-weather pitches, are managed and maintained carefully to preserve their use.

I have measured the areas allocated for the rugby pitch (the all-weather surface) and the football pitch (grass) and confirm they are large enough to accommodate adult sport including the required runoff areas. Please note the rugby/all-weather pitch will need a shock pad to allow for competitive matches.

As mentioned in previous comments, the new vehicle access opposite 19 Doyle Avenue will involve the loss of a highway tree so we request replacement for that, location to be agreed.

The new entrance at the southwestern corner – the Cantonian pupil 'spine' entrance route – does not appear as if it will impact the two adjacent highway trees but we would like confirmation.

6.4 **Tree & Landscape Officer** – No objections to the amended information received.

6.5 **County Ecologist** – No objections to the amended information received, subject to appropriate conditions.

- 6.6 **Shared Regulatory Services (Noise)** – No objections, subject to appropriate conditions.
- 6.7 **Shared Regulatory Services (Contaminated Land)** – No objections to amended details, subject to appropriate conditions.
- 6.8 **Drainage & Flood Risk Officer** – No comments received.
- 6.9 **Schools** – No objections.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Dŵr Cymru Welsh Water**: No objection, subject to appropriate conditions.
- 7.2 **Natural Resources Wales**: No objections, subject to appropriate conditions.
- 7.3 **South Wales Fire & Rescue Service** – No objections.
- 7.4 **South Wales Police** – No comments received.
- 7.5 **Glamorgan Gwent Archaeological Trust** - No objections to the proposal.
- 7.6 **Sports Council for Wales** – No objections to the proposal.
- 7.7 **Glamorgan Gwent Archaeological Trust** - Advise that the information in the Historic Environment Record (HER) curated by this Trust shows that there are no known archaeological sites within, or in close proximity to, the proposed development. Similarly, a review of historic Ordnance Survey mapping indicates no archaeological features or structures in the area. The application is located on the line of one of the 'significant views' from Fairwood House Registered Historic Park and Garden (PGW (Gm) 73), although the existing housing and indeed school has already disrupted it and any effect of a new school is unlikely to be significant. Furthermore it is likely that the construction of the current school has had an adverse effect on any potential remains that might be present.

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

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 Two emails have been received from the residents on Fairwater Road who comments as follows:

1. We live directly opposite Cantonian school. My comments about this latest planning application are positive. Previous concerns appear to have been listened to.

Even before the workmen arrived or Covid arrived, we could witness the daily, dangerous traffic chaos at the start and end of the school day with the adjacent road being reduced to single carriageway and with parents delivering or collecting children, with buses and taxis collecting or delivering and with many staff parked on the street due to insufficient on-site parking. With the redevelopment starting that situation is even worse.

So having examined the latest plans I am pleased to see that the greenwashing mantras have been ignored and that the latest plans include adequate parking. I am also pleased to see what appears to be a turning Circle, where parents, buses and taxis can drop off and pick up children other than on the narrow roads around the school.

Thank you to those involved for these improvements to the plan.

2. Having quickly reviewed the current proposals I must say that the on-site development appears to have significantly improved over earlier versions particularly in regards to the main vehicular access from Fairwater Road.

I am also pleased that concerns I raised previously in relation to the pedestrian ramp leading from fairwater road entrance to Doyle Ave have been taken on-board and that this will not form part of the permanent proposals and that the temporary measure takes pedestrians away from our property.

What I am however unclear about are the off-site improvements on Fairwater Road notably the proposed zebra crossing outside nr.125 Fairwater Road, associated active travel facilities, traffic calming and parking restrictions along the south side of Fairwater Rd. Other than the appendices to the TA there does not appear to be any further information to allow me to comment. Please note that I **objected** to the recent proposals by Cardiff Council's Transport Projects for the developed Zebra Crossing proposals and was pleased to hear (albeit indirectly via ISG) that these would not be progressing. I have not heard formally that this is the case or had any response to my letter which is disappointing. I would therefore see this as an opportunity for the Council to be clear on its intentions in relation to pedestrian and cycling facilities at the north entrance.'

- 8.3 All public representations made on the application are available to view in full on the Council's website.

9. ANALYSIS

- 9.1 The key material considerations in the determination of this application relate to 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 site falls within the settlement boundary as defined by the LPD proposals map and is afforded no specific designation or allocation. The proposal seeks to provide new school buildings, ancillary buildings and infrastructure works including sport pitches on an existing school site, all of which are considered to be acceptable in principle on an existing school site.
- 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 Para 5.354 states: Opportunities should be taken to share school buildings and facilities, or co-locate on shared sites with other Council Service areas and selected external services. This would serve to maximise the use of the land and provide an integrated citizen focused resource for the whole community. Opportunities for shared facilities could include libraries, community centres, leisure centres, indoor recreation facilities, play centres, adult education facilities, integrated childcare facilities, adjoining natural habitat, health care facilities.
- 9.5 The proposed campus will incorporate three individual schools which will share facilities. Parts of the school will be open for community use during out of hours. Facilities available will include a Health and Wellbeing Centre, MUGAs, football pitches, rugby pitch, and forest school.
- 9.6 Policy C1: Community Facilities, supports proposals for new and improved community facilities where the facility would be readily accessible to the local community it is intended to serve by public transport, walking and cycling; the facility would not unduly prejudice the amenities of neighbouring and nearby residential occupiers; the facility would not detract from the character and appearance of a property or the locality; the facility would not lead to unacceptable parking or traffic problems and; the facility is designed with the greatest possible flexibility and adaptability to accommodate additional community uses without comprising its primary intended use.

- 9.7 The proposed development includes sports facilities and a Health and Well-being building that will be accessible to the wider community during out of hours periods. The proposed development is considered compliant with this policy based on its location.
- 9.8 The proposal is considered to accord with and is supported by Policies C1 and C7.

Impact on the Character of the Area

- 9.9 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.
- 9.10 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.
- 9.11 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.
- 9.12 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.
- 9.13 The proposals will facilitate the redevelopment of the existing 1970s Cantonian High School currently on site, which will in time result in a substantial 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 and will facilitate a better learning experience.
- 9.14 The proposal entails the construction of a large main body of buildings containing the three schools (Cantonian, Riverside and Woodlands), in a roughly T shape development. The main Cantonian school buildings is rectangular in shape and is three to four storeys in height, with a brick surround to the ground floor with dark metal cladding to the floor above and coloured windows surrounds to the larger window opening. Adjacent to the Cantonian High is a glazed entrance/link building accessed off the main plaza accessed off Fairwater Road. Riverbank and Woodlands Schools are of a smaller scale and massing than Cantonian, with these buildings being two to three storey in height and of a more elongated form, they are to be constructed out of buff brick with smaller coloured elements to the window openings particularly on the ground floor. The proposal also includes the provision of a detached health and

well-being building (sports hall) with a rectangular building, with buff brick surround and yellow cladding.

9.15 It is considered that the design and appearance of the proposed buildings is acceptable as the proposal is of a contemporary design, which is modern in appearance with varying heights and depths to create interest, with added significance in terms of window details and surrounds to add further interest to the main buildings. The frontage of the school would have a striking visual appearance particularly with the glazed box adjacent the entrance containing the sixth form of Riverbank atop the building access from a main plaza. The differences in height also help to respond to the topography of the site (which is slightly sloping from North to South). Further details in regard to the materiality and samples are required to be submitted to ensure the materials proposed are acceptable in regard to the high specifications required by the Council.



Figure 4: Proposed Rear and Front Elevations (North-South)



Figure 5: Proposed Side, Rear and Front Elevations – Cantonian High



Figure 6: Proposed Eastern and Western Side Elevations



Figure 7: Proposed Health and Wellbeing Hub Elevations (Front and Rear (E-W))



Figure 8: Proposed Health and Wellbeing Hub Side Elevations (N-S)

- 9.16 The layout of the proposal shows that new school building will roughly follow the siting of the existing school buildings being predominantly sited to the South of Fairwater Road with the main pedestrian and vehicular entrance being off Fairwater Road itself (as current) with parking area for staff and pupil drop to the north-east of the site. The frontage of the site includes an entrance plaza leading the main atrium of the building with access for pupils and staff and also leads to the community café area. There is further pedestrian access to the south of Doyle Avenue for pupils and a vehicular access also off Doyle Avenue for staff parking and pupil drop off area for Woodlands and Riverbank School.
- 9.17 The layout also includes other ancillary school buildings (construction hub, outdoor learning areas, play areas, sport pitches and SuDS features and the campus is well laid and includes a lot of different uses and buildings as discussed above, but it does respond very well to its topography and surroundings, with the main school buildings and the main frequented areas of the school campus primarily being sited away from residential properties which adjoin the site and is considered to have a better use of the land within the site than the current school, with uses proposed considered as part of scheme from the beginning rather than additions at a later date. The landscaping of the site has been well thought out, with new planting to the southern, eastern and western boundaries to help screen the proposal from those residential properties which adjoin and the proposal includes a new landscaped areas within the site and includes allotment areas for pupils to grow own plants and vegetables.

Transportation / Highway Impacts

- 9.18 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.
- 9.19 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;
- 9.20 The application has been accompanied by a Transport Assessment.

- 9.21 Vehicular access will be from Fairwater Road, via an improved/widened existing access for the Cantonian High School. A one-way system is proposed for contracted pupil transport vehicles using the drop-off bays for the Riverbank and Woodlands Schools, with the proposed vehicular parking strategy for the site including
- Two separate drop-off bays for ALN pupils, one associated with Cantonian High; and one for both Woodlands High and Riverbank Primary Pupils accessed off Doyle Avenue
 - 97 spaces for staff and visitor parking (+ 14 disabled spaces)
 - With 10% electric vehicle charging spaces and 5% spaces designated for car sharing.
- 9.22 The submissions indicate that the proposed school will have public transport access with Bus routes located nearby and train stations located at Waungron and Fairwater, which are in close proximity to the school site.
- 9.23 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.
- 9.24 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.
- 9.25 The submitted details include a refuse storage area within the curtilage of the site. These details are considered to be satisfactory. OBJ

Impact on Residential Amenity

- 9.26 The submitted plans show the proposed new school building sited approximately 170m from the southern boundary, 41m from the Western Boundary, 37m from the northern boundary (adjacent Fairwater Road) and 36m 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.
- 9.27 The proposal also includes enhancing the boundary trees and hedgerow to the Southern and Eastern boundaries adjacent to Doyle Avenue and St Fagans Road, thereby reducing any potential overlooking from the proposed new School.
- 9.28 The submitted plans show the provision of a new Sport Pitches and Outdoor Learning areas. Multi-Use Games Area (MUGA) and a sports areas (the site also includes other sports pitches which have already been consented under App 22/01719/MJR). The proposal includes the provision of facilities that will be accessible to the public outside of core School Hours including the sports facilities and community café.

- 9.29 The proposal would allow for the use of the proposed sport pitches during the hours of darkness at certain times of the year. While there would be the potential for the intensification of use of the school due to the increase in schools and pupil numbers on the site, it should be noted that the land has previously been used for sport and recreation purposes. In this regard, it is considered that any noise or impact from light can be appropriately managed, and conditions are recommended in this regard. Subject to the required additional measures and controls, over both the hours of operation, use of floodlighting and sport pitches, which accord with similar developments throughout the city, it is considered that there would be no undue impact upon neighbouring amenity relative to the existing use of the land as a school and recreational space.
- 9.30 These new sport facilities would be adjacent to properties to the West and the South (with intervening vegetation) to ensure no unacceptable impacts.
- 9.31 It would also be necessary to ensure the timings of which the facilities would be available to members of the public to ensure that the disturbance to neighbouring occupiers is reduced. A condition to ensure the floodlighting is not utilised between the hours of 21:00 and 0900 hours and the lux levels are controlled, subject to which it is considered that the floodlighting proposed, would not adversely impact upon neighbour amenity.

Impact on Trees / Landscaping

- 9.32 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
- 9.33 The Tree & Landscape Officer raises no objections to the amended details and noted that the proposal includes enhancements along the boundaries and detailed landscaping to the site.

Impact on Ecology

- 9.34 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.
- 9.35 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.
- 9.36 Furthermore Policy EN6 further supports the principles of the aforementioned key policies in relation to ecological networks, biodiversity and trees.

- 9.37 An Ecology Summary, technical note and Bat survey prepared by a qualified ecologist has been submitted.
- 9.38 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

- 9.39 The proposal includes a number of Biodiversity enhancements to the site including:
- Areas of invasive species to be treated and controlled in accordance with an approved scheme
 - Installation of bird nest boxes;
 - Habitat creation and inclusion of native species in any proposed landscape scheme for the site;
 - The provision of bat boxes with target local biodiversity priority species; (Has been suggested that the school pupils are involved in the design and creation of the necessary bat and bird boxes)
 - Sowing of areas of open space with a diverse native wildflower seed mix would provide a foraging resource for a range of species including invertebrates and birds;
 - Provision of insect hotels, wood piles / logs, which would benefit invertebrates; and
 - Use of hedgehog houses within the scheme can provide enhancement opportunities for this species.
- 9.40 Subject to conditions the proposal is considered to accord with Policy KP16 and EN6, as well as Future Wales Policy 9.

Sustainability / Energy

- 9.41 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.
- 9.42 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.43 *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.

- 9.44 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.
- 9.45 The proposal is for a new school campus. 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. The developers propose that the building will be Net Zero in operation and meet the BREEAM excellent rating for school building and the developers have proposed a strict target for embodied carbon through the buildings life cycle. It is proposed that the building will be fossil fuel free for heating and hot water, with the installation of ASHPs, PV panels (with battery storage and possible future connection to the main grid to allow export of excess energy generation), rain water harvesting and the use of passive and natural ventilation for heating and cooling. The developers are also keen in
- 9.46 The proposal is considered to be a highly sustainable development, which will be an exemplar for other similar projects, thus compliant with Policy EN12.

Drainage and Flooding

- 9.47 The site is within Flood Zone A and is not considered to be at significant risk of flooding.
- 9.48 Dŵr Cymru/Welsh Water raise no objections to the proposal subject to the imposition of conditions (see 17).
- 9.49 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

- 9.50 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:
1. It is noted that the drop off points proposed would not allow access for private cars dropping off pupils and only taxis and minibuses bringing in ALN and SRB pupils would be allowed to utilise the drop off and pick up areas.
 2. In respect of any proposals for a zebra crossing, the proposal has been carefully considered in terms of Highway Safety and parking. Off-site Highway improvements including new crossing points are being finalised by colleagues in Transportation and these measures form part of new Traffic Regulation Orders (TROs) which will be consulted on and formalised in conjunction with comments received.

CONCLUSION

- 9.51 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.
- 9.52 The proposal will play a key role in helping to deliver the LDP strategy, providing three new schools on the site of Cantonian High and associated works as part of a high-quality scheme on an existing school site, set in a highly sustainable, brownfield location.
- 9.53 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.

10. OTHER MATTERS RELEVANT TO THE CONSIDERATION OF THIS APPLICATION

- 10.1 Crime and Disorder Act 1998. Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 10.2 Equality Act 2010. The 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.
- 10.3 Well-Being of Future Generations Act 2016. Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. 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.

- 10.4 Statutory pre-application public consultation: The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.
- 10.5 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.

11. 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:
 - FC-ASL-000-ZZ-DR-L-09000-P01- Site Location Plan
 - FC-ASL-000-ZZ-DR-L-09001- P07 - Overall Landscape
 - FC-ASL-000-ZZ-DR-L-09002-P06 - Fencing and Gates Plan
 - FC-ASL-000-ZZ-DR-L-09003-P01 - Building Bulletin Zones
 - FC-ASL-000-ZZ-DR-L-09004-P08 - Overall Planting Plan
 - FC-ASL-000-ZZ-DR-L-09005-P02 - Existing Plan
 - FC-ASL-000-ZZ-DR-L-09010–P06-Detailed Ground floor- Landscape GA Sheet 1
 - FC-ASL-000-ZZ-DR-L-09011-P05 - Detailed Ground floor- Landscape GA Sheet 1
 - FC-ASL-000-ZZ-DR-L-09012-P05 - Detailed Ground floor- Landscape GA Sheet 3
 - FC-ASL-000-ZZ-DR-L-09013-P05 - Detailed Ground floor- Landscape GA Sheet 4

- FC-ASL-000-ZZ-DR-L-09014-P04 - Detailed Courtyard Landscape GA
- FC-ASL-000-ZZ-DR-L-09015-P03 - Cantonian Cycle Storage-P03
- FC-ASL-000-ZZ-DR-L-09016-P06 - Detailed Roof Plan Landscape GA
- FC-ASL-000-ZZ-DR-L-09020-P05 - Detailed Planting Plan- Landscape GA Sheet 1
- FC-ASL-000-ZZ-DR-L-09021-P05 - Detailed Planting Plan- Landscape GA Sheet 2
- FC-ASL-000-ZZ-DR-L-09022-P05 - Detailed Planting Plan- Landscape GA Sheet 3
- FC-ASL-000-ZZ-DR-L-09023-P05 - Detailed Planting Plan- Landscape GA Sheet 4
- FC-ASL-000-ZZ-DR-L-09024-P01 – Detailed Planting Plan – Courtyards
- FC-ASL-000-SP-L-00001 P02 – Landscape Specification
- FC-ASL-000-XX-RP-L-00902-P01-Fairwater Campus Main Works – Soft Landscape Maintenance Schedule.
- FC-ASL-000-ZZ-DR-L-09090-P05 - Planting schedule
- FC-ASL-000-ZZ-DR-L-09100-P01 - Section sheet 1
- FC-ASL-000-ZZ-DR-L-09101-P01 - Section sheet 2
- FC-ASL-000-ZZ-DR-L-09102-P01 - Section sheet 3-P01
- FC-ASL-000-ZZ-DR-L-09103-P01 - Section sheet 4
- FC-ASL-000-ZZ-DR-L-09104-P01 - Section sheet 5
- FC-ASL-000-ZZ-DR-L-09900-P04 - Typical Landscape Details
- FC-ASL-000-ZZ-DR-L-09901-P04 - Typical Fencing Details
- FC-ASL-000-ZZ-DR-L-09902-P02 - Cycle shelter and Binstore Details
- FC-ASL-000-ZZ-DR-L-09904-P01 – Plaza Steps and Ramps
- FC-ASL-HWB-00-DR-A-00123-P11 - GA Upper Floor Plan (HWB)
- FC-ASL-HWB-B1-DR-A-00113-P11 - GA Lower Ground Floor Plan (HWB)-P11
- FC-ASL-HWB-RF-DR-A-00143-P06 - GA Roof Plan (HWB)
- FC-ASL-HWB-ZZ-DR-A-00230-P06 - GA Elevations (HWB) - Sheet 1
- FC-ASL-HWB-ZZ-DR-A-00231-P06 - GA Elevations (HWB) - Sheet 2
- FC-ASL-HWB-ZZ-DR-A-00330-P04 - GA Sections (HWB) - Sheet 1
- FC-ASL-HWB-ZZ-DR-A-00331-P04 - GA Sections (HWB)- Sheet 2
- FC-HLM-CHS-ZZ-DR-A-00200-P07 - GA Elevations (CHS) Sheet 1 – S4
- FC-HLM-CHS-ZZ-DR-A-00201-P07 - GA Elevations (CHS) Sheet 2 – S4
- FC-HLM-CHS-ZZ-DR-A-00202-P03 - GA Elevations (CHS) Sheet 3 – S4
- FC-HLM-RSS-ZZ-DR-A-00220-P07 - GA Elevations (RSS) Sheet 1 - S3
- FC-HLM-RSS-ZZ-DR-A-00221-P07 - GA Elevations (RSS) Sheet 2 – S4
- FC-HLM-RSS-ZZ-DR-A-00223-P01 - GA Elevations (RSS Cabin) – S4
- FC-HLM-WHS-ZZ-DR-A-00210-P07 - GA Elevations (WHS) Sheet 1 – S4
- FC-HLM-WHS-ZZ-DR-A-00211-P03 - GA Elevations (WHS) Sheet 2 – S4
- FC-HLM-WHS-ZZ-DR-A-00222-P06 - GA Elevations (WHS Hub) – S4
- FC-HLM-ZZZ-B1-DR-A-00600-P12 - Lower Ground Floor Plan – S4
- FC-HLM-ZZZ-00-DR-A-00601-P14 - Ground Floor Plan – S4
- FC-HLM-ZZZ-01-DR-A-00602-P14 - First Floor Plan – S4
- FC-HLM-ZZZ-02-DR-A-00603-P14 - Second Floor Plan – S4
- FC-HLM-ZZZ-RF-DR-A-00604-P07 - Roof Plan – S4
- FC-HLM-ZZZ-ZZ-DR-A-00605-P05 - Planning Site Plan – S4
- FC-HLM-ZZZ-ZZ-DR-A-00610-P09 - Elevations 01 – S4
- FC-HLM-ZZZ-ZZ-DR-A-00611-P08 - Elevations 02 – S4
- FC-HLM-ZZZ-ZZ-DR-A-00630-P04 - Site Sections – S4

- FC-HLM-ZZZ-ZZ-DR-A-00631-P04 - Building Sections – S4
- FC-ARP-ZZZ-XX-DR-C-20100-P03 - Permanent School Vehicle Swept Path Analysis Sheet 1
- FC-ARP-ZZZ-XX-DR-C-20101-P03 - Permanent School Vehicle Swept Path Analysis Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20500-P02 - Existing Drainage Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20501-P02 - Existing Drainage Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20502-P02 - Permanent School Proposed Surface Water Drainage Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20503-P02 - Permanent School Proposed Surface Water Drainage Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20504-P02 - Permanent School Proposed Foul Drainage Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20505-P02 - Permanent School Proposed Foul Drainage Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20600-P02 - Permanent School Proposed Finished Levels Sheet 1-P02
- FC-ARP-ZZZ-ZZ-DR-C-20601-P02 - Permanent School Proposed Finished Levels Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20602-P02 - Permanent School Proposed Formation Levels Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20603-P02 - Permanent School Proposed Formation Levels Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-20700- P02 - Permanent School Construction Finishes Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-20701-P02 - Permanent School Construction Finishes Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-21400-P01 - Existing Utilities Sheet 1
- FC-ARP-ZZZ-ZZ-DR-C-21401-P01 - Existing Utilities Sheet 2
- FC-ARP-ZZZ-ZZ-DR-C-40600-P02 - Permanent School Earthworks Cross Sections
- FC-ARP-ZZZ-ZZ-DR-C-40700-P02 - Permanent School Construction Build Ups
- FC-ARP-XXX-XX-DR-C-70700-P04 - Proposed Construction Details
- FC-ARP-XXX-XX-DR-D-70500-P04 - Proposed Drainage Details Sheet 1
- FC-ARP-XXX-XX-DR-D-70501-P04 - Proposed Drainage Details Sheet 2
- FC-ARP-XXX-XX-DR-D-70502-P04 - Proposed Drainage Details Sheet 3
- FC-ARP-XXX-XX-DR-D-70503-P04 - Proposed Drainage Details Sheet 4
- FC-ARP-XXX-XX-DR-D-70504-P04 - Hydrobrake Chamber Details
- FC-ARP-XXX-XX-DR-D-70505 - Attenuation Tank Details
- FC-CLI-XXX-XX-DR-X-52751A - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751B - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751C - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751D - Underground Utilities Survey
- FC-CLI-XXX-XX-DR-X-52751E - Underground Utilities Survey
- FC-ISG-XX-XX-RP-W-00103 – Invasive Species Management Plan
- 20-046 – Tree Constraints Plan
- 20-046 – Tree Protection Plan
- GBU3106 – Tree Pit Details Rev C
- D-516160 – Fairwater Campus Ph2 Permeance and Spill Results
- 28352-1 – 10m Tubular Post Top Column

- Fairwater Campus (Main Works) Transport Assessment (Atkins June 2023)
- Construction Phase Plan
- Hydraulic Modelling Assessment
- Soakaway Investigation Report
- Drainage Strategy Report (pts 1-8)
- Geotechnical and Geo-Environmental Site Investigation Report (pts 1-5)
- Arboricultural Implications Assessment
- Soil Resources and Management Report
- Construction Environmental Management Plan
- Ecological Construction Method Statement Rev 3
- Ecology Summary Note
- Stage 2 Ecology Survey
- Environmental Noise Assessment
- Acoustic Design Report
- Acoustic Feasibility Survey

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

3. Prior to beneficial occupation, the following net benefits for Biodiversity, covering green infrastructure, shall be installed at the development and retained thereafter.
 - 2 x A2 interpretation panels; one on the ecological features of the Forest School area and one on the ecological features of the SUD feature (Suggested that these could be designed by the existing pupils, erected by the applicant. Coordination with the County Ecologist is welcomed).
 - 2 x south facing bee banks for bumble and mining bees and 2 x large solitary bee boxes. (Is suggested that the bee boxes could be designed and built by pupils and erected by the applicant. Coordination with the County Ecologist is welcomed).
 - A continuous gap beneath fences of 100mm or holes of 130mmx130mm under fences, gates, walls etc to allow passage of hedgehog throughout the whole site, except to artificial pitches.
 - 2 x large hibernacula suitable for reptiles, amphibians, small mammals and invertebrates; 1x in the north east corner of the site and 1x in the south east corner of the SUD.
 - 1 x defined compost heap to benefits reptiles, mammals and invertebrates adjacent to the SUD feature. This will be topped up at least annually from hedgerow to meadow cutting.
 - 4 inbuilt bat boxes suitable for maternity, purposes, on the south or east of Cantonian High School. Above lighting column height and avoiding windows.
 - A conglomeration of 6 swift boxes, on the eastern elevation of Cantonian High School.

- 10 further bird boxes, to include a terrace of house sparrow boxes. (Is suggested that these bird boxes could be designed and built by pupils. Coordination with the County Ecologist is welcomed).
- A minimum 4 x, 1m² shallow trays of sand/gravel for use by gulls, installed on appropriate flat roof sections of buildings. These shall be in sheltered positions, such as behind parapets.

A drawing indicating the location of enhancements and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site), shall be provided to Cardiff Council no later than one month after the schools first beneficial use.

Reason: To comply with the Environment (Wales) Act 2016, to “maintain and enhance 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”.

4. 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).

5. Prior to beneficial use of the development (including use of new Sports Pitches/Mugas, the following information is required to be submitted and agreed by the LPA.
 - The operational periods between which lighting will be required at sports pitches and MUGA.
 - The operational periods for general site lighting.
 - Contour plans with 0.2, 0.5, 1, 3 and 5lux isolines (or above) for general site lighting, and the control of this lighting on the southern, western and eastern boundary to ensure ecological corridors are not excessively lit and that site planting, especially native planting is not lit so as to prevent the ecological benefits of its inclusion within the site being negated.

All external 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).

6. Prior to beneficial use of the development hereby approved, a complete BS4142 assessment in line with BS4142+A1:2019 (or any British Standard amending or superseding that standard) to demonstrate that all plant equipment on site will not cause a noise nuisance to the closest noise sensitive premises shall be submitted to and approved by the LPA. The report shall be completed by a suitably qualified acoustic consultant.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy EN14 of the Approved Local Development Plan.

7. Prior to beneficial use of the development hereby approved, details of the design of the gates to Fairwater Road and Doyle Avenue shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenities, in accordance with Policy KP5 of the adopted Cardiff Local Development (2006-2026)

Regulatory Conditions

8. The remediation scheme (*Arup, 23 August 2023; Fairwater Campus Remediation Strategy and Remediation Implementation and Verification Plan Reference: FC-ARP-ZZZ-FN-RP-C-00003 P02*) 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 in accordance with policy EN13 of the Cardiff Local Development Plan

9. 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.

10. The use of the Multi Use Games Areas and Sports Pitches and other community facilities as shown on the approved plans is restricted to 8am-9pm on all days.

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

11. To ensure landscaping develops to satisfy arboricultural and ecological considerations, the below points will be followed:

- Any new planting, seeding or turf laying 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 in the first available planting/seeding season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.

- Planting, seeding and turf laying shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner.

- All root wrappings and cages shall be removed at planting. The only exception would be for friable root balls. In this case, wrappings and cages must be fully biodegradable, otherwise, it would be acceptable to remove the upper third of cage and wrapping at the same time as backfilling. If this is not observed and trees are found to be in a poor condition as a result, replanting of new stock will be expected.

- Prior to the planting of landscaping, the applicant, their landscape contractor, landscape architect, soil scientist, and ecologist, will be expected to meet, to discuss landscaping to ensure its successful implementation, in line with submitted documents and plans.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance, in accordance with Policies KP5, KP16, EN6 and EN8 and of the adopted Cardiff Local Development Plan (2006-2026).

12. Vehicular car parking shall only occur in marked bays as set out on the approved plans.

Reason: To ensure the development accords with the parking standards with the Managing Transport SPG and policy T5 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. 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.

9. To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.
10. The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that:
 - (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area,
 - (2) during the construction phase, on site marketing information (i.e. text on construction hoardings /flags / banners – as consented) be provided bilingually and
 - (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.

COMMITTEE DATE: 19/10/2023

APPLICATION NO: 23/00050/FUL

APPLICATION DATE: 13/01/2023

ED: CAERAU

APP: TYPE: FULL PLANNING PERMISSION

APPLICANT: WATES RESIDENTIAL /
CARDIFF COUNCIL (HOUSING DEVELOPMENT TEAM)

LOCATION: LAND SOUTH OF NARBERTH ROAD, CAERAU, CARDIFF

PROPOSAL: DEVELOPMENT OF 83 RESIDENTIAL UNITS (USE CLASS C3, INCLUDING AFFORDABLE HOUSING) AS WELL AS ASSOCIATED VEHICULAR, CYCLIST AND PEDESTRIAN ACCESS, ENGINEERING AND INFRASTRUCTURE WORKS, LANDSCAPING, OPEN SPACE AND SUSTAINABLE URBAN DRAINAGE

RECOMMENDATION 1:

That planning permission be **GRANTED** subject to the relevant parties (and having regard to condition 4) entering into a binding legal agreement under the provisions of **SECTION 106** of the Town and Country Planning Act 1990 within 6 months of the date of this Resolution, unless otherwise agreed by the Council in writing, in respect of matters detailed in section 9 of this report, and the conditions listed below in section 12.

RECOMMENDATION 2:

That delegated authority is given to the Head of Planning &/Or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

1. BACKGROUND INFORMATION

1.1 This application is reported to Committee because the applicant, Wates Residential / Cardiff Council, is proposing a scheme which 'is not of a 'minor' nature' and therefore must be determined by the Planning Committee.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site is located within the Caerau area of Cardiff on land to the south of Narberth Road, which lies approximately 150 metres to the south east of Cowbridge Road West (A48). It comprises a roughly square-shaped parcel of land which is relatively flat in nature, and extends to approximately 2.93 hectares.

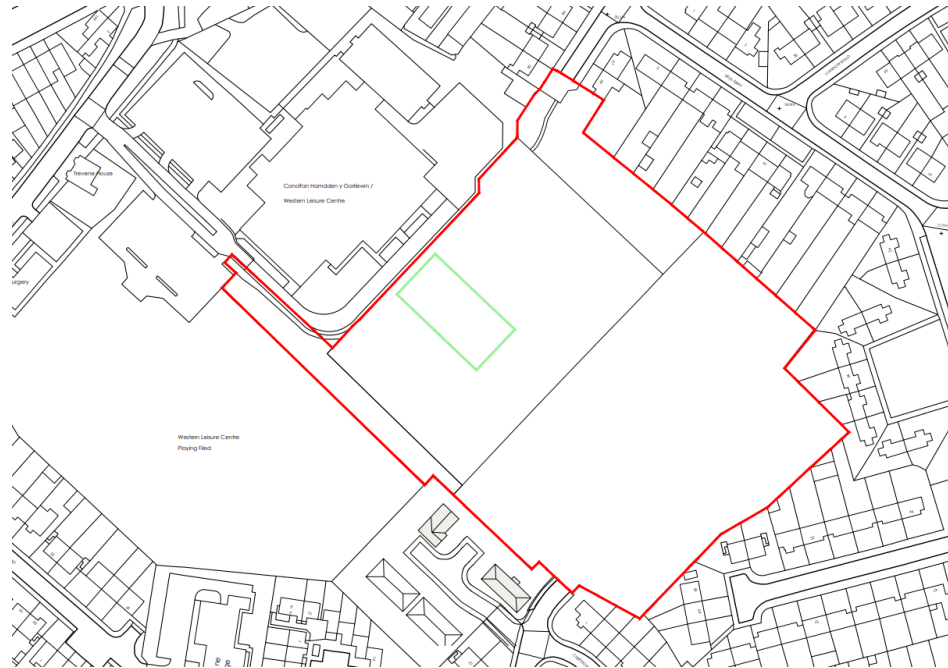


Figure 1: Site Location Plan

- 2.2 The site principally comprises a brownfield area with concrete hardstanding. It previously housed RAF Llandaff (formerly RAF Caerau) which closed in the 1950s, and has been vacant since the mid-2000s when the remaining buildings were demolished. It is currently bordered with green profile mesh fencing.
- 2.3 It is currently accessible from pedestrian access points the north western and north eastern site boundaries, off Caerau Lane (Western Leisure Centre) and Narberth Road respectively, as well as via an existing vehicular access gate on the south western boundary off Caldicot Road.
- 2.4 As shown in the aerial image at Figure 2 below, there are trees present along the site's north eastern, south eastern and south western boundaries, as well as shrubbery running through the centre. The trees are not protected by Tree Preservation Orders (TPOs), and have been subject to a detailed tree condition survey.
- 2.5 The site is bordered to the north by Western Leisure Centre with associated playing fields positioned to the west. The north eastern, south eastern and south western boundaries are bordered predominantly by residential dwellings, which are mostly semi-detached and terraces of two storeys.

- 2.6 Caerau Lane Local Centre lies around 300 metres to the west of the application site, which includes a Lidl supermarket, a Home Bargains shop, various take-away outlets including Domino's and Caerau Fish Bar City, a Hospice Charity Shop, Lextan, Vets4Pets, William Hill betting shop, several convenience stores and an 'iCare' Health Care Clinic and Opticians.



Figure 2: Aerial Image of Application Site

- 2.7 The site is located wholly in Flood Zone A and is therefore not at risk of tidal or fluvial flooding. The emerging Flood Map for Planning also identifies the site in Flood Zone 1 (low risk).

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The development proposes the erection of 83 dwelling units (30% affordable) and associated access, engineering, infrastructure, landscaping works, open space and sustainable drainage, as per the description of development.
- 3.2 The site is being brought forward by Wates Residential working in partnership with Cardiff Council as part of the Cardiff Living Project, aiming to deliver 1,500 new homes across 40 sites in Cardiff over a 10-year period.
- 3.3 This particular scheme comprises the introduction of 58 open-market units and 25 affordable units for rent, with a dwelling mix as follows:

Type/Tenure (Private)	No. of Units
2-bed house	6
3-bed house	17
4-bed house	18
1-bed apartment	3
2-bed apartment	14
Total	58

Type/Tenure (Affordable)	No. of Units
2-bed house	7
3-bed house	4
3-bed accessible house	1
4-bed house	1
2-bed apartment	8
1-bed accessible apartment	4
Total	25

- 3.4 The proposal comprises the erection of three apartment blocks in the northern area of the site. Residential dwellings are located along the periphery of the site, along the north eastern, south eastern and south western site boundaries, as well as within a central area accessed from the main spine road proposed, as shown below:



Figure 3: Proposed Site Layout

- 3.5 The site has been specifically designed with special character zones to create distinction between areas within the scheme:



Figure 4: Special Character Areas

- 3.6 Area 1, The Entrance Area, comprises Plot 1 and the apartment block opposite, and announces the entry point to the development from Narberth Road.
- 3.7 Area 2, known as The Green Avenue, is characterised by three storey apartment blocks and townhouses set either side of a large green public amenity space that connects the site to the adjacent Open Space. It is the focal point of the development.
- 3.8 Area 3 comprises The Mews, which is a transitional zone characterised by short terraces and 2.5 storey properties.
- 3.9 Area 4 is the Suburban area of the development with detached and semi-detached dwellings of predominantly two storeys. This area leads from the Entrance Area and Green Avenue to the south of the site and transitions in scale from three, to two-and-a-half, to two storeys.
- 3.10 The two Pocket Greens (Area 5) are less formal spaces which provide a green backdrop to vistas leading to them from the Entrance Area, and provide small areas for people to meet and use the outdoor space.

Area One

- 3.11 The Entrance Area comprises Plot 1 which is a two storey dwelling comprising a hallway, WC, Lounge and Kitchen/Dining Room at ground floor level with Three Bedrooms, One En-suite and One Bathroom at first floor level. The dwelling principally faces the north and main access road, replicating the orientation of dwellings on Narberth Road.
- 3.12 The apartment block, hereby referred to as FB.B, proposes two, 2-bed units at ground floor level with individual access points into a hallway which leads to an open-plan kitchen/dining/lounge room with access to an external covered area, two bedrooms with one ensuite and one bathroom. The first and second floors are duplicated, and each unit is accessed off a central staircase.
- 3.13 This area is designed to announce the entrance to the new development from Narberth Road and hints towards the suburban and urban characteristics of the properties proposed.



Figure 5: Area One - The Entrance Area

Area Two

- 3.14 Area Two comprises The Green Avenue, and is characterised by three storey apartment blocks and townhouses set either side of a large green public amenity space that connects the site to the adjacent Western Leisure Playing Field (Open Space). This area serves as the focal point for the development.
- 3.15 The largest of the three apartment blocks, hereby referred to as FB.A, lies to the north of Green Avenue, and principally faces the south east, with a north east - north west ridge line. The apartment block is three storeys in height.

- 3.16 The four apartments proposed at ground floor level each benefit from their own access point off the southern elevation of the building, and each encompass a hallway, a kitchen/dining room, lounge with external covered area, one bedroom and a shower/WC. They also each benefit from a rear access point from the kitchen to small garden areas, as shown below:



Figure 6: Apartment Block FB.A

- 3.17 The apartments at first and second floor (eight in total) are all 2-bed units comprising a hallway accessed off the central staircase, open-plan kitchen/dining/lounge area with access to a covered balcony, two bedrooms and a bathroom.
- 3.18 The other apartment block within Area Two is located at a 90 degree angle to FB.A, with a north east – south east ridge line. It is also three storeys in height, and like the apartment block in Area One, proposes two, 2-bed units at ground floor level with individual access points into a hallway which leads to an open-plan kitchen/dining/lounge room with access to an external covered area, two bedrooms with one ensuite and one bathroom. The first and second floors are duplicated, and each unit is accessed off a central staircase.
- 3.19 The apartment blocks are proposed to be finished with a mix of buff and yellow clay multi facing brick, with cast stone facing masonry and reconstituted stone sills. Grey uPVC windows will be installed with matching fascias and soffits with a slate grey “Forticrete Gemini” roof tile or equivalent.
- 3.20 The future occupiers of the apartment blocks will have access to communal open spaces located to the rear of the each of the blocks, as well as bin and cycle storage areas.

- 3.21 The remaining residential units proposed within Area 2 are predominantly three storey town houses (House Type HT-M), set in blocks of three-four terraces facing northwards towards the apartment blocks and The Green Avenue. Each dwelling comprises a Hallway, Study, WC and Kitchen/Dining Room at ground floor level, a Lounge, One Bedroom and En-suite Bathroom at first floor level and Three Bedrooms and One Bathroom at second floor level. Each dwelling has access to a rear private garden area.



Figure 7: Area Two - The Green Avenue

- 3.22 In addition to the townhouses, two sets of semi-detached, two storey dwellings (House Type HT-K) and a detached two storey dwelling (House Type HT-G) is positioned on the north eastern boundary of Area Two, principally facing Green Avenue, with private rear gardens backing on to the north eastern boundary of the application site.

Area Three

- 3.23 Area Three comprises The Mews, which is a somewhat more urban expression than Area Four (the Suburban area), but has more intimacy than the Green Avenue area to the north. The wide verges are replaced by smaller areas of landscaping whilst parking is accessed by means of coach-house access ways leading into private mews courts.
- 3.24 The house types within Area Three are a mix of Flat-Over-Garages (FOGs) with access to rear car parking areas, with two storey dwellings situated in between (House Type HT-A refers).



Figure 8: Area Three - The Mews

Area Four

- 3.25 Area Four is the suburban area and comprises 19 residential dwellings which are each two storeys and either semi-detached or detached. The dwellings have transverse rooflines to ease the transition in scale from three, to two-and-a-half to two storeys from the north to the south of the site. Parking is typically provided on-lot, perpendicular to the road with cars parked behind the building line.
- 3.26 House types proposed include HT-C2, HT-G, A2, A1, HT-D and HT-C2, and their appearance uses traditional forms with a mix of materials, including clay facing brick elevations with panels of fibre-cement cladding panels and uPVC window and doors. The roof will be constructed of concrete slates.



Figure 9: Area Four - The Suburban Area

Area Five

- 3.27 Area Five refers to two Pocket Greens, located in the north eastern and south western corners of the application site. Each Pocket Green provides visual and spatial relief within the layout at the furthest points away from the Green Avenue. The each provide a green backdrop to vistas leading to them from the site entrance and provide small areas for people to enjoy.
- 3.28 The Pocket Green in the north eastern boundary of the site introduces a Flat-Over-Garage and a terrace of four, two storey dwellings, facing north towards a green area.
- 3.29 The Pocket Green in the south western corner of the site introduces a semi-detached and a detached unit on the southern side, and a terrace of three units on the northern side, facing a central green area which provide pedestrian access to the site from Chepstow Close.



Figure 10: Area Five - Pocket Green in south eastern corner of application site

- 3.30 For clarity, the house types proposed as part of the development are described as follows:

Name	House Type	Description
HT-D	Two Storey	Ground Floor – Hallway, WC, Lounge and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite and One Bathroom
HT-D1	Two Storey	Ground Floor – Hallway, WC, Lounge and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite and One Bathroom

HT-K	Three Storey	Ground Floor – Hallway, WC, Kitchen/Dining Room and Lounge First Floor – Bathroom, Three Bedrooms and One En-suite Bathroom Second Floor – One Bedroom with En-suite Bathroom
HT-G	Two Storey	Ground Floor – Hallway, WC, Lounge and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite Bathroom and a Bathroom
HT-C2	Two Storey	Ground Floor – Hallway, Lounge, WC and Kitchen/Dining Room First Floor – Three Bedrooms, One En-suite Bathroom and One Bathroom
HT.A2	Two Storey	Ground Floor – Hallway, Kitchen/Dining Room, Lounge, Shower/WC and Home Office First Floor – Three Bedrooms and One Bathroom
HT.A1	Two Storey	Ground Floor – Hallway, Kitchen/Dining Room, Lounge, WC, Bedroom and Accessible Bathroom First Floor – Two Bedrooms and One Bathroom
FOG 1B1	Flat	One Bedroom, Bathroom and kitchen/dining/living room
FOG 2B1	Flat	Landing, Kitchen/Dining/Lounge area, Two Bedrooms and a Bathroom
FOG 2B2	Flat	Landing, Kitchen/Dining/Lounge area, Bathroom, Two Bedrooms and One En-suite
HT-B	Two Storey	Ground Floor – Lounge, WC and Kitchen/Dining Room First Floor – Two Bedrooms, One En-suite and One Bathroom
HT-A	Two Storey	Ground Floor – Hallway, WC, Kitchen/Dining Room and Lounge First Floor – Two Bedrooms, Bathroom
HT-M	Three Storey	Ground Floor – Hallway, Study, WC and Kitchen/Dining Room First Floor – Lounge, One Bedroom and En-suite Bathroom Second Floor – Three Bedrooms and One Bathroom

- 3.31 Access from the site is to be both vehicular and pedestrian along Narberth Road on the north eastern site boundary, with active travel routes for pedestrians and cyclists proposed via the Western Leisure Centre to Cowbridge Road West (north west) and Caldicot Road (south west).
- 3.32 The main spine road circulates around the application site and once into the site, a traffic calmed area is proposed that caters for pedestrians, cyclists, and vehicle users. The streets include a carriageway for vehicles and pavements for pedestrians. Cyclists will share the low traffic roads with vehicles.
- 3.33 In respect of landscape, a comprehensive landscaping scheme is proposed which is based around retaining high quality trees around the periphery of the site and

planting a number of new trees including an avenue of trees within Western Leisure Centre Playing Field.

- 3.34 All documentation relating to the application, including plans, can be viewed on the Council's website using the following link: [23/00050/FUL](#).

4. PLANNING HISTORY

- 4.1 The site has no relevant planning history.

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'⁹².

- 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 2: Planning and Affordable Housing (2006)
 - 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)
 - TAN 23: Economic development (2014)
- 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 well-being 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
- KP7 Planning Obligations
- KP8 Sustainable Transportation
- KP10 Central and Bay Business Area
- KP13 Responding to Evidenced Social Needs
- KP15 Climate Change
- KP16 Green Infrastructure
- KP 18 Natural Resources

DETAILED POLICIES

Housing

- H3 Affordable housing
- H6 Change of use or redevelopment to residential use

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
- 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: -

- 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)
- Infill Sites (November 2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
- Planning for Health and Wellbeing (November 2017)
- Planning Obligations (January 2017)
- Public Art (June 2006)
- Residential Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016).

6. INTERNAL CONSULTEE RESPONSES

- 6.1 **Shared Regulatory Services (SRS) Environment Team** confirm in a consultation response dated 27 January 2023 that the proposed development is acceptable, subject to the inclusion of the recommended planning conditions and informative notes.
- 6.2 No objection is raised by **Schools and Education Services**, subject to the developer entering into a Section 106 Agreement to secure a contribution of £287,964.
- 6.3 The **Affordable Housing Development Manager** raises no objection to the proposed development; the scheme forms part of the Council's Cardiff Living Programme, and will deliver 25 (30%) affordable housing units.
- 6.4 No objection is raised to the development proposed by **Neighbourhood Regeneration** in a consultation response dated 14 August 2023, subject to the developer entering into a Section 106 Agreement to secure a contribution of £103,088.64.
- 6.5 **Parks Services** raise no objection to the proposed development, subject to the developer entering into a Section 106 Agreement to secure a contribution of £192,984.00 towards the provision of Public Open Space.
- 6.6 **Operational Manager (Traffic and Transportation)** raises no objection to the development in a consultation response dated 09 October 2023, subject to the imposition of the recommended planning conditions.
- 6.7 The **Operational Manager (Waste Management)** raised no objection to the proposed development in a consultation response dated 29 March 2023, and confirmed that the vehicle tracking provided appears to provide adequate room for refuse vehicles to operate.
- 6.8 In a consultation response dated 05 April 2023, **Shared Regulatory Services (SRS) Noise Team** recommend the inclusion of planning conditions which:
- 1) restrict the construction hours or demolition and construction works;
 - 2) secure the submission of a pre-occupation validation noise survey to demonstrate compliance with the noise mitigation measures proposed.

Subject to the imposition of the recommended conditions, no objection is raised.

- 6.9 The **County Ecologist** raises no concern with the development proposed in a consultation response dated 25 August 2023, subject to the imposition of the recommended planning conditions.

7. EXTERNAL CONSULTEE RESPONSES

- 7.1 **Dŵr Cymru Welsh Water** have confirmed in a consultation response dated 11 August 2023 that no objection is raised to the foul flows from the proposed development discharging to the public sewerage system, and have recommended the inclusion of a planning condition in respect of surface water flows.
- 7.2 **Natural Resources Wales** responded to the consultation in a letter dated 10 August 2023 stating that they have no objection to the development as submitted.
- 7.3 **South Wales Fire and Rescue Service** raise no objection to the proposal in a consultation response dated 01 August 2023.

8. REPRESENTATIONS

- 8.1 The application was advertised on the Council Website and by way of neighbour notification letters (25.01.2023 and 24.07.2023), site notices (03.02.2023) and advertisement in the local press (25.01.2023).

- 8.2 In total two letters of representation have been received to date, on the following summarised grounds:

Link to existing residential area

One query was received seeking clarity that the existing pedestrian access point off Caldicot Road would be retained and would be able to be used by nearby residential residents.

Existing Road Layout / Increased Traffic

One concern was raised on 14 February 2023 by a resident of Caldicot Road in respect of any future road widening to allow for heavy traffic associated with this development proposal.

- 8.3 The matters raised are addressed in the analysis section (Section 9) of this report.
- 8.4 All public representations made on the application are available to view in full on the Council's website at: [23/00050/FUL](#).

9 ANALYSIS

- 9.1 The key material considerations in the determination of this application are the principle of development, its impact upon the character and appearance of the area and highway and pedestrian safety.

Land Use / Principle of Development

- 9.2 The planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015, and as stated in paragraph 1.2 of Planning Policy Wales (Edition 11, February 2021) (PPW11).
- 9.3 The application site lies within the settlement boundary as defined by the adopted Local Development Plan (2016) (LDP) and has no specific land use allocation or designation within the Plan. The surrounding area is predominantly residential.
- 9.4 The site comprises a vacant brownfield site with all previous buildings having been demolished prior to the submission of this planning application.
- 9.5 Policy H6 of the LDP refers to the change of use or redevelopment of land to residential use, stipulating that development will be permitted where:
- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
 - ii. The resulting residential accommodation and amenity will be satisfactory;
 - iii. There will be no unacceptable impact on the operating conditions of existing businesses;
 - iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 9.6 Assessed against the aforementioned policy criteria, the site falls within the settlement boundary in a predominantly residential area and the residential development of the site is a compatible use in this location.
- 9.7 The site is within a sustainable location, and is within walking distance of a number of community facilities and services, including Caerau Lane Local Centre to the west which offers several local services and facilities. The site is accessible by sustainable modes of transport, and is within walking distance to bus stops providing direct services to the city centre.
- 9.8 The residential development of this site is considered a compatible use in this location and compliant with Policy H6. As such, in principle, the application raises no land use policy concerns, subject to amenity, transport, and design considerations, and is considered to be compliant with Policy C2 and H6 of the adopted LDP.

Placemaking

- 9.9 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.
- 9.10 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.
- 9.11 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.
- 9.12 Policy KP5 of the Local Development Plan (2016) states that all developments “*will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces*”. Design should be of the highest and most sustainable quality, and should aim to meet the wider objectives of promoting Cardiff as a world-class capital.

Character, Context and Form

- 9.13 The application site is currently a vacant brownfield site within a residential area, with well-defined formal boundaries to the north, south and east and a partially open boundary with the Western Leisure Centre playing fields to the west.
- 9.14 In general terms, the redevelopment of the site for residential development is considered as an appropriate and complementary form of development in this location. The site’s redevelopment will improve the general visual amenities of the area, given that the site is currently vacant, and will complement the type of land uses within the immediate vicinity of the site.
- 9.15 The introduction of housing in the area is an appropriate form of development in this location, given the site’s context. The conversion of the vacant site introduces landscaping, green spaces and architectural value which will significantly improve the visual appearance of the locality, and enhance the sense of place for existing residents.



Figure 11: Aerial Perspective from North East

Site Layout

- 9.16 The site layout is generally thought to be well thought out, with residential apartment blocks in the north positioned closest to larger buildings within the vicinity, and houses positioned closest to the existing residential built form.
- 9.17 The land is efficiently used to integrate landscape and townscape strategies, maximising the development zones whilst retaining public amenity areas and landscape infrastructure.
- 9.18 The site integrates well with the surrounding context and is considered to be a good form of development in this location.

Character Areas

- 9.19 As noted in Section 3 above, the site is designed to create a unique sense of place with the use of separate character areas, given its context with no direct visual link to the surrounding area, other than from the playing fields which serve Western Leisure Centre. The surrounding area has a mixed character with predominantly residential development dating back to the 1940s.
- 9.20 The use of character areas allows for the integration of various architectural styles and design elements, enhancing the visual appeal of the overall development and creating an attractive living environment.
- 9.21 The zoning of areas, in particular The Mews area, allows for the site to provide a shared surface area, altering the traffic flow and feel of the area for users who are given equal importance contrary to the traditional hierarchy.

- 9.22 The Green Avenue area is another area which promotes amenity spaces and sustainable landscaping, implementing a range of strategies and initiatives that promote environmental responsibility, reduce carbon footprint, enhance biodiversity, and create a more sustainable and resilient community.

Conclusion

- 9.23 In consideration of the above, the overall design and intended finish of the scheme seeks to enhance the appearance of the general area, and introduces a modern form and layout of development which will provide residential development, including affordable housing, whilst reflecting the existing and established character of the surrounding area.
- 9.24 The character areas bring several benefits to the scheme, including enhanced architectural styles, the introduction of shared surfaces, green infrastructure as well as active travel links to the surrounding area. The scheme caters for a broad range of residents and introduces an attractive living environment for future residents.
- 9.25 It is considered that the proposal will have no unacceptable impact upon the visual amenities of the area, due to its design, architectural features and intended finish. When considering the context of the site and the wider area, the development is considered to be appropriate in respect of its scale and therefore accords with criterion (i) of Policy KP5 of the adopted LDP.

Impact on Residential Amenity (Existing)

- 9.26 PPW11 states at paragraph 2.7 that *“placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people”*.
- 9.27 Whilst no concerns are raised in respect of the impact of the development on the streetscene or character and appearance of the wider residential area, regard must be given to its impact upon neighbouring residential properties.

Overlooking / Privacy

- 9.28 The application site borders residential properties on Heol Ebwy (north east), Haverford Way (south east) and Caldicot Road (south west). Where direct overlooking of adjacent homes would be possible, new dwellings are positioned in excess of 21 metres away from the existing, to satisfy Supplementary Planning Guidance *Residential Design Guide (2017)* which states on page 53 that “a privacy distance of at least 21 metres will be required between facing windows to habitable rooms”.

- 9.29 In most cases, the properties along the periphery of the site boundary satisfy the aforementioned criteria, and are also provided with 10.5 metres from the rear of the dwelling to the site boundary, as advised by the guidance.
- 9.30 In cases where 10.5 metres is not provided to the site boundary (Plots 14 and 17) the distance is in excess of 10 metres, and given the position of the adjacent properties, is not considered to cause overlooking into the neighbouring properties to the extent that would be harmful.
- 9.31 Given the above, the site is considered to be acceptable in terms of overlooking into existing properties, and is generally compliant with the guidance contained within *SPG Residential Design Guide*.

Impact on Residential Amenity (Proposed)

- 9.32 Whilst regard has been given to the impact of the development on existing residential amenities, consideration must be given to the residential amenity of future occupiers.

Daylight Sunlight Report

- 9.33 A Daylight Assessment (written by Spring Design, dated 03 July 2023) has been submitted in support of the application.
- 9.34 The assessment demonstrates that the living rooms in the two ground floor apartments in the centre of the FB.A apartment block would gain internal light levels of 1.59%.
- 9.35 This value exceeds the requirement for living rooms (1.5%) and is achieved assuming worst case conditions for obstruction of visible sky by buildings opposite and excludes any positive benefit from the kitchen window in the rear elevation.
- 9.36 This is positive, and demonstrates that the levels of light afforded to ground floor properties is acceptable in this case.

Amenity Space

- 9.37 The Supplementary Planning Guidance entitled *Residential Design Guide* (2017) refers directly to outdoor amenity spaces, and states that development should “provide enclosed and secure private rear gardens for all houses and ground floor flats that might serve as family accommodation”. Gardens should measure 10.5 metres in depth, or 50m² overall.
- 9.38 To support the application, a ‘Schedule of Garden Sizes’ has been submitted which demonstrates that each Plot complies with the SPG in respect of either garden depth or overall garden area.

- 9.39 Notwithstanding this, Plot 73 shows a shortfall of outdoor amenity space, but the ground floor does provide a covered patio area, and so this is considered to be satisfactory. It is not considered that a slight deficit in amenity space of one of the residential plots would warrant a refusal of planning permission on such grounds. The future occupiers of the dwelling will benefit from a private covered patio area, and therefore, the garden area proposed is considered to be acceptable in this case.
- 9.40 The balconies provided for the apartment block measure below the recommended 5m², but as additional amenity space is provided for each block, no concerns are raised in this respect.
- 9.41 On balance, that the level of amenity space for each residential unit provided is sufficient in this case, and that the scheme is acceptable in this regard.

Transportation / Highway Impacts

- 9.42 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.
- 9.43 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.
- 9.44 Policy KP8 of the adopted Local Development Plan (2016) seeks to achieve the target of a 50:50 modal split between journeys by car, and journeys by walking, cycling and public transport. For Cardiff to accommodate the planned levels of growth, existing and future residents will need to be far less reliant on the private car.

Access and Movement (Vehicular)

- 9.45 The only vehicular access point into the site will be provided from Narberth Road, adjacent to the north eastern site boundary. It is intended for future occupiers to be less reliant upon a car, and access the local area using sustainable modes of transport instead. This intention meets the intentions set out within Policy KP8 of the LDP.
- 9.46 The traffic generation from the proposal have been assessed and it has been confirmed that the development will have a marginal impact on the local highway network during the AM and PM peak hour periods and throughout the course of the day. The traffic movements associated with the development proposals can be accommodated on the highway network and will not have a detrimental impact on the free flow of traffic due to the existing volumes of traffic using the local highway network.
- 9.47 No concerns are raised in respect of the road layout, but the Transportation Officer did note that the site access point should fully tie with the existing footways on Narberth Road, as the path from Narberth Road should gently taper to the new width. This detail can be secured through the Section 38 Agreement process.
- 9.48 A vehicular swept path analysis has been produced to demonstrate that both refuse and emergency vehicles can manoeuvre around the access road.

Access and Movement (Pedestrian and Cycling)

- 9.49 As noted in Section 2 above, the site is located within close proximity to a wide range of facilities and services including shops, medical facilities, recreational facilities and community facilities. The location of the site lends itself to using sustainable modes of transport as a more efficient way to reach the services within the locality, rather than using the car.
- 9.50 As such, the development proposes a range of pedestrian and cycling access points via Narberth Road in the north east, Chepstow Close/Caldicot Road in the south west, and from a new link from the Leisure Centre in the north east.

Narberth Road

- 9.51 As noted above, the pedestrian link along Narberth Road will act as a continuation of the existing road and pavement:



Figure 12: Narberth Road link

- 9.52 Again, the details of how the new footways will fully tie with the existing footways on Narberth Road is a matter to be secured through the Section 38 Agreement process.
- 9.53 Linking the pedestrian access point to the existing Narberth Road does promote permeability to the existing residential area to the north east, and provides a wide range of benefits, from improving mobility and health to enhancing the environment, safety, and overall quality of life for future residents. This is welcomed.

North-western Pedestrian/Cycle Link

- 9.54 The developer is proposing to install a pedestrian/cycling connection in the north west of the site to be provided between the site and Western Leisure Centre (see Fig.13 below).
- 9.55 The alignment of the active travel route lies partly within the property ownership of the Leisure Centre, which is owned by Cardiff Council (Leisure). The appropriate notice has been served, and the developer is in negotiation with Cardiff Council (Leisure) to amend the lease in order to deliver the active travel route.
- 9.56 Notwithstanding this, the provision of the route is welcomed, and does provide improved accessibility for future and existing residents to access nearby services, reducing reliance on the car.



Figure 13: North-west pedestrian/cycle link

9.57 The Transportation Officer has recommended the inclusion of a planning condition which seeks details of the proposed route, including details of proposed adoption limits/land ownership, street lighting (including any interaction issues with the existing Leisure Centre lighting), drainage and surfacing materials.

Chepstow Close/Caldicot Road

9.58 Further to negotiation, the developer is now proposing a 3m wide shared route for pedestrians and cyclists, linking the site to Chepstow Road and Caldicot Road in the south west (see Fig. 14 below).

9.59 The Transport Officer initially raised concern because a gate was shown along the shared route, and this was considered to obstruct the route for cyclists, pushchairs, wheelchairs etc. It was recommended that the gate was omitted from the scheme, and bollards preventing vehicular use were installed as an alternative.

9.60 The developer has now proposed the use of a chicane feature, which is considered to be acceptable to the Transport Officer, subject to the inclusion of a planning condition which requires the submission of final details.



Figure 14: South-west pedestrian/cycle link

Car Parking

- 9.61 As specified within Supplementary Planning Guidance *Managing Transportation Impacts (Incorporating Parking Standards)* (2018) (SPG MTI), the maximum car parking spaces per residential unit required for this development equate to 1 space per 1 bedroom unit, and 2 spaces per 2+ bedroom units.
- 9.62 The maximum car parking spaces to be provided for this development equates to 176 car parking spaces. This proposed provision includes 17 visitor spaces in designated parking bays, 6 of which are also Electric Vehicle Charging points located in three double parking bays, as shown in the site layout.
- 9.63 The car parking standards are maximum requirements to encourage a modal shift to more sustainable transport modes over the use of the private vehicle. This site is considered to be within a sustainable location, with excellent public transport links to the City Centre including bus services. This proposal introduces 138 car parking spaces to serve the residential units, which is considered to be compliant with the guidance contained within SPG MTI.
- 9.64 SPG MTI stipulates at paragraph 6.31 that “all off-street car parking spaces should have minimum dimensions of 5.0m x 2.5m”, with a minimum manoeuvring space of 6.0m behind a car parking bay.

- 9.65 The car parking spaces provided on site are designed to comply with the above-mentioned guidance, with some open market dwellings providing 3m wide driveways, and all affordable dwellings providing 3.3m wide driveways.
- 9.66 The Transport Officer has requested that a minimum width of 3.3m is provided for each driveway, to ensure the driveways can comfortably accommodate a cyclist passing a parked car with a bicycle.
- 9.67 Given the Site Layout, and perpendicular nature of the car parking spaces proposed, Plots 5 seems to be the only plot where a cyclist passing a parked car would be more difficult. All other spaces are either provided with sufficient additional space, or due to the perpendicular layout, are provided with space for manoeuvring a bicycle passed a parked car.
- 9.68 Given the above, and in consideration of the fact that there is no requirement to provide 3.3m driveways within the Supplementary Planning Guidance, it is considered that the driveways as proposed are compliant with the guidance contained within the relevant SPG, and the scheme is acceptable in this regard.

Cycle Parking

- 9.69 Cycle parking at the proposed development will generally be provided in accordance with Cardiff's adopted parking standards of 1 per bedroom. As such, cycle parking will be provided for the majority of apartments and houses and will be incorporated in the form of communal cycle stores or within garages/sheds.
- 9.70 Cycle parking will not be provided for the accessible ground floor apartments included within accommodation type FB.A (as shown on the proposed Site Layout) as these units are likely to house individuals with a range of different mobility requirements. For these dwellings, as an alternative there is space within the accessible flat to store a mobility scooter.
- 9.71** The Transport Officer has commented that a 1.2m wide shed is not wide enough for a 3-bedroom dwelling. The SPG states at paragraph 6.19 that "Cycle parking should be provided in a safe, secure and convenient position and also be located close to the intended destinations".
- 9.72** Whilst the comments relating to the shed dimensions are noted, the developer is only required to provide "safe and secure" cycle parking, and is not required to provide stands within the "safe and secure" cycle parking facility. Therefore, it will not be required to increase the size of the shed to accommodate a 3-bedroom unit at this development site, and the scheme is considered, on balance, to be acceptable in this respect.
- 9.73 The cycle parking spaces for the apartment block appear to be set at 0.8m wide spacings, as opposed to the 1m spacing required by Transportation. Further details

of the cycle parking spaces serving the apartment block will be required to be submitted through a discharge of condition process, and as such, an assessment of the appropriate spacing can be undertaken at that time.

- 9.74 The cycle parking areas and footpath connections to the public highway are considered to be acceptable, and the development is considered to accord with the guidance contained within SPG MTI in this respect.
- 9.75 Subject to the inclusion of the recommended planning conditions, the scheme is considered to be acceptable in highway and pedestrian safety terms, and is generally compliant with the guidance contained within SPG MTI and Policy T5 of the LDP.

Noise Impacts

- 9.76 Policy EN13 of the LDP seeks to ensure that developments that would generate unacceptable levels of noise are appropriately located and controlled effectively. Where possible, new developments that are particularly noise-sensitive should be located away from existing or proposed sources of significant noise.
- 9.77 In order to adequately assess the impact of noise on the proposed development, the applicant has submitted an Environmental Noise Assessment, written by Ian Sharland Limited (23rd December 2023) (Ref: M5036 V2).
- 9.78 In reviewing the report, Shared Regulatory Services: Noise provided the following comments:

The noise report highlights the development being within a particular noise environment, dominated by road traffic noise, contributed by plant noise from the rear of the Western Leisure Centre.

The details within the report are confident by means of mitigation that the quality internal acoustic environment can be achieved. All mitigation measures detailed within the report reference M5036 (dated 23rd December 2021) and prepared by Ian Sharland Limited must be duly implemented to ensure that the amenities of future occupiers are protected.

- 9.79 To ensure the mitigation measures outlined within the aforementioned report are adhered to in the implementation of the proposed development, it is recommended that a condition is imposed requiring the submission of a pre-occupation validation noise survey, which should demonstrate compliance with the noise mitigation measures.
- 9.80 In addition, it is recommended that a condition is imposed which limits the construction hours to between 08:00 and 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays, and at no time at all on Sunday or Bank Holidays, in the interests of residential amenity.

9.81 Subject to the imposition of the recommended planning conditions, the proposed development is considered to be compliant with Policy EN13 of the LDP, and is acceptable in this regard.

Provision of Open Space

9.82 Policy C5 of the adopted Local Development Plan seeks to enhance the existing network of green spaces and provide increased opportunity for healthy recreation and leisure activities in line with the LDP objectives for sustainable living.

9.83 The appropriate amount of multi-functional green space is based on a minimum of 2.43 hectares of functional open space per 1,000 projected population. All other open space provision will be in addition to the provision of multi-functional green space.

9.84 Whilst Parks Services have requested a £192,984 Section 106 contribution towards the provision of Open Space, regard is given to the existing Open Space to the west of the application site, known as Western Leisure Centre Playing Field.

9.85 The relationship of the site with Western Leisure Centre Open Space is welcomed. There are views into the open space from the proposed residential units, and pedestrian connections to it from along the Green Avenue and the apartment block fronting it, providing natural surveillance and a positive outlook for future occupiers.

9.86 As part of the Landscaping Scheme, the applicant proposes to plant an avenue of trees within Western Leisure Centre Playing Field which will create an attractive landscape edge to the site and frame the cycle connection to the leisure centre and beyond, as shown below:



Figure 14: Proposed Landscaping Strategy

- 9.87 To address the queries raised by Parks Services relating to planting, maintenance and access to the Open Space, the applicant has confirmed that the Open Space beyond the red line boundary or tree planting area will not be affected, and that the trees will be planted at 10m intervals with a 2m clear stem to ensure maintenance vehicles can access the existing area of Open Space.

Impact on Trees / Landscaping

- 9.88 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.
- 9.89 LDP Policy EN8 states that “*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*”.
- 9.90 A Tree Survey, prepared by Steve Ambler & Sons Tree Specialist Ltd, and submitted in support of the application states that the site comprises of hardstanding with a substantial amount of bramble and buddleia scrub. Most of the central area of the site comprises young to early mature self-seeded trees with limited arboricultural value. The more substantial trees are generally located around the perimeter of the site however, due to the open nature of the site and being situated in a densely populated urban area, a large majority of the trees have fallen subject to vandalism and contain defects such as branch tears, decay cavities or structural damage.
- 9.91 There are no trees on or in close proximity to the site which are subject of a tree preservation order (TPO), and no category A (high quality) trees were identified.
- 9.92 The following excerpt is taken from paragraph 6.52 of the Planning Statement:

A Tree Survey, prepared by Steve Ambler & Sons Tree Specialists Ltd, advises that efforts should be made to retain the Category B trees located on-site due to their landscape value. Taking this into account, the Category B trees which are located along the north, east, south and south western site boundaries will be retained – they have been carefully incorporated into the proposal ensuring the proposed buildings are designed to take account of their size, density of foliage and the effect they will have on the availability of light.

During the construction phase of the development, construction activities will remain outside the Root Protection Areas of the retained trees. New tree planting

will also take place on-site to mitigate the loss of some trees in the central part of the site.

The trees to the rear of plot 20, 23 and 25 will be pruned on a regular basis (to be agreed) to ensure that the amenity of the residents are not impacted.

- 9.93 Further to discussion with the Authority's Tree Officer, a Soil Resource Survey (SRS) has been submitted for review, together with an updated Landscape Specification. An Arboricultural Impact Assessment (AIA) has also been submitted for review.
- 9.94 The Tree Officer recommended the inclusion of planning conditions in any consent granted which requires the submission of an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) prior to the commencement of development.

Impact on Ecology

- 9.95 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.
- 9.96 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.
- 9.97 As noted in the Design and Access Statement (Page 2), an Ecological Impact Assessment has been undertaken by Wardell Armstrong in support of the application, which included an Extended Phase 1 (EP1) Habitat Survey of the site together with a Preliminary Ground Level Roost Assessment (PGLRA). Additionally, a desk study was undertaken by reviewing existing information available within a 2km search radius from the site boundary. A Reptile Ecological Impact Assessment has also been undertaken and has been reported in a separate document.
- 9.98 The following is reproduced from the Design and Access Statement:

The Ecological Impact Assessment highlighted the following points of note:

- 1) The habitats on the site are considered to be of 'low' suitability for overall use by bats due to the majority being of hardstanding or bare ground.*
- 2) The dense scrub and hedgerow have potential to support badger, but no*

signs of badger use were identified at the site.

- 3) *All habitats except hard standing have potential to support a local European hedgehog population.*
- 4) *Habitats located on-site are not accessible from the local river network and are therefore not suitable to support Eurasian Otter.*
- 5) *The most suitable habitats present to support common reptiles are the dense scrub (and edges), the hedgerow and improved grassland areas. Slow worm were recorded at the site during a trial pit excavation in 2021. It was also determined that slow worms (assumed a low number) were released at the site in 2020, for the development directly to the west. Although, it is believed a population of slow worms was already present on the site, prior to this release. As part of the Reptile Ecological Impact Assessment, a population survey was undertaken which highlighted a “good population” of slow worm at the site. The nature conservation evaluation considers the population to be of District Level importance.*
- 6) *The habitats on site have the potential to support Great Crested Newt, however, the identified waterbodies within 500m are likely to be drainage ditches and unlikely to hold water for long periods; and the landscape is heavily fragmented by roads and associated urban development, indicating it is highly unlikely they would be present at the site.*
- 7) *The terrestrial habitats within the site have the potential to support common frog, common toad and palmate newts. However, the identified waterbodies within 500m are likely to be drainage ditches and unlikely to hold water for long periods; and the landscape is heavily fragmented by roads and associated urban development, indicating it is highly unlikely they would be present at the site.*
- 8) *The hedgerows and dense scrub are suitable for nesting birds – house sparrow and blackbird were noted foraging on-site. Although, the site is unlikely to support schedule 1 species or those of wetland/coastal environments.*
- 9) *All habitats could support moths, although the habitats on-site provide overall low suitability for a range of more specialist invertebrate species as the habitats are of poor quality and common in the landscape. It is also unlikely that brown-banded carder bee is present as the habitat is overall fairly small, degraded and lacks floral diversity.*
- 10) *Five invasive non-native species listed under schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted at the site. These are entire-leaved cotoneaster, small-leaved cotoneaster, wall cotoneaster and montbretia. There is also hybrid/Spanish bluebell recorded on-site.*

European Protected Species

- 9.99 Dormice, otter and bats, as well as their breeding sites and resting places, are legally protected under the Conservation of Habitats and Species Regulations 2017 (as amended).
- 9.100 Where a European Protected Species (EPS) is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.
- 9.101 These requirements are translated into planning policy through Planning Policy Wales (PPW) February 2021, section 6.4.22 and 6.4.23, and Technical Advice Note (TAN) 5, Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where an EPS is present.

Bats

- 9.102 It is noted that NRW have reviewed the documentation submitted in support of the application and welcome the recommendations made in respect of bats.
- 9.103 The County Ecologist notes the assumption that bats will use much of this small site, especially pipistrelles associated with the urban matrix. The Favourable Conservation Status of pipistrelles is not considered to be impacted, nor that of brown long-eared bat due to the existing poor-quality foraging resource.
- 9.104 The scheme has been designed to account for new connection, as the survey results were predictable for an urban location, and mitigation would immediately take the avoid, or otherwise mitigate loss of corridors for which not all are severed i.e., the edge of the site is still a corridor and trees are to be retained, plus pipistrelles frequently cross smaller open areas, or even forage in the shelter of them.

Badgers

- 9.105 The dense scrub and hedgerow have potential to support badger, but no signs of badger use were identified at the site. As a precautionary measure, the County Ecologist has recommended that a walkover of the site is undertaken to ensure prior to the commencement of development, to ensure there are no badgers present.

Hedgehog

- 9.106 Again, there is potential for hedgehogs to be present at the site, and therefore it is recommended that clearance of the site should be undertaken with the supervision of an Ecological Clerk of Works.

Reptiles

- 9.107 Slow worms were recorded at the site during a trial pit excavation in 2021, and are considered to be a “good” population. It was also determined that slow worms (assumed a low number) were released at the site in 2020, for the development directly to the west. Although, it is believed a population of slow worms was already present on the site, prior to this release.
- 9.108 A Reptile Mitigation Strategy has been written and includes a site wide survey, only grass snake was found (since then 2 x slow worm but these are not widespread). Mitigation is significant to support slow worm at the site and has been actively discussed further with the County Ecologist. The translocation scheme is thorough with surveys of the receptor and monitoring very much part of that strategy, and will be secured through the imposition of a planning condition.

Biodiversity Net Gain

- 9.109 The following comments have been received from the County Ecologist:

The landscaping was designed for green corridor connection south west to north east, including along the looped road in the site via trees and rain gardens. This arrangement helps replace a previous scrubby hedgerow, which in itself is being replaced along the western boundary.

Care has been taken to design mixed for herbaceous areas that are near wholly native, and pollinator friendly planting for more ornamental areas, that gives resources throughout the year.

Ecosystems have also been considered, which holistically captures the consideration of all species as discussed and is reliant on the most part by the landscape design to consider ecosystem resilience. Ecosystem resilience can be met subject to condition and correct implementation/management.

For the size of the development, the planting has been well considered, and there has been considerable discussions on ecology throughout.

- 9.110 Given the above, and subject to the inclusion of the recommended planning conditions and informative notes, the scheme is considered to be acceptable in this regard, and complies with Policy EN8 of the adopted LDP.

Sustainability / Energy

- 9.111 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.
- 9.112 Policy 17 Renewable and Low Carbon Energy and Associated Infrastructure outlines support for developing renewable and low carbon energy at all scales.
- 9.113 *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.
- 9.114 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.
- 9.115 The Planning Statement submitted in support of this application states at paragraph 1.4 that "all of the properties built through this project will meet high levels of sustainability and energy efficiency, ensuring that we help tackle fuel poverty".
- 9.116 This scheme reflects the Council's Fabric First approach towards renewable energy and low-carbon development and is therefore consistent with the approach of Policy EN12 of the adopted LDP.

Drainage and Flooding

- 9.117 The application site lies within Zone A of the Development Advice Map, and is considered to be at little or no risk of fluvial or coastal / tidal flooding. Similarly, a review of the New Flood Map for Planning shows that the site does not lie within any kind of flood risk area.
- 9.118 The scheme is therefore considered to be compliant with Policy EN14 of the LDP which aims to prevent development where it would be at risk from "river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere".

- 9.119 Dŵr Cymru Welsh Water have confirmed that foul flows from the proposed development can be accommodated within the public sewerage system, and therefore offer no objection to the proposed development.
- 9.120 In respect of surface water, no objection is raised however Dŵr Cymru Welsh Water do recommend the inclusion of a planning condition which requires the discharge rate to not exceed 2.5 l/s.
- 9.121 Given the above, and subject to the imposition of the recommended planning condition, the application is considered to be acceptable in land drainage terms and is therefore compliant with Policy EN10 of the adopted LDP.

Waste Management

- 9.122 Policy W2 of the LDP states that “where appropriate, provision will be sought in all new development for facilities for the storage, recycling and other management of waste”.
- 9.123 In this case, Waste Management have confirmed that the vehicle tracking details provided appear to provide adequate room for a refuse vehicle to operate, as shown below:

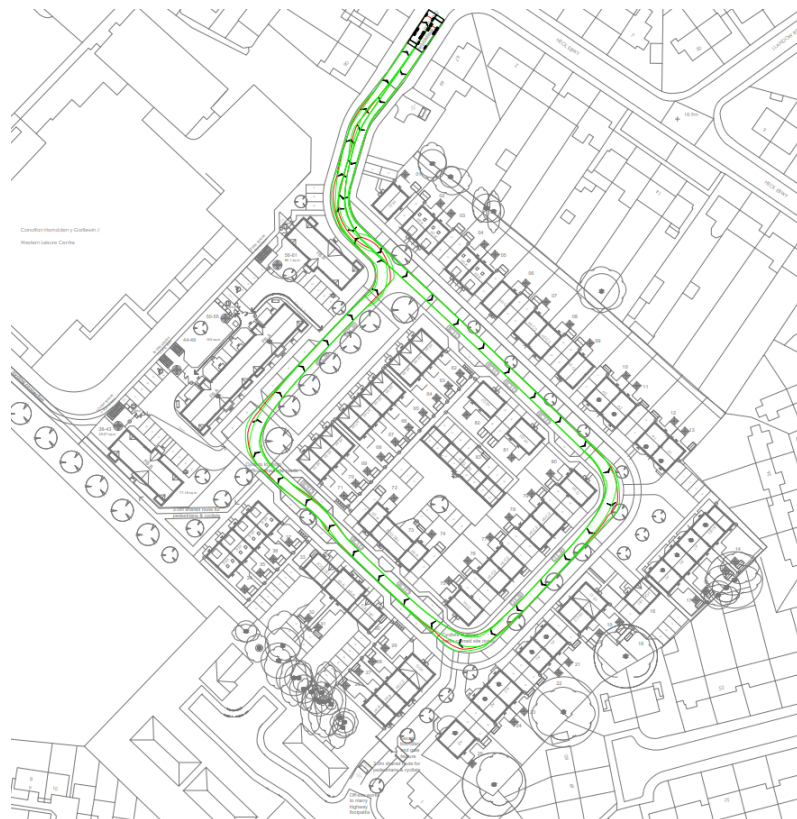


Figure 15: Vehicle Tracking: Refuse

9.124 Waste Management raise no further observations or objections to the development and therefore the scheme is considered to be acceptable in this regard.

Public Protection: Contamination

9.125 Policy EN13 of the adopted LDP states that “*development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise, light pollution or the presence of unacceptable levels of land contamination*”.

9.126 The applicant has submitted the following document in support of the planning application:

Terra Firma, 10 May 2021: Geotechnical and Geoenvironmental Report: Proposed Development Narberth Road, Caerau, Cardiff. Issue 2 Ref 10052021-16433-2

9.127 Shared Regulatory Services have confirmed that the above report includes a detailed assessment of potential contamination and associated risks to human health and the environment. Investigations identify contaminants of concern (lead, PAH, asbestos) in the shallow soils and stockpiled materials. Remediation works are required in relation to this to ensure the development is suitable for use. The report includes outline remediation proposals, but a detailed remediation scheme and verification plan will need to be submitted.

9.128 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, Shared Regulatory Services have recommended the inclusion of conditions requiring contaminated and land measures, imported soil, imported aggregates and use of site won materials.

9.129 NRW have also reviewed the aforementioned document and have confirmed that they agree with the findings of the report with regards to controlled waters, and as such, have no adverse comments to make in relation to this aspect.

9.130 Subject to the inclusion of the recommended planning conditions suggested by Shared Regulatory Services, the proposed development is considered to be compliant with Policy EN13 of the adopted LDP.

Section 106 Matters

9.131 Policy KP7 (Planning Obligations) states that “*planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with Planning Policy Guidance*”.

- 9.132 The supporting text emphasises that new development often generates additional demands upon existing services, facilities, infrastructure and the environment, with planning obligations being a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals by providing necessary infrastructure and community benefits.
- 9.133 The Planning Obligations SPG sets out the Council's approach to planning obligations when considering applications for development in Cardiff, providing further guidance on how the policies set out in the LDP are to be implemented.
- 9.134 The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers), and state that a planning obligation may only legally constitute a reason for granting planning permission if it is: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.
- 9.135 In view of the type and form of development proposed, having regard to local circumstances and needs arising from the development, the need for planning obligations which are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations relate specifically to the provision of Affordable Housing, Schools, Community Facilities.

Schools and Education

- 9.136 Policy C7 of the LDP states at paragraph 5.349 that the Council will seek financial contributions towards the cost of providing additional or improved primary and/or secondary school facilities from developers proposed housing developments that would generate a requirement for school places that cannot be reasonably met by existing schools/facilities.
- 9.137 Based on the information provided, the following contribution is sought in compliance with the Planning Obligations SPG:

<p>English-medium Primary School</p>	<p>Trelai Primary School is the English-medium primary catchment school for this development. Reception numbers are only slightly less than the admission number currently and so a small contribution is sought due to WG guidance recommending that schools operate with a small surplus.</p>
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Welsh-medium Primary School	The catchment school is Ysgol Nant Caerau and has sufficient capacity. The additional housing from this development would not impact on this capacity and so no claim would be made for Welsh-medium nursery or primary education provision.
English-medium Secondary School	The catchment projections for the catchment school of Cardiff West Community High School show that the pupil numbers are set to increase in the short term before settling at a slightly lower level. The school is expected to be at capacity though, and therefore a claim would be sought for English-medium secondary provision.
Welsh-medium Secondary School	Ysgol Gyfun Gymraeg Plasmawr is the Welsh-medium secondary school for this catchment area. The school has increased its admission number recently but is still operating at its full capacity. A claim is therefore sought.

9.138 The total number of dwellings proposed equates to a contribution towards **Schools and Education** of **£287,964.00**.

Affordable Housing

9.139 It is noted that the scheme forms part of the Council's Cardiff Living Programme, which is a partnership between the Cardiff Council's Housing Development Team and Waites Residential. This planning application is for the proposed mixed tenure new-build development on land South of Narberth Road Caerau, with the affordable housing to be owned by Cardiff Council as social rented accommodation. It will deliver 25 units (30%) affordable housing which is in line with planning policy requirements.

9.140 Policy H3 and Chapter 2 of Supplementary Planning Guidance *Cardiff Planning Obligations SPG* (July 2017) refers specifically to Affordable Housing and stipulates at paragraph 2.2 that a 20% Affordable Housing contribution will be sought on brownfield sites if the development meets any of the following criteria:

- Contain 5 or more dwellings; or
- Sites of or exceeding 0.1 hectares in gross site area; or
- Where adjacent and relates residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Council will seek affordable housing based on the affordable housing target percentages set out opposite.

9.141 Policy H3 seeks 30% on greenfield sites and, while the site is brownfield and thus 20% would accord with Policy and SPG, as the site is a scheme delivered in partnership between the Council and Waites, in this case it is considered

appropriate to secure an obligation to ensure that 30% of the units are retained as affordable in perpetuity.

Community Facilities

9.142 The Planning Obligations SPG states at Section 8 that ‘Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through:

- The provision of new facilities;
- The extension to or upgrading of existing facilities’.

9.143 If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population. The formula in the SPG is based on the number of bedrooms and associated occupancy figures per dwelling, and is calculated as follows:

No. of bedrooms	Number of Dwellings	Contribution per Dwelling	Totals
1	7	£720.51	£5,043.58
2	35	£997.63	£34,917.12
3	22	£1,385.60	£30,483.20
4	19	£1,718.14	£32,644.74
TOTALS	83		£103,088.64

9.144 The total number of dwellings proposed equates to a contribution towards **Community Facilities** of **£103,088.64**.

Public Open Space

9.145 In respect of **Open Space**, the adopted LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments over 8 units, or an off-site contribution towards existing open space for smaller scale development where new on-site provision is not applicable.

9.146 This particular scheme does provide a reasonable amount of amenity space, mostly to meet the SAB requirements, but this space is not considered to be useable, and does not meet the definition of functional open space as defined by the Planning Obligations SPG.

9.147 An off-site contribution is therefore required towards the provision of new open space, or the design, improvement or maintenance of existing open space within the locality.

9.148 Based on the information provided on the number and type of units proposed, the additional population generated by the development is calculated to be 189.8. This generates an open space requirement of 0.46 ha which equates to an off-site contribution of **£196,927**.

Summary

9.149 The proposed broad Heads of Terms for the required section 106 agreement are as follows (in line with the Planning obligations SPG):-

- Financial contribution of £287,964.00 for Schools and Education;
- Affordable Housing - 30% of units to be provided and retained in line with Chapter 2 of the adopted *Cardiff Planning Obligations SPG* (July 2017);
- Financial contribution of £103,088.64 for Community Facilities;
- Financial contribution of £196, 927 for Public Open Space;

9.150 Having regard to the legal and policy test outlined above, it is clear that the requested monies are necessary and reasonable to mitigate the impacts of the proposed development and thus ensure that the proposal accords with planning policy.

Other Matters Not Assessed Above

9.151 As identified earlier in this report, two representations were received from residents of nearby dwellings. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

Link to existing residential area

As per Section 9 (Transportation / Highway Impacts) of the above report, a pedestrian and cycle link from the development site to Caldicot Road is available, and will be able to be used by residents of the existing residential area.

Existing Road Layout / Increased Traffic

The existing road infrastructure is not proposed to be widened to accommodate the development proposal.

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 Having regard to the above, in this case, it is clear that the development proposed will make an important contribution to the overall housing supply within Caerau and will provide 83 residential units, 25 of which will be affordable, on a vacant brownfield site. The development will provide much needed accommodation and reduce the need to develop on greenfield sites, in accordance with Policies H6 and KP13 of the Local Development Plan (2013).
- 10.3 The mix of buildings proposed, including detached, semi-detached, terraces, flats and apartment blocks, are considered, in general terms, to be in keeping with the mix of land uses within the vicinity of the site, and are of an appropriate and relatable scale. The development is not considered to be harmful to the general character and appearance of the area to the extent that would warrant a refusal of planning permission on such grounds, and is therefore considered to be acceptable.
- 10.4 The scheme is also considered to be acceptable from a highway safety perspective, in accordance with Policies KP8 and T5 of the adopted LDP.
- 10.5 Subject to the imposition of the recommended planning conditions, the scheme is considered to be an acceptable form of development in terms of trees, landscaping, ecology and biodiversity, and therefore accords with Policies KP15, KP16, EN5, EN6, EN7 and EN8 of the adopted LDP, and guidance contained with PPW11.
- 10.6 It is also acceptable in respect of contaminated land and land drainage, and the development is therefore considered to be compliant with Policies EN8, EN13 and T5 of the LDP, subject to the imposition of the recommended planning conditions.
- 10.7 Given the above, and in conclusion, the development is considered to be acceptable in principle and is recommended for approval, subject to the recommended planning conditions and signing of the requisite legal agreement.

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 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

RECOMMENDATION 1:

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

RECOMMENDATION 2:

That delegated authority is given to the Head of Planning &/Or Operational Manager: Strategic Development & Placemaking, to make changes to the conditions and/or Heads of Terms of the required legal agreement, subject to consultation with the Chair of Planning, up to the point where the legal agreement is signed and planning permission issued.

Time Limit Conditions

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

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

List of Approved Plans

- 2 The development, unless otherwise required by the ensuing conditions, shall be carried out in accordance with the following approved plans and details:
 - o Site Location Plan 2297-00(03)100
 - o Site Layout 2297-00(03)101-RevI
 - o H.T K Detached Floor Plans 2297-(03)224
 - o H.T FOG 1B1 with HT'A' Semi - Floor Plans 2297-(03)221-RevB
 - o HT B+B+C2+D Terrace of 4 - Plans 2297-(03)222
 - o H.T FOG 2B2 - Floor Plans 2297-(03)219
 - o H.T FOG 2B1 with HT'A' Semi - Floor Plans 2297-(03)216-RevC
 - o H.T K Semi Detached Floor Plans 2297-(03)215
 - o H.T D1 Detached Floor Plans 2297-(03)214-RevA
 - o H.T D Detached Floor Plans 2297-(03)213
 - o H.T C2 Semi Detached Floor Plans 2297-(03)212
 - o H.T 641 Detached Floor Plans 2297-(03)210
 - o H.T A2 Semi Detached Floor Plans 2297-(03)209
 - o H.T A1 Terrace of 4 - Floor Plans 2297-(03)208-1
 - o H.T A1 Semi Detached Floor Plans 2297-(03)208
 - o Apartment FB.B Floor Plans 2297-(03)205
 - o Apartment FB.B Floor Plans 2297-(03)204
 - o Apartment FB.A Floor Plans 2297-(03)203-RevA
 - o H.T G - Detached Floor Plans 2297-(03)200
 - o Apartment FB.A Floor Plans 2297-(03)202-RevA
 - o H.T M Terrace Floor Plans 2297-(03)201
 - o H.T FOG 1B1 - Floor Plans + Elevations 2297-(03)222-RevA
 - o H.T K Detached Elevations 2297-(03)325-RevA

- o HT B+B+C2+D Terrace of 4 - Elevations 2297-(03)323-RevA
- o H.T FOG 1B1 HT'A' Semi - Elevations 2297-(03)322-RevB
- o H.T FOG 2B2 - Elevations 2297-(03)321-RevA
- o H.T FOG 2B1 with HT'A' Semi - Elevations 2297-(03)318-RevC
- o H.T K Semi Detached Elevations 2297-(03)317-RevA
- o H.T D1 Detached Elevations 2297-(03)316-RevB
- o H.T D Detached Elevations 2297-(03)315-RevA
- o H.T C2 Semi Detached Elevations 2297-(03)314-RevA
- o H.T 641 Detached Elevations 2297-(03)311-RevA
- o H.T A2 Semi Detached Elevations 2297-(03)310-RevA
- o H.T A1 Semi Detached Elevations 2297-(03)309-RevA
- o H.T A1 Terrace of 4 - Elevations 2297-(03)309-1-RevA
- o H.T M Terrace Elevations 2297-(03)302-RevA
- o H.T M Terrace Elevations 2297-(03)301-RevA
- o H.T G - Detached Elevations 2297-(03)300-RevA
- o Apartment FB.B Elevations 2297-(03)306-RevA
- o Apartment FB.B Elevations 2297-(03)305-RevA
- o Apartment FB.A Elevations 2297-(03)303-RevB
- o Street Scenes & Site Sections 2297-00(03)401-RevB
- o Street Scenes & Site Sections 2297-00(03)400-RevB
- o Shed Details 1& 2 Bed Units 2297-00(92)01-RevA
- o Shed Details 3 Bed Units 2297-00(92)03
- o Shed Details 4 Bed Units 2297-00(92)02
- o Vehicle Tracking - Fire Vehicle 9458-GRY-01-00-DR-C-104-P2
- o Vehicle Tracking - Refuse Vehicle 9458-GRY-01-00-DR-C-103-P2
- o Vehicle Tracking - Large Estate 9458-GRY-01-00-DR-C-108
- o Proposed Drainage Strategy 9458-GRY-01-00-DR-C-100-P6
- o Proposed Levels 9458-GRY-01-00-DR-C-101-P3
- o Narberth Road Specification NR.LA.103 Rev C
- o Landscape Strategy NR.LA.100 Rev H
- o Soil Volumes NR.LA.102 Rev G
- o Planting Plan NR.LA.101 Rev G
- o Open Space Section NR.LA.104
- o Narberth Road Schedule of Garden Sizes Rev B, Spring Design
- o Reptile Mitigation Strategy CA12193-003 V1.0, Wardell Armstrong (January 2022)
- o Ecological Impact Assessment CA12193-001 V1.0, Wardell Armstrong (January 2022)
- o Transport Assessment T21.171, Asbri Transport (October 2023)
- o Environmental Noise Assessment M5036 V2, Ian Sharland Limited, Noise & Vibration Control Specialists (23 December 2021)
- o Daylight Assessment for Apartment Block FB.A 2297, Spring Design (03 July 2023)
- o Tree Survey, Categorisation & Constraints Report, Steve Ambler & Sons (March 2022)

- o Arboricultural Implications Assessment, Steve Ambler & Sons (August 2023)
- o Drainage Strategy & Design Statement GRYS-9458-P1, Grays Consulting Engineers
- o Green Infrastructure Statement TC22018 R02, Tir Collective Limited (19 July 2023)
- o Geotechnical and Geoenvironmental Report 16433, Terra Firma Geotechnical & Geoenvironmental Specialists (May 2021)

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 Contaminated Land Measures - Remediation & Verification Plan
 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 KP5, KP18 & EN13 of the Cardiff Local Development Plan 2006-2026.

- 4 Construction Environmental Management Plan
 No development shall commence on site until such time as a 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, which must include:

- i. A risk assessment of potentially environmentally harmful activities/ operations, to include impacts on Green Infrastructure.
- ii. Construction methods: details of materials
- iii. General site management: details of the construction programme including timetable and compounds; details of site clearance, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain, use of protective fences, exclusion barriers and warning signs.
- iv. Soil management: details of topsoil strip, storage and amelioration for re-use.
- v. Resource management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, wastewater and energy use.
- vi. Traffic management: details of access/egress routes, site deliveries, plant on site, wheel wash facilities.
- vii. Pollution prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- viii. Control of Nuisances: Identification of the significant noise & vibration sources; details of physical and operational management controls necessary to mitigate noise & vibration emissions; details of dust & odour control measures and measures to control light spill (may be provided as a set of method statements)..
- ix. Hours of working on site, including specified hours for deliveries; details of restrictions to be applied during construction works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
- x. Responsible Persons: details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- xi. Environmental management: A CEMP Biodiversity chapter to include; detail of biodiversity protection zones, invasive species management, relevant protection and mitigation for each ecological asset; protected sites to species at the construction stage, the key Green Infrastructure locations and the areas subject to removal to facilitate the development. The times, roles and responsibilities of an Ecological Clerk of Works who will log their daily activities during works.

The CEMP shall be implemented as approved throughout the site preparation and construction phases of the development.

Reason: In order to ensure necessary management measures are agreed and implemented to protect local amenity, especially for people living and/or working nearby, highway safety during construction, and to ensure all ecological mitigation measures are applied, and to accord with Planning Policy

Wales (Edition 11), TAN 5: Nature Conservation and Policies KP16, EN5, EN6, EN7 and EN8 of the Cardiff Local Development Plan 2006 - 2026.

5 No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- o 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.

- o 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.

*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, and to ensure compliance with Policy EN8 of the Cardiff Local Development Plan 2006 - 2026.

6 North-western Cycleway

No part of the development hereby approved shall be occupied until such time as the proposed footway/cycleway link from the site towards Caerau Lane has been provided, in accordance with details to include proposed adoption limits/land ownership, street lighting (including any interaction issues with the existing Leisure Centre lighting), drainage and surfacing materials) which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development maximises pedestrian/cyclist accessibility, and to ensure compliance with Policy T5 of the Cardiff Local Development Plan 2006 - 2026.

- 7 Caldicot Road Cycleway
No part of the development hereby approved shall be occupied until such time as the footway/cycleway link from the site towards Caldicot Road has been provided, in accordance with details (to include proposed adoption limits, street lighting, chicane feature, drainage and surfacing materials) which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development maximises pedestrian/cyclist accessibility, and to ensure compliance with Policy T5 of the Cardiff Local Development Plan 2006 - 2026.

- 8 On-site Transport Works
Prior to development commencing details of the proposed highway and transport works shall be submitted to and approved in writing by the Local Planning Authority, to include details of proposed footways/carriageways/verges, parking restrictions, street lighting, drainage, shared surface area, surfacing materials. 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 Cycle Parking
No part of the development hereby approved shall be occupied until such time as cycle parking spaces (and appropriate access to them) to serve that part of the development has been provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. 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 and to ensure compliance with Policy T5 of the Cardiff Local Development Plan 2006 - 2026.

Action Conditions

- 10 Noise Validation Survey
Prior to beneficial occupation, a pre-occupation validation noise survey shall be conducted in order to demonstrate compliance with the noise mitigation measures detailed within the Environmental Noise Assessment, written by Ian Sharland Limited, dated 23 December 2023 (M5036 V2). Namely, the minimum glazed requirements are effectual in reducing external noise to an acceptable level. The report, with a validated certificate of compliance by an

approved acoustic assessor, shall be submitted to and approved by the Local Planning Authority to demonstrate that the standards required under BS8233:2014 have been achieved. The Survey shall demonstrate compliance with the following criteria;

- Resting 35dB LAeq, 16 hour
- Sleeping 30dB LAeq, 8 hour
- 45dB LAF Max
- Details of the Mechanical Ventilation Heat Recovery system and maximum Noise Rating in accordance with the above mentioned report.

Reason: To protect the amenity of future occupiers, in accordance with Policies EN13 and KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

- 11 Green Infrastructure and Landscape Ecological Management Plan
- A Green Infrastructure and Landscape Ecological Management Plan (GILEMP) shall be submitted to approved in writing by, the Local Planning Authority within 12 months of the development commencing. This must cover up to 10 years post development.
- a. Introduction to the site.
 - b. Baseline- description and evaluation of features to be managed.
 - c. Ecological constraints on site that might influence management.
 - 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. 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.
 - g. Details of the body or organization responsible. The legal or funding mechanisms for implementation and long-term management.
 - h. The monitoring requirements, years 2 and 5 and every 5 years thereafter will be appropriate. Should failures be noted, remedial action should be identified and agreed with the Local Planning Authority.
 - i. Appropriate drawings.

Reason: For the overall protection of biodiversity and to ensure the site's landscape and environmental features are adequately managed long term. This aligns the Environment (Wales) Act 2016 and with polices KP5, KP16, EN6, EN7 and EN8 of the Cardiff Local Development Plan (2006-2026).

- 12 Materials
- Prior to their use in the development hereby permitted, samples of the external building finishing materials and ground surface materials for the development hereby approved 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 of the development in accordance with Local Development Plan Policy KP5 (Good Quality and Sustainable Design).

13 Bin Store Details

Details of the bin stores for the apartments shall be submitted to and approved in writing by the Local Planning Authority prior to any above ground construction work commencing on any of the approved apartments. The bin and bike stores shall be provided prior to the apartments being brought into beneficial use.

Reason: In the interests of visual amenities (LDP Policy KP5).

14 Benches

Details of the benches to be installed on site and a programme for their installation shall be submitted to and approved in writing by the Local Planning Authority prior to the first planting and seeding season following the completion of the development. Benches shall be provided in accordance with the approved timetable.

Reason: To ensure the provision of benches in the interests of the amenities of future occupants and to avoid doubt and confusion as to the benches to be installed (LDP policy H6).

15 Ground Floor Apartment - Means of Enclosure

Details of the means of enclosure to the front and rear boundaries of the ground floor apartments shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to any of the apartments being brought into beneficial use.

Reason: In the interests of the appearance of the area (LDP Policy KP5).

16 Residents' Communal Garden Area - Means of Enclosure

Details of the means of enclosure of the residents' communal garden area (serving apartment blocks FB.A and F.B) shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to any of the apartments being brought into beneficial use.

Reason: In the interests of the appearance of the area and security (LDP Policies KP5 and C3).

Regulatory Conditions

17 Contaminated Land Measures - Remediation & Verification

The remediation scheme approved by Condition 3 (above) 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, 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.

18

Contaminated Land Measures - Unforeseen Contamination

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

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

19

Imported Soil

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

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

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

20

Imported Aggregates

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

Use of Site Won Materials

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

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

- 22 Surface Water Flows
Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at a rate not exceeding 2.5 l/s.
- Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment
- 23 Construction Noise
No noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays, or at any time on Sunday or public holidays.
- Reason: To ensure the amenities of the neighbouring residents are protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
- 24 Site Surveys
If site clearance in respect of the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the most recent survey, the approved ecological measures secured through other planning conditions shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of habitats and species and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Works shall then be carried out in accordance with the new approved ecological measures and timetable.
- Reason: To ensure that the assessment of the impacts of the development upon the species concerned, and any measures to mitigate those impacts, are informed by up-to-date, in accordance with Policy EN7 of the Local Development Plan 2006 - 2026.
- 25 Lighting Design Strategy
No lighting shall be installed at the site until such time as a "Lighting Design Strategy" (for biodiversity) considering bats and other nocturnal species, produced in accordance with the Institute of Lighting Professionals Guidance

Note 08/23, has been submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be installed and maintained in accordance with the specifications and locations agreed.

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).

26 Obscure Windows

Prior to beneficial use of the relevant residential units hereby approved, the following windows at first floor level shall be obscurely glazed* and thereafter so maintained:

- Windows serving the kitchen, bathroom, and en-suite (rear elevation) in Plot 83 (FOG 2B2).

*Obscurity of glass is generally rated on a scale of 1 to 5 (where 5 provides the most privacy). The relevant windows should be obscure to a minimum of level 3 on a scale of 1 to 5 (or an equivalent level on any other scale).

Reason: In the interests of the privacy of neighbouring occupiers in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

27 Net Benefits for Biodiversity

The following ecological enhancements covering green infrastructure to individual ecological receptors, shall be installed at the development:

- The enhancements specified in Section 6 of "Wardell Armstrong, Land of Narberth Road Ecological Impact Assessment V1.0, dated January 2022".
- A short 1 page A4 side of information on the ecology merits of the scheme, provided to all home owners, to engender ownership and care of the development post construction.

A drawing indicating the location of enhancements and photographic evidence they have been installed, both close up and at a distance (to indicate their location generally on the site), will be provided to Cardiff Council no later than one month after the first house has been occupied.

Reason: To comply with the Environment (Wales) Act 2016, to "maintain and enhance 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".

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

Reason: In the interests of the visual amenity of the area, enhancing biodiversity and mitigating the effects of climate change in accordance with Policy KP5, KP15 and KP16 of the Cardiff Local Development Plan 2006-2026.

- 29 External Meter / EV Charging Point Cabinets
The colour of external meter cabinets or electric vehicle charging points on any principal elevation of a proposed dwelling shall match the colour of the window of that dwelling.

Reason: In the interests of visual amenities (LDP policy H6).

- 30 Waste
Prior to beneficial use of the development, hereby approved, the refuse and recycling storage facilities shown on the approved plans shall be provided and thereafter retained.

Reason: In the interests of an orderly form of development providing facilities which would have no adverse impact upon the amenities of the area in accordance with Policy KP5 and W2 of the Cardiff Local Development Plan 2006-2026.

Informatives:

- 1 Construction Environmental Management Plan
In the view of the Local Planning Authority, the Construction Environmental Management Plan should be structured to contain the following:
 - a. A risk assessment of potentially environmental harmful activities/operations which includes on Green/Blue Infrastructure.
 - b. Construction management: The detailed construction programme. Working hours. Hours for deliveries.
 - c. Roles and responsibilities: Responsible persons (including a blank table for relevant details i.e. contact numbers), lines of communication and emergency contact details). The monitoring/review procedure and ultimate responsibility for the CEMP in light of any changes to construction or incidental finds - biological or non-biological. Review timeframes. The location of the site notice board with key contacts.
 - d. Emergency procedures: Emergency procedures in light of an incident or

accident at the site. 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.

e. General Site Management: Compound/storage locations, temporary facilities and segregation of routes (construction traffic and pedestrians etc). Hoarding to make the site secure. Agreed access/egress. Details on the expected plant to be used. The loading and unloading of plant and materials. A scheme for the recycling and disposal of waste generated. Storage of plant and materials (including chemicals and fuels). Including a marked up plan.

f. Site contamination: How known contamination at the site will be managed.

g. Pollution prevention: Demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, covering, GPP1, GPP8, and GPP21. Also considering the aspects within PPG6 (currently withdrawn). This will be through the consideration of:

i. Details of harmful materials that will be used/stored at the site ~approximate quantities.

ii. Storage of plant and materials (including chemicals and fuels) - including unloading, containment, bunding and/or appropriate buffer zones, including from any drain.

iii. How drainage will be controlled to prevent release of soil from the site, waste water and contaminants, during construction. Control at source is required.

iv. Measures to monitor mobilisation of contaminants.

h. Control of nuisances: The specific mitigation measures to control dust generated during construction, including suppression and monitoring.

i. Soil management. To prevent damage to soil structure. To ensure separation of top and subsoil. Details of topsoil strip and storage. Amelioration for re-use if possible.

j. Traffic management. Agreed access/egress. Traffic routes on site.

k. Environmental management. A CEMP Biodiversity chapter will be included, this will detail:

i. Identification of "biodiversity protection zones" and the means to prevent impacts i.e. protection, modification etc;

ii. Reference to supporting documentation i.e. the SUD Design, Lighting Design Strategy, tree protection details in relation to BS5837:2012, Reptile Mitigation Strategy, that indicate mitigation/works during construction activities, that run in parallel with construction and are covered separately.

iii. The habitat areas subject to removal to facilitate the development.

iv. A method statement for the removal of invasive species to include:

1. The legislation pertaining to the known invasive species (and others that could occur).

2. Appropriate buffer zones to prevent further spread/containment, which includes where roots may occur.

3. The methods of control, removal/disposal (in line with waste transfer etc) should the species be impacted directly, and

4. Monitoring.

v. Measures for the protection and initial management of retained ecological

and arboricultural assets:

1. Trees.
2. Bats.
3. European hedgehog.
4. Badger.
5. Birds.
6. Reptiles.
- vi. This will include an introduction to each feature, the proposed protection/precautionary measures, toolbox talks and initial management prescription at construction.
- vii. The procedure for incidental finds. Bearing it in mind that works would require a licence if a European Protected Species is identified.
- viii. The times, roles 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, post construction surveys, habitat watching briefs and specific species/species group watching briefs and the general outcome. This will be provided to the Local Planning Authority no later than one month after the first beneficial use of the site.

It is appropriate to refer back to supporting documents but a summary of key points must be provided in the CEMP.

2 Lighting Design Strategy

In the view of Cardiff Council the lighting design strategy should:

- o 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, highlighting any mitigation to lighting features to achieve this. 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.
- o Details of lighting to be used both during construction and at operation (if required).
- o Confirmation that plans meet that of S38 and S278 agreements of the Highways Act 1980.
- o All lighting should consider amongst other aspects; being at or below 2700K and therefore a wavelength above 550nm, lighting direction, hooding, using minimum column height and passive infrared on timers/or radar, determining the times that lighting will be on/off etc.

Liaison between your chosen ecological consultant and the lighting engineer is advised.

3

Green Infrastructure and Landscape Ecological Management Plan

In the view of Cardiff Council, the Green Infrastructure and Landscape Ecological Management Plan (GILEMP) should be structured to contain the following:

- Introduction to the site and the development to be implemented:
- Baseline - description and evaluation of features to be managed, this shall also include all more formal landscape elements, to maximise their value to wildlife. This shall include as a minimum:
 - o Rain gardens/SUDs features (including shallow water in SUDS).
 - o Herbaceous planting.
 - o Meadow grassland.
 - o Hedgerows/shrubs.
 - o Trees.
 - o Site enhancements.
 - o Trees.
 - o Hedgerow/shrubs.
 - o Site enhancements.
- a) Ecological constraints on site that might influence management or require separate management, as a minimum including;
 - o Bats.
 - o Birds.
 - o Reptiles.
 - o Hedgehog.
- b) Overall aim/s and objectives of management for points B and C above and what condition shall be achieved for B.
- c) 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. The suggested Irrigation Plan will be crucial to scheme success.
- d) 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).
- e) Details of the body (s) or organisation (s) responsible for implementing the plan, including any updates required.
- f) The legal or funding mechanisms for long-term management.
- g) The monitoring requirements to determine the success of landscaping and its management, in years 2 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 management 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.
- h) Appropriate drawing indicating habitats, areas of the site for specific species and the enhancements to be managed.

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, unless the Local Planning Authority gives written consent to any variation.

The information contained should be interpretable by a management company/team employed to manage the site post development and landscaping implementation. This must cover up to 10 years post development.

Reptiles

It is imperative that the Reptile Mitigation Strategy fulfils the monitoring and habitat requirements. This includes 2 years post translocation monitoring and three years of grassland management. Liaison will be required with parks to fulfil this including any alignment of the strategy with the SINC management plan.

Hedgehog

It is imperative that the 13x13cm holes under fences and under walls, are included when constructing such elements.

4 Following approval of the highway related conditions, details the highway authority shall be contacted in relation to the required highway agreement process. A Section 247 application needs to be made to Welsh Government regarding the stopping up of adopted highway. The approved details shall be implemented prior to beneficial occupation.

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Cardiff Council: Development Control : Applications Decided between 22/07/2023 and 06/10/2023

<u>Application No.</u>	<u>Date Valid:</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 22/02060/FUL	27/10/2022	MOHAMED MOHAMED	FUL	131 Clifton Street Adamsdown Cardiff CF24 1LX	RETENTION OF GROUND AND PART FIRST FLOOR REAR EXTENSION WITH ADDITIONAL SIDE/RETURN FIRST FLOOR EXTENSION	24/07/2023	Refuse	Minor - Retail (A1-A3)
23/01293/FUL	07/06/2023	Ministry of Justice	FUL	H M Prison Knox Road Adamsdown Cardiff CF24 0UG	Demolition of single storey conservatory and erection of single storey Video Conference Centre.	07/08/2023	Permission Granted	Other Consent Types
23/01003/NMA	19/05/2023	Mr Hermann Beck	NMA	St James Newport Road Adamsdown Cardiff CF24 0DS	Proposed Non-Material Amendment to Planning Permission 14/02635/MJR - Reduced number of roof lights in revised locations, Installation of small ramp to rear entrance and fire escape, Revised foul and surface water drainage and parking scheme, Revised location of flues, soil pipes and inclusion of replacement over door lighting and a small satellite dish to rear elevation, Relocation of pulpit to Chancel	08/08/2023	Permission Granted	Non Material Amendment
23/01563/FUL	10/07/2023	MR AHMED SALMAN	FUL	192 Newport Road Roath Cardiff CF24 1DL	Conversion of property from three flats into one 9 bed House in Multiple Occupation. Additional external alterations, single storey rear and side extension and loft conversion with twin dormers. Amendment of previously approved scheme (22/01410/MNR).	22/08/2023	Permission Granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00657/CLD	23/03/2023	Mr Khen	CLD	First Floor Flat 55 Emerald Street Adamsdown Cardiff CF24 1QA	Proposed Use as a commercial short term let (C6 use)	24/08/2023	Permission Granted	Other Consent Types
23/00967/FUL	02/05/2023	C/o Agent	FUL	1-3 Fitzalan Place Adamsdown Cardiff CF24 0ED	Additional condensers, PV panels and plant room at roof top level	25/08/2023	Permission Granted	Minor - Other Principal Uses
15/03126/MNR	22/12/2015	Mr. N. Daly	FUL	110 Newport Road Roath Cardiff CF24 1DG	CONVERSION OF GUEST HOUSE INTO 6 SELF CONTAINED FLATS WITH SINGLE STOREY AND FIRST FLOOR REAR EXTENSIONS	31/08/2023	Permission Granted	Minor - Dwellings (C3)
23/01053/CLD	12/05/2023	Saiful Islam	CLD	Suite 4 Fifteenth Floor Brunel House 2 Fitzalan Road Adamsdown Cardiff CF24 0EB	Proposed use for administrative/office purposes	11/09/2023	Permission Granted	Other Consent Types
22/00104/MNR	21/01/2022	Mr Spiteri	FUL	11 Clifton Street Adamsdown Cardiff CF24 1PX	CONVERSION OF PART GROUND FLOOR AND FIRST FLOOR INTO 3NO. SELF CONTAINED FLATS WITH FIRST FLOOR REAR EXTENSION AND REAR DORMER AND EXTERNAL ALTERATIONS	12/09/2023	Permission Granted	Minor - Dwellings (C3)
23/01934/NMA	18/08/2023	Unite Students	NMA	Adam Street Gardens Adam Street Adamsdown Cardiff CF24 2FL	Proposed Non-Material Amendment to Planning Permission 10/01256/DCI- Re-cladding and Facade Remediation	15/09/2023	Permission Granted	Non Material Amendment

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00342/FUL	21/02/2023	Mr Luke Gonzalez	FUL	Land Adjacent To 3A And 3B Moira Place Adamsdown Cardiff CF24 0ER	Construction of studio office on vacant area of land.	05/10/2023	Permission Granted	Minor - Offices (B1(a))
23/01013/LBC	23/05/2023	Adapt conversions Ltd. Hermann Beck	LBC	St James Newport Road Adamsdown Cardiff CF24 0DS	Alterations to previously approved consent App. 14/02704 as follows: Reduced number of roof lights in revised locations, all to be conservation windows, Installation of new metal windows to organ loft (rear elevation), Installation of new metal windows to tower and minor amendments to existing louvres, Installation of small ramp to rear entrance and fire escape, Revised foul and surface water drainage and parking scheme, Revised location of flues, soil pipes and inclusion of replacement over door lighting and a small satellite dish to rear elevation, Relocation of pulpit to Chancel	31/07/2023	Permission Granted	Listed Buildings
BUTETOWN								
23/01367/FUL	15/06/2023	Mr Mike Nash	FUL	Techniquet Stuart Street Butetown Cardiff CF10 5BW	Installation of roof mounted solar development and associated works.	24/07/2023	Permission Granted	Minor - Industry/Storag e/Distribution

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02146/NMA	15/09/2023	Mr & Mrs Richmond	NMA	10 Mount Stuart Square Butetown Cardiff CF10 5EE	Proposed Non-Material Amendment to Planning Permission 23/00289/FUL- rear external doors system revised to match consented window system (Aluco Elegance) and elevations revised accordingly including introduction of fixed lights above doors and width of door WS005 increased.	05/10/2023	Permission Granted	Non Material Amendment
22/02462/FUL	07/11/2022	Paul Gwilym	FUL	Templar Park Industrial Estate East Moors Road Splott Cardiff CF24 5EW	Modular Build of 10 Multi-Use Containers for A3, retail, storage and community use	26/07/2023	Permission Granted	Minor - Other Principal Uses
23/01430/FUL	23/06/2023	BBC	FUL	BBC Cymru Wales Heol Porth Teigr Butetown Cardiff CF10 4GA	Installation of a new external staircase to enable roof access and walkway improvement works	02/08/2023	Permission Granted	Other Consent Types
23/00289/FUL	07/02/2023	Mr & Mrs Richmond	FUL	10 Mount Stuart Square Butetown Cardiff CF10 5EE	Proposed enlargement of 3 no. existing window openings to form door access to rear, changes to windows, internal works and alterations, replacement of floor slab and flat roof to rear single-storey for waterproofing remedial works, and installation of new heating system.	02/08/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00290/LBC	07/02/2023	Mr & Mrs Richmond	LBC	10 Mount Stuart Square Butetown Cardiff CF10 5EE	Proposed enlargement of 3 no. existing window openings to form door access to rear, changes to windows, removal of internal walls to ground floor office to improve facilities/provide new layout, installation of internal glass partition screens, replacement of floor slab and flat roof to rear single-storey for waterproofing remedial works, alterations to internal doors to improve fire safety, installation of new heating system	02/08/2023	Permission Granted	Listed Buildings
23/01392/LBC	26/06/2023	Bill's Restaurants Ltd	LBC	Bills Restaurants Pilotage Building Stuart Street Butetown Cardiff CF10 5BW	Repair and restoration the roof and dormer wall.	08/08/2023	Permission Granted	Listed Buildings
23/01566/DOC	12/07/2023	.	DOC	Land At Brains Brewery Crawshay Street Butetown Cardiff CF10 5DS	Discharge of Condition 10 (Cycle Parking) of 19/03171/MJR	09/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01169/DOC	24/05/2023		DOC	Former Brandon Hire Plc 151-153 Bute Street Butetown Cardiff	Discharge of Conditions 3 (Gas Protection Measures), 4 (Remediation Scheme and Verification Plan) and 16 (Construction Method and Environmental Protection Statement) of 21/01720/MJR	10/08/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01627/NMA	19/07/2023	-	NMA	Central Quay Phase 1 The Brewery Crawshay Street Butetown Cardiff	Proposed Non-Material Amendment to Planning Permission 19/03171/MJR (which varied 18/00735/MJR) - amend conditions 8, 11, 12 and 17	11/08/2023	Permission Granted	Non Material Amendment
23/00959/FUL	16/05/2023	MR M YOUNG	FUL	Colum Buildings 13 Mount Stuart Square Butetown Cardiff CF10 5EE	Change of Use of Upper Second and Third Floors from Commercial Offices (A2) to Residential Accomodation (C3)	14/08/2023	Permission Granted	Minor - Dwellings (C3)
23/01903/NMA	15/08/2023	Johnson	NMA	Driscoll Building 1 And 2 Ellen Street Butetown Cardiff CF10 4BP	Proposed Non-Material Amendment to Planning Permission 09/01472/C- replace front facing combustible cladding of buildings 1 and 2	18/08/2023	Permission Granted	Non Material Amendment
23/01665/DOC	19/07/2023	.	DOC	Former Brains Brewery Crawshay Street Butetown Cardiff	Partial Discharge of Condition 19 (Ground Gas Protection) of 19/03171/MJR in relation to the multi-storey car park	22/08/2023	Partial Discharge of Condition (s)	Discharge of Conditions
23/01655/DOC	19/07/2023	.	DOC	Central Quay Phase 1 The Brewery Crawshay Street Butetown Cardiff CF10 5DS	Discharge of Condition 5 (Drainage) of 19/03171/MJR	22/08/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/02856/FUL	01/12/2022	Dr Sarwan Sumon	FUL	Land Off Roath Dock Road Butetown Cardiff	Proposed temporary construction compound to facilitate the construction of the new Butetown Station and alterations to the existing Cardiff Bay Station for a period of 18 months	22/08/2023	Permission Granted	Minor - Other Principal Uses
23/01381/DOC	19/06/2023	Mr Chris Spiteri	DOC	Custom House 56 Bute Street Butetown Cardiff	Discharge of Condition 3 (Construction Environmental Management Plan) of 22/01162/MNR	24/08/2023	Full Discharge of Condition	Discharge of Conditions
23/00897/PRNO	03/08/2023	Mrs Natalie Wood	PRNO	12A Curran Road Butetown Cardiff CF10 5DF	Demolition of Buildings No 11 & 12	25/08/2023	Prior Approval Not Required	Other Consent Types
23/01329/DOC	12/06/2023	The DEPOT Warehouse Limited	DOC	Former Doctor Who Experience Site Tiger Yard Heol Porth Teigr Butetown Cardiff	Discharge of Conditions 3 (Precautionary Working Method Statement), 4 (Construction and Environmental Management Plan), and 5 (Ecology) of 22/02603/FUL	25/08/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01498/NMA	29/06/2023	N/A	NMA	Land Adjacent To Longships Road And Compass Road Cardiff Bay Cardiff CF10 4RP	Proposed Non-Material Amendment to Planning Permission 21/01482/MJR - Variation of Condition 1 to vary the approved plans for the proposed warehouse building, external service yard, parking areas, drainage features and landscaping Variation of Condition 1 of planning permission 21/01482/MJR to secure non-material amendments to the proposed warehouse building, external service yard, parking areas, drainage features and landscaping as approved	31/08/2023	Permission Granted	Non Material Amendment
23/01405/VAR	20/06/2023		VAR	Plot 1 Assembly Square Britannia Quay Cardiff Bay	Offices (Use Class B1), Ground Floor Retail (Use Class A1) and / or Food and Drink (A3) and / or Offices (B1) (Approved 7 August 2020 - app ref. 20/01148/MJR) Variation of Condition 1C of 20/01148/MJR to allow a further three years for Reserved Matters and 1D of 20/01148/MJR to allow a further five years from commencement or two years from the date of the last matters to be approved, whichever is the latest	01/09/2023	Permission Granted	Renewals and Variation of Conditions
23/00932/HSE	27/04/2023	Mr. Mdliton Ahmed	HSE	7 Loudoun Square Butetown Cardiff CF10 5JA	Two storey side and single storey rear extensions, loft conversion and installation roof lights on the front and rear roof	04/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01218/DOC	01/06/2023		DOC	Former Brandon Hire Plc 151-153 Bute Street Butetown Cardiff	Discharge of Condition 26 (Drainage Scheme) of 21/01720/MJR	11/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01921/NMA	21/08/2023	Mr Peter Janzso	NMA	Sovereign Quay 2 Havannah Street Cardiff CF10 5SF	Proposed Non-Material Amendment to Planning Permission 99/00911/C- Removal and Replacement of All Rendered Surfaces with Non-Combustible Alternatives.	11/09/2023	Permission Granted	Non Material Amendment
23/01956/NMA	22/08/2023	Mr Andrew Woods	NMA	Crawshay Court 6 Curran Road Butetown Cardiff CF10 5TG CF10 5JX	Proposed Non-Material Amendment to Planning Permission 19/01930/MJR- The redesign of the steel frame at the top of the building	11/09/2023	Permission Granted	Non Material Amendment
22/00306/MNR	22/03/2022	Mr Mosuela	CLD	Unit 2 3-11 West Bute Street Butetown Cardiff CF10 5EN	PROPOSED USE AS OFFICE AND PHOTOGRAPHY STUDIO	22/09/2023	Refuse	Other Consent Types
23/00856/NMA	20/04/2023	Mr Barney Dawson	NMA	Phase 2 Plot 1 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff	Proposed Non-Material Amendment to Planning Permission 21/02883/MJR (as amended by 23/00214/NMA) to vary Condition 2 (Approved plans) in respect of minor elevational changes	25/09/2023	Permission Granted	Non Material Amendment

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00857/NMA	27/04/2023	Mr Barney Dawson	NMA	Phase 2 Plot 2 Central Quay At Former Brewery Site Crawshay Street Butetown Cardiff	Proposed Non-Material Amendment to Planning Permission 21/02884/MJR (as amended by 23/00216/NMA) to vary Condition 2 (Approved plans) in respect of minor elevational changes	25/09/2023	Permission Granted	Non Material Amendment
23/00566/PRAP	20/03/2023	Mr B Clayton	PRAP	Cardiff Bay Station Bute Street Butetown Cardiff	NEW BUTETOWN STATION CONSISTING OF PLATFORMS, ACCESSES AND ANCILLARY WORKS; UPGRADED STATION AT CARDIFF BAY INCLUDING PLATFORMS, ACCESSES, NEW SQUARE AND ANCILLARY WORKS; PLUS ALTERATIONS TO EXISTING EAST-WEST ROUTES.	03/10/2023	Prior Approval Granted	Other Consent Types
23/01306/LBC	08/06/2023	Malik Kay	LBC	The Big Windsor Stuart Place Butetown Cardiff CF10 5BU	Proposed replacement windows to ground floor, and a condenser connection to the Listed Building.	05/10/2023	Refuse	Listed Buildings
22/02730/FUL	17/11/2022	.	FUL	123 Bute Street Butetown Cardiff CF10 5AE	CONVERSION OF FIRST AND SECOND FLOORS TO 2NO. SELF CONTAINED APARTMENTS	05/10/2023	Permission Granted	Minor - Dwellings (C3)
22/02731/LBC	16/11/2022	.	LBC	123 Bute Street Butetown Cardiff CF10 5AE	CONVERSION OF FIRST AND SECOND FLOORS TO 2NO. SELF CONTAINED APARTMENTS	05/10/2023	Permission Granted	Listed Buildings

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01150/HSE	01/06/2023	MS A Glotnyte	HSE	89 Halliard Court Butetown Cardiff CF10 4NH	Single storey rear and front extension	24/07/2023	Permission Granted	Householder
CAERAU								
23/01278/CLD	06/06/2023	Mrs Neelab Zarif	CLD	15 Palmers Drive Caerau Cardiff CF5 5NR	Construct single storey rear extension.	24/07/2023	Permission Granted	Other Consent Types
23/00927/REN	25/04/2023	Mrs Suzanne Wills	REN	Part Of Land At 6 Cyntwell Crescent Caerau Cardiff CF5 5QG	Renewal of 18/00383/MNR to remove side outhouse and construct three bedroom attached residential unit with new parking space to existing property	18/09/2023	Permission Granted	Renewals and Variation of Conditions
23/01519/FUL	03/07/2023	Ms Edmunds	FUL	Caerau Lane Surgery Caerau Lane Caerau Cardiff CF5 5HJ	Proposed change of use from surgery (D1) to care home (C2), with associated alterations to windows.	15/08/2023	Permission Granted	Minor - Other Principal Uses
22/00262/DCH	04/04/2022	Mr Brendon Bulman	HSE	157 Heol Trelai Caerau Cardiff CF5 5LE	RETENTION OF SINGLE STOREY DETACHED GARAGE	24/07/2023	Refuse	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01308/NMA	12/06/2023	Aldi Stores Limited	NMA	Aldi Foodstore Ltd Treseder Way Caerau Cardiff CF5 5NU	Proposed Non-Material Amendment of Planning Permission 21/02181/MNR - The removal of the two 'Click & Collect' spaces from near the store entrance and future/passive Electric Vehicle Charging Point spaces from the centre of the car park. The five blue badge parking bays are proposed to be relocated towards the store entrance, and the four active Electric Vehicle Charging Points spaces and four future/passive Electric Vehicle Charging Point spaces that are to be retained are to be reconfigured	11/08/2023	Permission Granted	Non Material Amendment
23/01309/NMA	12/06/2023	Aldi Stores Limited	NMA	Aldi Foodstore Ltd Treseder Way Caerau Cardiff CF5 5NU	Proposed Non-Material Amendment to Planning Permission 21/02181/MNR - The reduction in welfare extension depth by 2m to avoid the foul sewer easement	11/08/2023	Permission Granted	Non Material Amendment
23/01574/ADV	11/07/2023	Aldi Stores Limited	ADV	Aldi Foodstore Ltd Treseder Way Caerau Cardiff CF5 5NU	One non-illuminated vinyl film logo applied to glass of new building entrance lobby (Sign C). One non-illuminated graphic board mounted to external wall (Sign D). One non-illuminated vinyl film graphic applied to shopfront glazing (Sign E).	04/09/2023	Permission Granted	Advertisements
23/01288/HSE	13/06/2023	Mrs Lucy Warner	HSE	38 Heol Eglwys Caerau Cardiff CF5 5NY	Proposed flat roof single storey extension with juliet balcony to rear	08/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/01040/DCH	16/05/2022	Mr Bennett	HSE	58 Camrose Road Caerau Cardiff CF5 5ER	TWO STOREY SIDE EXTENSION INCLUDING HIP TO GABLE ROOF EXTENSION AND REAR DORMER AND NEW FRONT ENTRANCE PORCH	25/09/2023	Permission Granted	Householder
23/01488/ADV	28/06/2023	Aldi Stores Limited	ADV	Aldi Foodstore Ltd Treseder Way Caerau Cardiff CF5 5NU	New signs	12/09/2023	Permission Granted	Advertisements
23/01432/NMH	23/06/2023	Amanda Woolls	NMH	36 Heol Pantyderi Caerau Cardiff CF5 5PL	Proposed Non-Material Amendment to Planning Permission 22/03066/HSE - Addition of two windows to extension for ventilation and light; Provide a render finish to the rear extension to match the render on the second floor; Change colour of face brickwork facing neighbours and no. 34	27/07/2023	Permission Granted	Non Material Householder
23/01666/HSE	20/07/2023	Mrs Ceri Pigeon	HSE	26 Palmers Drive Caerau Cardiff CF5 5NR	Single storey rear extension and attic conversion.	11/09/2023	Permission Granted	Householder
CANTON 23/01754/NMA	02/08/2023	Mr Adrian Millard	NMA	637 Cowbridge Road East Canton Cardiff CF5 1BH	Non-Material Amendment to Planning Permission 20/00472/MNR - revised parking arrangement and reduction in spaces from 13 to 11	15/08/2023	Permission Granted	Non Material Amendment

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01867/NMA	11/08/2023	Nando's Chickenland Ltd	NMA	Unit 3 The Pod 2 Capital Retail Park Leckwith Road Canton Cardiff CF11 8EG	Non-Material Amendment to Planning Permission 23/00544/FUL- Amend roof level plant layout.	15/08/2023	Permission Granted	Non Material Amendment
23/01286/FUL	14/06/2023	Jon Rees	FUL	Renault Trucks Hadfield Road Leckwith Cardiff CF11 8AQ	Erection of an ancillary industrial building anchored to existing hardstanding	07/08/2023	Permission Granted	Minor - Industry/Storage/ Distribution
23/00528/NMA	09/03/2023	Holmes	NMA	Cardiff International Sports Stadium Leckwith Road Canton Cardiff CF11 8AZ	Proposed Non-Material Amendment to 20/01648/MJR (Replacement Fitzalan High School) to allow for changes during construction	25/07/2023	Permission Granted	Non Material Amendment
23/00468/FUL	15/03/2023	Mr Tom Jolly	FUL	58A Clive Road Canton Cardiff CF5 1HG	Change of use of part of unit to D2 and A1 use (weightlifting club including the sale of protein bars and sports drinks)	24/07/2023	Permission Granted	Minor - Other Principal Uses
23/01804/DOC	04/08/2023	Mr Adrian Millard	DOC	637 Cowbridge Road East Canton Cardiff CF5 1BH	Discharge of conditions 7 (Details of Soft Landscaping) and 9 (Arboricultural Method Statement) of 19/00016/MJR	16/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01730/DOC	27/07/2023	United Welsh Housing Association	DOC	Former Lionite Mele Ltd Sanatorium Road Canton Cardiff CF11 8PN	Discharge of Condition 10 (Japanese Knotweed) of 21/02861/MJR	28/09/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00498/DOC	03/03/2023	Mr N Khan	DOC	Former Ian Williams Ltd Sanatorium Road Canton Cardiff CF11 8SU	Discharge of Conditions 3 (Construction Management), 4 (Ground Gas Protection), 5 (Contaminated Land Measures- Assessment), 6 (Contaminated Land Measures- Remediation Scheme and Verification Plan) and 25 (Use of Site Won Materials) of 23/00496/VAR	15/09/2023	Partial Discharge of Condition (s)	Discharge of Conditions
23/00540/DOC	10/03/2023	Mrs Holmes	DOC	Cardiff International Sports Stadium Leckwith Road Canton Cardiff CF11 8AZ	Discharge of Conditions 12 (Security Lights and CCTV), 14 (Gates), 23 (Active Travel Plan), 24 (Transport Works), 25 (Pedestrian/cycling link), 26 (Cycle Parking), 27 (Car parking) and 28 (Delivery provision) of 20/01648/MJR (Replacement Fitzalan High School)	15/09/2023	Full Discharge of Condition	General Regulations
22/02325/FUL	05/10/2022	Ojla	FUL	544 Cowbridge Road East Canton Cardiff CF5 1BN	Extension and conversion of dwelling into 5no. apartments	13/09/2023	Refuse	Minor - Dwellings (C3)
23/01910/DOC	16/08/2023	Mr Adrian Millard	DOC	637 Cowbridge Road East Canton Cardiff CF5 1BH	Discharge of condition 3 (Details of Crossover Junction) of 20/00472/MNR	06/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01489/HSE	29/06/2023	Mr Liakoth Khan	HSE	3 Dunraven Road Canton Cardiff CF11 8AN	Proposed rear extension.	04/09/2023	Refuse	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01064/DOC	11/05/2023	.	DOC	Fitzalan High School Lawrenny Avenue Canton Cardiff CF11 8XB	Partial Discharge of Conditions 11 (Security), 12 (Pedestrian/Cycling Link between Lawrenny Avenue and Broad Street) and 16 (Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)) of 20/01647/MJR	01/09/2023	Partial Discharge of Condition (s)	Discharge of Conditions
23/01848/NMA	08/08/2023	Mr Richard Black	NMA	Site Of Former Duke Of Clarence Hotel Clive Road Canton Cardiff	Proposed Non-Material Amendment to Planning Permission 21/02968/MJR- remove upper floor projecting brick detail, change positions of windows and fenestrations, replace timber cladding with a contrasting brick and slight change to the design of the juliet balcony.	23/08/2023	Permission Granted	Non Material Amendment
23/00496/VAR	03/03/2023	Mr N Khan	VAR	Former Ian Williams Ltd Sanatorium Road Canton Cardiff CF11 8SU	Variation of Condition 1 of 18/00027/MJR (Alterations and Extensions to Existing Mosque) to extend the time limit for commencement of the works	22/08/2023	Permission Granted	Renewals and Variation of Conditions
23/02091/CLD	08/09/2023	Miss Awen Penri	CLD	69 Glamorgan Street Canton Cardiff CF5 1QT	Single storey side extension.	29/09/2023	Refuse	Other Consent Types
23/01213/CLD	01/06/2023	Caroline Taylor	CLD	17 Kensington Avenue Canton Cardiff CF5 1BU	Single storey rear extension.	24/07/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
CATHAYS 23/00955/FUL	16/05/2023	MR SCOTT HARRISON	FUL	78 Crwys Road Cathays Cardiff CF24 4NP	Dormer Roof Extensions and Conversion to Three Flats and ground floor change of use to A2 office	04/10/2023	Permission Granted	Minor - Dwellings (C3)
22/02567/ADV	01/11/2022	Mrs Helen Jones	ADV	Tabernacl Eglwys Y Bedyddwyr The Hayes Cathays Cardiff CF10 1AJ	Replacement of an existing static printed noticeboard with a digital noticeboard	04/10/2023	Permission Granted	Advertisements
23/02058/LBC	05/09/2023	Tameside MBC-GMPF	LBC	18 The Hayes Cathays Cardiff CF10 1AH	Retrospective application for the Installation of ducting to the roof	04/10/2023	Permission Granted	Listed Buildings
23/01163/CLU	20/06/2023	MR WILLIAM STUART	CLU	30 Dogfield Street Cathays Cardiff CF24 4QJ	Use of Dwellinghouse for Short Term Letting (Class C6)	21/08/2023	Permission Granted	Other Consent Types
23/01785/ADV	31/07/2023	O'halloran	ADV	20 The Hayes Cathays Cardiff CF10 1AH	Fascia letters sign and hanging sign	21/08/2023	Permission Granted	Advertisements
22/02924/FUL	19/01/2023	MR ASIF GHAFFAR	FUL	122A Crwys Road Cathays Cardiff CF24 4NR	Change of Use to 2No. Single Bed Apartments and 1 No. Two Bed Apartment	22/08/2023	Permission Granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01551/PRAP	07/07/2023		PRAP	Land Off Cathays Terrace Adjacent To Flora Street Cathays Cardiff	Installation of a 17.5m monopole, accommodating 6no. antennas & 2no. microwave dishes, the installation of 2no. equipment cabinets, along with ancillary works	31/08/2023	Requires Prior Approval	Other Consent Types
23/01195/FUL	07/08/2023	Mrs Sharon Williams	FUL	Hugh James Solicitors Two Central Square Central Square Cathays Cardiff CF10 1FS	Installation of pergolas on roof terrace.	01/09/2023	Permission Granted	Minor - Other Principal Uses
22/02294/VAR	07/10/2022	Bella Noakes	VAR	Outside 64-74 St Mary Street Cathays Cardiff CF10 1FA	VARIATION OF CONDITION 2 of 19/00540/MNR TO ALTER APPROVED PLANS	04/09/2023	Refuse	Renewals and Variation of Conditions
22/02295/ADV	07/10/2022	Martin Brown	ADV	Outside 64-74 St Mary Street Cathays Cardiff CF10 1FA	TWO DIGITAL LCD DISPLAY SCREENS, ONE ON EACH SIDE OF BT STREET HUB UNIT	04/09/2023	Refuse	Advertisements
23/01179/LBC	25/05/2023	Mr Gary Phillips	LBC	12 The Hayes Cathays Cardiff CF10 1AH	Interior refurbishment and installation of a security shutter	04/09/2023	Permission Granted	Listed Buildings
23/01695/FUL	21/07/2023	Mr Nasir Jarjis	FUL	11 St John Street Cathays Cardiff CF10 1GL	External shop front alterations	04/09/2023	Permission Granted	Minor - Retail (A1-A3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01696/LBC	21/07/2023	Mr Nasir Jarjis	LBC	11 St John Street Cathays Cardiff CF10 1GL	External shop front alterations	04/09/2023	Permission Granted	Listed Buildings
23/01731/ADV	27/07/2023	c/o agent	ADV	Units 1-3 63-67 Andrews Buildings Queen Street Cardiff CF10 2BE	Various illuminated and non-illuminated signs	04/09/2023	Permission Granted	Advertisements
23/01727/FUL	25/07/2023	c/o agent	FUL	Units 1-3 63-67 Andrews Buildings Queen Street Cardiff CF10 2BE	Proposed external and internal alterations	04/09/2023	Permission Granted	Minor - Retail (A1-A3)
23/01728/LBC	25/07/2023	c/o agent	LBC	Units 1-3 63-67 Andrews Buildings Queen Street Cardiff CF10 2BE	Proposed external and internal alterations	04/09/2023	Permission Granted	Listed Buildings
23/01736/ADV	31/07/2023		ADV	50-51 Park Place Cathays Cardiff CF10 3AT	Aluminium fascia sign	04/09/2023	Permission Granted	Advertisements
23/01842/ADV	21/08/2023	Mr Roche	ADV	8 Town Wall South Cathays Cardiff CF10 2EW	Individual built up letters mounted direct to the face of the upper shop front glass	06/09/2023	Permission Granted	Advertisements

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01791/DOC	01/08/2023	Deborah Ascent Development Limited	DOC	Premier Inn Custom House Street Cathays Cardiff CF10 1AP	Discharge of Conditions 9 (contaminated land measures), 11 (imported soil), 12 (imported aggregates) and 13 (site won materials) of Planning Permission 17/01906/MJR	11/09/2023	Partial Discharge of Condition (s)	Discharge of Conditions
23/01835/DOC	07/08/2023		DOC	Premier Inn Custom House Street Cathays Cardiff CF10 1AP	Discharge of condition 27 (Extraction Equipment) of 17/01906/MJR	11/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01912/SCR	15/08/2023		SCR	14 - 18 St Mary Street Cathays Cardiff CF10 1TT	Request for EIA Screening Opinion for Phase 2 and 3, Former Howells Department Store	12/09/2023	Response Sent	Other Consent Types
23/01453/HSE	18/07/2023	MR BRIAN LONG	HSE	108 Richards Street Cathays Cardiff CF24 4DD	Ground and first floor rear extension and dormer loft conversion to existing class C4 HMO	18/09/2023	Permission Granted	Householder
23/00728/CLD	30/03/2023	phil McInnes	CLD	Deri House 2 - 4 Park Grove Cathays Cardiff CF10 3BN	Replacement of the HVAC plant currently located on the roof	18/09/2023	Permission Granted	Other Consent Types
23/01751/NMA	18/08/2023	David Bellis	NMA	5 - 6 High Street Cathays Cardiff CF10 1AW	Non-Material Amendment to Planning Permission 20/01893/MNR to install revised escape staircase to rear.	18/09/2023	Permission Granted	Non Material Amendment

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01752/LBC	04/08/2023	Mr David Bellis	LBC	5 - 6 High Street Cathays Cardiff CF10 1AW	Revised internal alterations associated with change of use to serviced holiday accommodation (class c1), revised external staircase at rear, and internal access to adjoining building at 1-4 High Street	18/09/2023	Permission Granted	Listed Buildings
23/02036/ADV	01/09/2023	CLEAR CHANNEL uk Sue Cook	ADV	Bus Stop 5601-1078 - 1108 Custom House Street Cardiff CF10 1AP	Double-sided digital displays within proposed bus shelter.	19/09/2023	Permission Granted	Advertisements
23/01894/ADV	24/08/2023	JD WETHERSPOON	ADV	83 - 84 St Mary Street Cathays Cardiff CF10 1DW	Erection of 10 exterior signs, both illuminated and non-illuminated, and 5 upward facing floodlights.	20/09/2023	Permission Granted	Advertisements
23/01446/FUL	03/08/2023	MR KAISER HASSAN	FUL	20 Woodville Road Cathays Cardiff CF24 4EA	Rear extension and dormer loft conversion and conversion to large sui generis House in Multiple Occupation	22/09/2023	Permission Granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02055/WTCA	05/09/2023	Cardiff University	WTCA	3 Queen Anne Square Cathays Cardiff CF10 3ED	To undertake various tree works to remove dead or overgrown tree / shrub vegetation and to help improve aesthetics to let more light into area. 1. Front of Property - London plane - overall crown reduction by 20%, 10% crown thin, crown lift to clear structures, footways and carriageways by shortening branch tips to suitable points. Reduction shall in all cases be to strong and suitable pruning points to leave a flowing branch line and balanced and natural crown form. Thinning shall leave an even branch density throughout the crown with no 'lion-tailing' of branches resulting from excessive thinning along branch lengths. 2. 3x leylandii in rear garden - fell to ground level and remove. 3. Bay tree - reduce crown by 50% and trim sides hard. 4. Ivy growing on wall, trellis and leylandii trees - remove from wall. Remove old broken trellis too. 5. All other small trees and shrubs - reduce all hard by up to 50%. 6. Optional Stump grinding for those 3 large stumps	22/09/2023	GRANT - Works to Trees	Other Consent Types
23/01085/VAR	12/05/2023	MR. ASISH ARAVINDAKSHAN	VAR	30 St Mary Street Cathays Cardiff CF10 1AB	Variation of Conditions 2 & 4 of 12/00851/DC1 to extend opening hours to 08.00hrs to 02.00hrs and allow use as a restaurant/hot food takeaway	28/09/2023	Permission Granted	Renewals and Variation of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02102/ADV	08/09/2023	Ms MAISIE MAISIE HELLOWELL	ADV	Hugo Boss 15 The Hayes Cathays Cardiff CF10 1GA	Replace existing illuminated signage with updated logo	28/09/2023	Permission Granted	Advertisements
23/01978/FUL	25/08/2023	Mr C Abraham	FUL	76 Salisbury Road Cathays Cardiff CF24 4AD	Single storey rear extension to House in Multiple Occupation.	28/09/2023	Permission Granted	Householder
23/00827/HSE	02/05/2023	Mr. David Evans	HSE	24 Treherbert Street Cathays Cardiff CF24 4JN	Proposed single/two storey rear extension, box dormer roof extension and associated works to increase capacity from a 3 bed HMO to a 5 bed HMO (C4)	24/07/2023	Permission Granted	Householder
23/01113/LBC	16/05/2023	-	LBC	27 High Street Cathays Cardiff CF10 1PU	Minor internal revisions to ground floor layout and refurbishment	24/07/2023	Permission Granted	Listed Buildings
23/01217/ADV	01/06/2023	MR G DURSTON	ADV	41 The Hayes Cathays Cardiff CF10 1GA	Fascia sign and projecting sign.	24/07/2023	Permission Granted	Advertisements
23/00243/HSE	09/02/2023	MR STUART HORLER	HSE	35A Rhymney Street Cathays Cardiff CF24 4DH	Convert Garage into Bedroom	24/07/2023	Refuse	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01216/FUL	01/06/2023	MR G DURSTON	FUL	41 The Hayes Cathays Cardiff CF10 1GA	Replacement shopfront	26/07/2023	Permission Granted	Other Consent Types
23/01223/CLD	08/06/2023	MR SCOTT HARRIS	CLD	99 Monthermer Road Cathays Cardiff CF24 4QY	Dormer loft conversion not exceeding 40 M3 plus ground floor extension not exceeding 4M. All finishes to match existing.	27/07/2023	Permission Granted	Other Consent Types
23/01307/PRAP	21/06/2023	Mr B Clayton	PRAP	Cathays Station Senghennydd Road Cathays Cardiff	Replacement footbridge and ancillary works on the existing platform	27/07/2023	Prior Approval Granted	Other Consent Types
23/01019/FUL	04/05/2023	Mr & Mrs Stephen & Karrie Thomas	FUL	123 Richards Street Cathays Cardiff CF24 4DD	Mixed use development consisting of 3no. flats, 2no. retail units and an office, including alterations to existing shop front, ground and first floor rear extension and roofspace extension	28/07/2023	Permission Granted	Minor - Dwellings (C3)
23/01576/DOC	11/07/2023	Tameside MBC-GMPF	DOC	18 The Hayes Cathays Cardiff CF10 1AH	Discharge of Condition 6 (Fire Stopping Details) of LBC/22/00040/MNR	28/07/2023	Full Discharge of Condition	Discharge of Conditions
23/01476/ADV	10/07/2023	mr Dean Winston	ADV	Parkgate Hotel Westgate Street Cathays Cardiff CF10 1DA	Illuminated signage	31/07/2023	Permission Granted	General Regulations

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01416/ADV	03/07/2023	Mr Nasir Jarjis	ADV	11 St John Street Cathays Cardiff CF10 1GL	New illuminated signage and awning.	31/07/2023	Permission Granted	Advertisements
23/01080/LBC	12/05/2023	Mr Ben French	LBC	56 Queen Street Cathays Cardiff CF10 2PX	Refurbishment of the premises including replacement of non-original floor, wall and ceiling finishes and the replacement of external signage. The demolition of a non-original partition and construction of a replacement partition on a slightly different alignment. Various works to non-original doors.	02/08/2023	Permission Granted	Listed Buildings
23/01082/ADV	12/05/2023	Mr Ben French	ADV	56 Queen Street Cathays Cardiff CF10 2PX	Replacement of the main fascia sign, secondary fascia sign, hanging sign and nameplate	02/08/2023	Permission Granted	Advertisements
23/01099/CLD	06/06/2023	MR SCOTT HARRIS	CLD	91 Monthermer Road Cathays Cardiff CF24 4QY	Dormer loft conversion. Rear Extension and Alterations.	02/08/2023	Permission Granted	Other Consent Types
23/01248/LBC	01/06/2023	mrs Sasha Fitzgerald	LBC	Cardiff Crown Court King Edward VII Avenue Cathays Cardiff CF10 3PG	Installation of new comfort cooling system to the custody suite area of the ground floor of the building.	03/08/2023	Permission Granted	Listed Buildings
23/01327/FUL	09/06/2023	Empiric (Cardiff Summit House) Ltd	FUL	Summit House 9 - 10 Windsor Place Cathays Cardiff CF10 3BX	Installation of 3 nos. roof mounted air source heat pumps (ASHPs).	07/08/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01222/LBC	02/06/2023	Louise Thomas	LBC	Central Market St Mary Street Cathays Cardiff CF10 1AU	External alterations and Repair and refurbishment of Cardiff Central Market.	08/08/2023	Permission Granted	General Regulations
23/00906/DOC	24/04/2023	Ropemaker Properties Limited	DOC	Landore Court Charles Street Cathays Cardiff	Discharge of condition 27 (light pollution) of 21/00138/MJR	08/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01515/ADV	18/07/2023	greg cooper	ADV	Cardiff International Arena Mary Ann Street Cathays Cardiff CF10 2EP	2 Low level non-illuminated entrance signs and 4 high level illuminated signs.	08/08/2023	Permission Granted	Advertisements
23/01618/ADV	17/07/2023	Caro Van Der Wiel	ADV	4 The Hayes Cathays Cardiff CF10 1AH	New fascia and projecting sign. New vinyl lettering to shopfront glazing	08/08/2023	Permission Granted	Advertisements
23/01351/CLD	30/06/2023	MS NAZIA MUNIR	CLD	37 Robert Street Cathays Cardiff CF24 4PD	Dormer loft conversion and ground floor rear extension	08/08/2023	Permission Granted	Other Consent Types
23/01274/LBC	05/06/2023	MR SCOTT MORTON	LBC	27 High Street Cathays Cardiff CF10 1PU	Installation of external sign, projecting signs, 3 window graphics and menu case.	08/08/2023	Permission Granted	Listed Buildings

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01389/DOC	19/06/2023	Ropemaker Properties Limited	DOC	Landore Court 47-53 Charles Street City Centre Cardiff	Discharge of Conditions 17 (Imported Soils) and 18 (Imported Aggregates) of 21/00138/MJR	09/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01281/HSE	13/06/2023	Mr Simon Colley	HSE	6 Flora Street Cathays Cardiff CF24 4EP	Rear dormer roof extension, single storey rear extension, insertion of roof light to the front roof plane at existing class C4 House in Multiple Occupation.	09/08/2023	Permission Granted	Householder
23/01221/FUL	02/06/2023	Louise Thomas	FUL	Central Market St Mary Street Cathays Cardiff CF10 1AU	External alterations and Repair and refurbishment of Cardiff Central Market.	10/08/2023	Permission Granted	General Regulations
23/01380/FUL	06/07/2023	Mr Miles Davies	FUL	17 St Andrew's Crescent Cathays Cardiff CF10 3DB	The conversion of a garage into office with minor alterations	10/08/2023	Permission Granted	Minor - Offices (B1(a))
23/01191/NMA	26/05/2023	Mr Benjamin Greasley	NMA	Landore Court 47-53 Charles Street City Centre Cardiff	Proposed Non-Material Amendment to Planning Permission 21/00138/MJR - Amendment to ground floor plan and vary wording of condition 2, to include omission of the bin store to the commercial unit 02 at Landore Court	11/08/2023	Permission Granted	Non Material Amendment
23/00807/ADV	11/04/2023	Mr Giles Hoare	ADV	14 - 18 St Mary Street Cathays Cardiff CF10 1TT	Retention of Existing Non-Illuminated Advertising Banner	11/08/2023	Permission Granted	Advertisements

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01350/VAR	30/06/2023	MR HOSSIEN POLADI	VAR	84 Minny Street Cathays Cardiff CF24 4ET	Removal of condition 2 of 04/00816/C to allow conversion to residential use as parking is not a requirement for a house in multiple occupation	15/08/2023	Refuse	Renewals and Variation of Conditions
CREIGIAU AND ST FAGANS								
21/02075/MJR	26/08/2021	Mr Rowlands	DOC	Land To The North Of M4 Junction 33 Creigiau Cardiff	DISCHARGE OF CONDITION 30 (M4 NOISE BARRIER) OF 14/00852/DCO	28/09/2023	Full Discharge of Condition	Discharge of Conditions
CYNCOED								
23/01229/CLD	05/06/2023	Mrs Chloe Sambell	CLD	23 Celyn Avenue Cyncoed Cardiff CF23 6EH	Proposed domestic rear single storey extension, and rear dormer roof extension	24/07/2023	Permission Granted	Other Consent Types
23/00690/CLD	17/04/2023	Mr Andrew Watts	CLD	83 Lake Road West Cyncoed Cardiff CF23 5PJ	Installation of up to 12 solar panels on flat garage roof at the rear of the property	26/07/2023	Permission Granted	Other Consent Types
23/00737/HSE	23/05/2023	Mr Robert Court	HSE	10 Beatty Avenue Cyncoed Cardiff CF23 5QT	Construction of raised deck area and associated works	27/07/2023	Permission Granted	Householder
23/01296/HSE	08/06/2023	Jonathan and Emma Tumelty	HSE	11 Cyncoed Avenue Cyncoed Cardiff CF23 6ST	Ground floor rear extension, front roof terrace extension with porch and side roof extension	27/07/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01297/HSE	08/06/2023	Jonathan and Emma Tumelty	HSE	11 Cyncoed Avenue Cyncoed Cardiff CF23 6ST	Ground and first floor rear extension, front roof terrace extension with porch and re-modelled roof with raised ridge	27/07/2023	Permission Granted	Householder
23/01090/HSE	24/05/2023	Mr Daniel Chung	HSE	176 Cyncoed Road Cyncoed Cardiff CF23 6BP	Single Storey Rear & Side Extension	31/07/2023	Permission Granted	Householder
23/01654/WTTPF		Wiseman	WTTPF	34 Bryn-awelon Road Cyncoed Cardiff CF23 6QR	The proposed works are to install a tree root barrier as shown on the attached photograph along with the potentially affected trees. The reason for the works is tree-related subsidence.	02/08/2023	Application Type Not required	Other Consent Types
23/01332/HSE	15/06/2023	Mr Mario Gropetis	HSE	3 Bettws-y-coed Road Cyncoed Cardiff CF23 6PH	Extension to rear with new dormers and roof extensions including increasing ridge height to create dormer bungalow & Relocation of Existing Garage	08/08/2023	Refuse	Householder
23/01124/HSE	06/06/2023	Mr Jonathan Lloyd-Evans	HSE	43 Rannoch Drive Cyncoed Cardiff CF23 6LP	Demolition of garage/store and porch. Single storey front extension and single storey and part two storey rear extension and new hardstand.	08/08/2023	Permission Granted	Householder
23/00193/SCR	25/01/2023		SCR	Roath Park Lake Road West Cyncoed Cardiff	Request for EIA Screening Opinion in respect of proposed dam improvement works to Roath Park Dam	09/08/2023	Response Sent	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
19/02652/DCH	02/10/2019	Mr Camilleri	HSE	5 Dan-Y-Coed Close Cyncoed Cardiff CF23 6NJ	PROPOSED SINGLE & TWO STOREY REAR / SIDE EXTENSIONS, FRONT PORCH & LOFT CONVERSION WITH DORMER	10/08/2023	Permission Granted	Householder
23/01562/DOC	10/07/2023	Rizwan Yasin	DOC	32 Llandennis Road Cyncoed Cardiff CF23 6EG	Discharge of Condition 4 (Construction Environmental Management Plan) of 22/02367/HSE	14/08/2023	Full Discharge of Condition	Discharge of Conditions
23/00522/HSE	10/05/2023	Ross Hall	HSE	148 Lake Road East Cyncoed Cardiff CF23 5NQ	Single Storey Side Extension	15/08/2023	Permission Granted	Householder
23/01737/CLD	07/08/2023	Mr Mackay	CLD	41 Windermere Avenue Cyncoed Cardiff CF23 5PR	Hip to gable and rear dormer loft conversion	16/08/2023	Permission Granted	Other Consent Types
22/02302/HSE	28/04/2023	Ms LIN WANG	HSE	26 Carnegie Drive Cyncoed Cardiff CF23 6DH	Side and rear single storey extension and porch extension, rear roof dormer with juliet balcony, alterations to front garden/driveway	22/08/2023	Permission Granted	Householder
23/01520/DOC	06/07/2023	Mr Simon Pickard	DOC	13 Duffryn Road Cyncoed Cardiff CF23 6NP	Discharge of Condition 5 (Scheme for Ecological Enhancement) of 23/00563/HSE	24/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01564/VAR	13/07/2023	Shibeb Al-Mudhaffer	VAR	2 Sunningdale Close Cyncoed Cardiff CF23 6HP	Variation of Condition 2 of 22/01168/DCH to alter approved plans	04/09/2023	Permission Granted	Renewals and Variation of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01523/HSE	07/07/2023	Mr Charles Prothero	HSE	95 Celyn Avenue Cyncoed Cardiff CF23 6EL	Single storey extensions to ground floor rear and first floor front, double storey rear and side extension and dormer loft conversion.	04/09/2023	Permission Granted	Householder
23/01337/HSE	23/06/2023	Mr Jonathan Good	HSE	Thoravon 18 Henllys Road Cyncoed Cardiff CF23 6NL	Loft conversion with hip-to-gable, and dormer roof extensions to the front and rear.	04/09/2023	Permission Granted	Householder
23/01714/HSE	24/07/2023	Mr and Mrs Rees David Clive and Susan Rees	HSE	213 Woolaston Avenue Cyncoed Cardiff CF23 6EX	Garage conversion and ground floor front extension	04/09/2023	Permission Granted	Householder
23/01087/HSE	16/05/2023	Mr James Joseph	HSE	284 Cyncoed Road Cyncoed Cardiff CF23 6RX	Double storey side extension including a garage conversion.	06/09/2023	Refuse	Householder
23/01755/PRAP	01/08/2023	Mr Cameron Wilson	PRAP	Cyncoed Road Opposite Woodland Crescent Cyncoed Cardiff	Proposed 5G telecoms installation: 15m high slim line H3G street pole and associated cabinets with ancillary works.	11/09/2023	Prior Approval Refused	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02113/WTPP	11/09/2023	Dr Rama Kashour	WTTPI	25 Llandennis Avenue Cyncoed Caerdydd CF23 6JE	Cypress - At front of Property - Crown Lift to 3m over pavement Cypress - Growing over Pavement - Thin the larger heavier limbs to weight, reduce by taking out one in five branches (20%), working from the tips so leaving the tree outline intact	12/09/2023	GRANT - Works to Trees	Other Consent Types
23/01569/HSE	18/07/2023	Mrs Emma Blain	HSE	48 Lakeside Drive Cyncoed Cardiff CF23 6DG	First floor rear extension.	15/09/2023	Refuse	Householder
23/00953/HSE	27/04/2023	MR MOHAMMED SHAFQIAT	HSE	48 Hollybush Road Cyncoed Cardiff CF23 6TA	Two and single storey rear extensions, loft conversion with rear dormer and change of main roof to a gable end with external alterations	18/09/2023	Permission Granted	Householder
23/01527/HSE	18/07/2023	Mr Robert Xerri	HSE	133 Cyncoed Road Cyncoed Cardiff CF23 6AF	Internal remodelling to kitchen and utility space. Removing existing roof and replacing with flat roof.	18/09/2023	Permission Granted	Householder
23/00273/DOC	06/02/2023		DOC	17-41 Clearwater Way Lakeside Cardiff CF23 6DL	Discharge of Condition 14 (Sound Insulation) of 20/00153/MJR	19/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01399/HSE	05/07/2023	Mr And Mrs Close	HSE	49 Duffryn Avenue Cyncoed Cardiff CF23 6JL	Proposed two storey side and rear extension with extension o existing rear first floor roof.	19/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01854/HSE	09/08/2023	MR ADAM J PAINTER	HSE	192 Cyncoed Road Cyncoed Cardiff CF23 6BQ	Proposed single storey rear extension, second storey ensuite extension and side porch extension.	21/09/2023	Permission Granted	Householder
23/00094/HSE	23/01/2023	Alun Owen	HSE	149 Lake Road West Cyncoed Cardiff CF23 5PJ	Demolition of existing rear conservatory and construction of new single storey extension, first floor side extension, demolition of existing garage and construction of single storey office/gym building with external alterations including new level rear patio areas and planting beds	26/09/2023	Permission Granted	Householder
23/02014/HSE	30/08/2023	Mr & Mrs Shelley	HSE	1 Beatty Avenue Cyncoed Cardiff CF23 5QR	Roof raised to existing rear extension, raised patio to rear, stand-alone annex in garden	27/09/2023	Permission Granted	Householder
23/01857/HSE	09/08/2023	Mr Christopher Stisted	HSE	20 Hampton Crescent West Cyncoed Cardiff CF23 6RB	Proposed single storey rear extension to replace conservatory	29/09/2023	Permission Granted	Householder
23/01837/HSE	07/08/2023	MS SUZANNE LOWE	HSE	66 Dan-y-coed Road Cyncoed Cardiff CF23 6NE	Proposed second storey rear extension and single storey side extension (amendment to previously approved scheme 19/02235/DCH)	02/10/2023	Permission Granted	Householder
23/00564/HSE	17/03/2023	Mr and Mrs Van Rijn	HSE	159 Lake Road West Cyncoed Cardiff CF23 5PL	Loft conversion to include dormer window and raising the roof of the existing annex	04/10/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01690/HSE	27/07/2023	Mr M Chowdhury	HSE	26 Rannoch Drive Cyncoed Cardiff CF23 6LQ	New front entrance porch	04/10/2023	Permission Granted	Householder
23/01843/FUL	09/08/2023	Mrs Helen Williamson	FUL	255 Heathwood Road Cyncoed Cardiff CF14 4HS	Applying to change the Class usage from Class A1 Florist to Class A2 Financial and Professional service.	05/10/2023	Permission Granted	Miscellaneous
23/01579/HSE	12/07/2023	MR & MRS KEVIN MOSS	HSE	169 Lake Road West Cyncoed Cardiff CF23 5PL	Proposed rear pitched roof garden room.	06/10/2023	Permission Granted	Householder
23/02275/WTTPF	25/09/2023	Mrs Yvonne Thomas	WTTPF	101 Cyncoed Road Cyncoed Cardiff CF23 6AE	T1 Beech - Fell to ground level	06/10/2023	GRANT - Works to Trees	Other Consent Types
23/02303/WTTPF	02/10/2023	Mr Ashely Hughes	WTTPF	13 Bryn-awelon Road Cyncoed Cardiff CF23 6QR	Remove dying copper beech in hazardous terminal decline, grind out stump and replant suitable replacement tree	06/10/2023	GRANT - Works to Trees	Other Consent Types
ELY 23/01075/FUL	23/05/2023	Mr Kuljit Athwal	FUL	353 Grand Avenue Ely Cardiff CF5 4RD	Change of use from store back to flat	03/08/2023	Permission Granted	Minor - Dwellings (C3)
23/01037/HSE	23/05/2023	MR STUART TREBRICOCK	HSE	56 Coedriglan Drive Ely Cardiff CF5 4UN	Proposed Two Storey Side Extension	14/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02097/HSE	08/09/2023	Ms Sarah Louise Squires	HSE	24 Barnwood Crescent Ely Cardiff CF5 4TA	Demolish detached garage and replace with single storey ancillary building to rear with associated works.	06/10/2023	Permission Granted	Householder
23/01836/HSE	07/08/2023	Wendy & Russell Barwise	HSE	10 Plymouth Wood Crescent Ely Cardiff CF5 4DN	Proposed single storey rear extension and associated works.	22/09/2023	Permission Granted	Householder
23/01861/HSE	10/08/2023	MR CHRISTOPHER DENNER	HSE	5 Red House Place Ely Cardiff CF5 4FD	Single storey rear extension	28/09/2023	Permission Granted	Householder
23/01505/FUL	10/07/2023	Mr Anthony Danaher	FUL	99 Mill Road Ely Cardiff CF5 4AE	301505FUL 99Construct x2, one bedroom flats, on land adjacent to 99 Mill Road, Ely	18/09/2023	Refuse	Other Consent Types
FAIRWATER								
23/01368/CLD	15/06/2023	Ms Louise Dunne	CLD	27 Everswell Road Fairwater Cardiff CF5 3DH	Demolition of lean-to at rear and new single storey rear extension with alterations	24/07/2023	Permission Granted	Other Consent Types
23/01139/LBC	18/05/2023	Dr Sarwan Sumon	LBC	Railway Bridge Pwllmelin Road Llandaff Cardiff	Install a small part steel (SPS) system on the underside of the Pwllmelin Road Railway bridge with bonding cables	27/07/2023	Permission Granted	Listed Buildings
23/01480/DOC	27/06/2023	Saleem	DOC	Cantonian High School Fairwater Road Fairwater Cardiff CF5 3JR	Discharge of Condition 11 (Soft Landscaping) of 22/01719/MJR	02/08/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01277/DOC	06/06/2023	Saleem	DOC	Cantonian High School Fairwater Road Fairwater Cardiff CF5 3JR	Discharge of Condition 14 (External Extraction Equipment of 22/01719/MJR)	08/08/2023	Full Discharge of Condition	General Regulations
23/00721/HSE	03/07/2023	Susan Pratt	HSE	62 Wellwright Road Fairwater Cardiff CF5 3ED	Double and Single Storey Side Extension, Front Porch Extension and Outbuilding to Rear	08/08/2023	Permission Granted	Householder
23/01691/NMA	24/07/2023	Redrow Homes (South Wales); St Fagans No.1 & 2 Trust And ...	NMA	Plasdwr North West Cardiff Cardiff	Proposed Non-Material Amendment to Planning Permission 14/02733/MJR- change condition 63 (as previously amended by NMA 20/00175/MJR) from one requiring formal discharge prior to approval of any reserved matters application (RMA) to a regulatory condition requiring the detailed drainage scheme to be included in the RMA.	29/08/2023	Permission Granted	Non Material Amendment
22/02461/FUL	08/11/2022	Clare Regan	FUL	Unit 4 24 Norbury Road Fairwater Cardiff CF5 3AU	Change of Use of unit to include additional B1/B2 Use	11/09/2023	Refuse	Minor - Industry/Storag e/Distribution
23/00240/HSE	07/02/2023	Mr & Mrs Lewis	HSE	39 Fairways Crescent Fairwater Cardiff CF5 3DZ	DEMOLITION OF EXISTING REAR SINGLE STOREY EXTENSION AND CONSTRUCTION OF A REAR GABLE END EXTENSION AND FRONT, SIDE AND REAR ROOF EXTENSIONS.	15/09/2023	Refuse	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01272/HSE	28/07/2023	Mrs RDL LTD	HSE	227 St Fagans Road Fairwater Cardiff CF5 3DL	Rear storage constructed.	18/09/2023	Permission Granted	Householder
23/01063/HSE	13/06/2023	Mr Kinley Hoepstine	HSE	21 Tangmere Drive Fairwater Cardiff CF5 2PP	Loft conversion with dormer roof extension to the rear of the house, insertion of rooflights to the front elevation and associated works	18/09/2023	Permission Granted	Householder
23/01509/DOC	29/06/2023	Saleem	DOC	Cantonian High School Fairwater Road Fairwater Cardiff CF5 3JR	Discharge of Condition 10 (Temporary School Vehicular Access Arrangements) of 22/01719/MJR	19/09/2023	Full Discharge of Condition	General Regulations
23/01512/HSE	06/07/2023	Stephanie Collins	HSE	23 Keyston Road Fairwater Cardiff CF5 3ND	Rebuild of existing porch	22/09/2023	Permission Granted	Householder
23/01543/NMA	06/07/2023	Saleem	NMA	Cantonian High School Fairwater Road Fairwater Cardiff CF5 3JR	Proposed Non-Material Amendment to Planning Permission 22/01719/MJR- Vary Condition 3 (Approved Plans)	27/07/2023	Permission Granted	Non Material Amendment
GABALFA 23/01214/FUL	31/05/2023	Mr Peter Souto	FUL	Lime Tree Mansions New Zealand Road Gabalfa Cardiff	Retrospective application for change of use of ancillary store room to management office to serve Lime Tree Mansions.	08/08/2023	Permission Granted	Minor - Offices (B1(a))

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01565/FUL	12/07/2023	Mrs Shakira Hassan	FUL	Ground Floor Commercial Unit 93 - 95 Whitchurch Road Gabalfa Cardiff CF14 3JP	Ground floor change of use to D1 non-residential health and fitness practice.	04/09/2023	Permission Granted	Minor - Other Principal Uses
23/01548/HSE	31/07/2023	Mr James Davies	HSE	14 Canada Road Gabalfa Cardiff CF14 3BW	Loft Conversion with Juliette Balcony	25/09/2023	Permission Granted	Householder
23/01315/CLD	09/06/2023	Dr G Winter	CLD	27 Edington Avenue Gabalfa Cardiff CF14 3QF	Addition of flat roofed rear dormer	24/07/2023	Permission Granted	Householder
23/01704/CLD	21/07/2023	Judy Noble	CLD	30 Heathfield Road Gabalfa Cardiff CF14 3JY	Enlarge existing rear door, enlarge existing side window and create new side window openings to ground floor of existing rear annex.	22/08/2023	Permission Granted	Other Consent Types
23/01756/FUL	28/07/2023	Mr Paul Cousins	FUL	60 Mynachdy Road Mynachdy Cardiff CF14 3EA	Single storey rear extension and change of use to 6 Bedroom House in Multiple Occupation.	13/09/2023	Permission Granted	Minor - Dwellings (C3)
23/01233/CLU	18/07/2023	MR WILLIAM STUART	CLU	17 Summerfield Avenue Gabalfa Cardiff CF14 3QA	Use of Dwellinghouse for Short Term Letting (Class C6)	06/09/2023	Permission Granted	Other Consent Types

GRANGETOWN

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00572/HSE	15/03/2023	MR MOHAMMED GHALANDARI	HSE	18 Penhevad Street Grangetown Cardiff CF11 7LS	Single storey rear extensions and loft conversion with rear dormer	09/08/2023	Permission Granted	Householder
23/01452/HSE	26/06/2023	MR ABUL MUMIN	HSE	27 Penhevad Street Grangetown Cardiff CF11 7LS	Rear ground floor extension and external alterations.	11/08/2023	Permission Granted	Householder
23/01987/DOC	29/08/2023	Mr Michael Tuthill	DOC	International Sports Village International Drive Grangetown Cardiff	Discharge of condition 20 (drainage scheme) of 22/01717/MJR	29/09/2023	Full Discharge of Condition	Discharge of Conditions
23/00516/HSE	23/05/2023	MRS SALMA KHAN	HSE	41 Cornwall Street Grangetown Cardiff CF11 6PN	Rear first floor Extension	16/08/2023	Refuse	Householder
23/01473/HSE	27/06/2023	Ms Shibli Begum	HSE	32A Clare Road Grangetown Cardiff CF11 6RS	Dormer loft extension to rear of property	22/08/2023	Permission Granted	Householder
23/01499/ADV	28/06/2023	M J G	ADV	Starburst (uk) Limited Unit 6 Freemans Parc Penarth Road Leckwith Cardiff CF11 8EQ	4 External fascia signs, 1 with internal illumination.	22/08/2023	Permission Granted	Advertisements

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01610/FUL	13/07/2023	N G Sayers	FUL	Ice Arena Wales Olympian Drive Grangetown Cardiff CF11 0JS	Proposed new entrance with glazing and associated signage at the south eastern elevation of the Ice Arena Wales building.	01/09/2023	Permission Granted	Other Consent Types
23/01611/ADV	17/07/2023	N G Sayers	ADV	Ice Arena Wales Olympian Drive Grangetown Cardiff CF11 0JS	External signage above new entrance door with internal illumination.	01/09/2023	Permission Granted	Advertisements
23/00798/FUL	16/05/2023		FUL	1 Dunleavy Drive Grangetown Cardiff CF11 0SN	Change of Use from Class B1 (offices) to Class D1 (non-residential institutions) and the placement of perimeter fencing	05/09/2023	Permission Granted	Minor - Other Principal Uses
23/01570/HSE	13/07/2023	MR Dhanesh Vaghani	HSE	46 Dinas Street Grangetown Cardiff CF11 6QZ	General refurbishments with ground and first floor rear extensions, as well as second floor dormer loft conversion.	12/09/2023	Refuse	Householder
23/01864/PRAP	10/08/2023		PRAP	Train Maintenance Depot Leckwith Road Canton Cardiff CF11 8HP	New Bogie Drop Building	14/09/2023	Prior Approval Granted	Other Consent Types
23/00876/DOC	17/04/2023	Mr Matthew Hall	DOC	Former Track 2000 Resource House 54B Penarth Road Grangetown Cardiff CF11 6NG	Discharge of conditions 3 (Material Samples), 4 (Architectural Details) and 5 (Cycle Storage) of 18/02622/MJR	15/09/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01896/HSE	18/08/2023	Mr Bill Hill	HSE	130 Taff Embankment Grangetown Cardiff CF11 7BJ	Single storey rear extension	20/09/2023	Permission Granted	Householder
23/01788/WTTPP	31/07/2023	Mr Joe Grima	WTTPP	10 Burges Place Leckwith Cardiff CF11 8BH	Birch in garden of 10 Burges Place overhanging Sloper Roac - reduce height by 2-3m and shape by selectively removing 1-2m off sides. Crown raise to clear buildings by 1m.	08/08/2023	GRANT - Works to Trees	Other Consent Types
23/01093/FUL	06/06/2023	MR RHYS LLEWELLYN	FUL	233-235 Penarth Road Grangetown Cardiff CF11 6FS	Conversion to 8 flats with ground & first floor rear extensions and dormer loft conversions	08/08/2023	Permission Granted	Minor - Dwellings (C3)
23/00702/FUL	24/05/2023	Miss Caryl Earey	FUL	Offices 42 And 43 Global Link Dunleavy Drive Grangetown Cardiff CF11 0SN	Use as a beauty clinic including laser treatments (sui generis)	03/08/2023	Permission Granted	Minor - Other Principal Uses
23/01142/HSE	31/05/2023	Mr Shahzad Afzal	HSE	3 Avondale Crescent Grangetown Cardiff CF11 7DE	Take down rear out building, single storey rear extension and loft conversion with rear dormer and hardstanding to the front	02/08/2023	Permission Granted	Householder
23/00806/FUL	11/04/2023	Kevin Myers	FUL	25 Redlaver Street Grangetown Cardiff CF11 7LY	Rear/side extension to the garage and conversion into living space (Studio)	01/08/2023	Refuse	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01531/ADV	04/07/2023	PLK Chicken UK Ltd	ADV	Pizza Hut Cardiff Bay Retail Park Ferry Road Grangetown Cardiff CF11 0JR	4x fascia signs, Above door sign, 1 projecting sign, 1 vinyl, 1 totem, 3x banner signs	31/07/2023	Permission Granted	Advertisements
23/01220/HSE	02/06/2023	Mr Ghanshyam Halai	HSE	133 Clare Road Grangetown Cardiff CF11 6QR	Single storey rear kitchen extension	28/07/2023	Permission Granted	Householder
22/00323/MNR	22/02/2022	Mr Speed	FUL	6 Merches Gardens Grangetown Cardiff CF11 6RE	CONVERSION OF EXISTING DWELLING INTO HOUSE IN MULTIPLE OCCUPATION	28/07/2023	Refuse	Minor - Dwellings (C3)
23/00808/FUL	28/06/2023	Miss Louhi Jenkins	FUL	Flat 1 44 Clive Street Grangetown Cardiff CF11 7JB	Converting the middle pane of front bay window to a patio door, in the ground floor front 2 room flat.	26/07/2023	Permission Granted	Householder
23/00698/FUL	28/03/2023	Mrs Woon Yee Chin Yang	FUL	170 Penarth Road Grangetown Cardiff CF11 6NL	Change of use from Use Class A3 to C3 forming a 2 bedroom flat.	25/07/2023	Permission Granted	Minor - Dwellings (C3)
23/01111/HSE	16/05/2023	Mrs J Jones	HSE	88 Avondale Gardens South Grangetown Cardiff CF11 7DZ	New porch and single storey side extension.	24/07/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01632/HSE	14/07/2023	Mr Isa Murrell	HSE	195 Corporation Road Grangetown Cardiff CF11 7AS	Single Storey Rear Extension	15/08/2023	Permission Granted	Householder
HEATH								
23/00904/HSE	02/05/2023	mr Matt Gooch	HSE	80 Tyn-y-parc Road Whitchurch Cardiff CF14 6BQ	Rear extension, enlarged first floor roof accommodation with side dormers, new front bay windows and roof extended over front bays.	24/07/2023	Permission Granted	Householder
23/02167/CLD	19/09/2023	Mrs. Thora Barber	CLD	17 Lon-y-parc Heath Cardiff CF14 6DF	Single storey rear extension	06/10/2023	Permission Granted	Other Consent Types
23/01423/NMA	30/06/2023	c/o agent	NMA	Blocks 2 And 4 Government Buildings St Agnes Road Heath Cardiff CF14 4AZ	Proposed Non-Material Amendment to Planning Permission 22/01600/MNR to vary condition 2 (Approved plans) to reflect minor changes to the elevations of the lift shaft and plant room associated with Block 2.	01/08/2023	Permission Granted	Non Material Amendment
23/01118/HSE	22/05/2023	JOHN	HSE	1 Homelands Road Heath Cardiff CF14 1UH	Hip to gable and rear dormer.	03/08/2023	Refuse	Householder
22/02431/FUL	08/11/2022	David Maskell	FUL	University Hospital Of Wales Residential Road Heath Cardiff	Erection of a steel platform accommodating an electricity generator at upper ground floor level between the Tertiary Tower, Link Block 6 and Tower Block 2	07/08/2023	Permission Granted	Minor - Other Principal Uses

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01072/REN	30/05/2023	Mr Anthony Marshall	REN	Part Of Land At 205 Heathwood Road Heath Cardiff CF14 4HQ	Renewal of Outline Planning Permission 18/01339/MNR for 1 No. Detached House	08/08/2023	Permission Granted	Renewals and Variation of Conditions
23/01208/HSE	30/05/2023	Anderson	HSE	177 King George V Drive East Heath Cardiff CF14 4EP	Single storey side extension and extension of existing garage to provide gym and home office	08/08/2023	Permission Granted	Householder
23/01149/HSE	20/06/2023	Mr Josy Mudakodil	HSE	14 Caerphilly Road Heath Cardiff CF14 4AF	Garage conversion & single storey side extension	09/08/2023	Permission Granted	Householder
23/01642/CLD	17/07/2023	Mr Graham Codd	CLD	55 St Ambrose Road Heath Cardiff CF14 4BH	Construction of a side extension.	16/08/2023	Permission Granted	Other Consent Types
23/01805/CLD	03/08/2023	Mr Christopher John Hopkins	CLD	15 Cefn Carnau Road Heath Cardiff CF14 4LZ	Proposed loft conversion comprising hip-to-gable and rear dormer extension(s); with insertion of rooflights to front roof pitch.	16/08/2023	Permission Granted	Other Consent Types
23/01643/CLD	18/07/2023	Mr Kawol	CLD	32 St Edwen Gardens Heath Cardiff CF14 4LA	Single storey rear and single storey side extension.	22/08/2023	Permission Granted	Other Consent Types
23/00757/HSE	10/07/2023	Bellew	HSE	37 St Cadoc Road Heath Cardiff CF14 4ND	Enlargement of existing rear dormer and single storey rear extension	23/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01334/HSE	19/07/2023	Mr CRAIG IMPEY	HSE	100 Maes-y-coed Road Heath Cardiff CF14 4HH	Single Storey Extension to rear & Side with partial demolition of garage.	04/09/2023	Permission Granted	Householder
23/01302/HSE	08/06/2023	Mrs Sioned Cartwright	HSE	94 Pantbach Road Heath Cardiff CF14 1UE	Proposed Rear Single Storey Extension	04/09/2023	Permission Granted	Householder
23/01534/HSE	04/07/2023	RAHMAN	HSE	214 King George V Drive East Heath Cardiff CF14 4ER	Rear extension to existing garage	04/09/2023	Permission Granted	Householder
23/00765/HSE	17/07/2023	Mr Ahmed Mohamed	HSE	187 Caerphilly Road Heath Cardiff CF14 4QD	Single storey extension	11/09/2023	Permission Granted	Householder
23/00555/FUL	07/06/2023	MR ZAHID AMIN	FUL	Coach House 56 Pantbach Road Heath Cardiff CF14 1UB	Ground and First Floor Extension and change of use to single dwelling	20/09/2023	Permission Granted	Minor - Dwellings (C3)
23/01426/ADV	23/06/2023	N/A	ADV	33 St Isan Road Heath Cardiff CF14 4LU	2 no. Internally Illuminated Folded Aluminium Fascia and a hanging sign	20/09/2023	Permission Granted	Advertisements

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/01857/MNR	06/08/2021	Poor And Hungry Community Interest	FUL	81 Caerphilly Road Birchgrove Cardiff CF14 4AE	CONSTRUCTION OF NEW TIMBER FRAME OFFICE / STAFF FACILITIES	25/09/2023	Refuse	Minor - Offices (B1(a))
23/01735/HSE	01/08/2023	Mrs Evelyn Wiltshire	HSE	6 Heol Nest Heath Cardiff CF14 1SY	Demolition of conservatory and construction of pitched roof single storey rear extension.	27/09/2023	Permission Granted	Householder
23/01822/HSE	03/08/2023	Mr <input type="checkbox"/> Mrs Messner	HSE	38 Heath Park Drive Heath Cardiff CF14 3QH	First floor side extension above existing side garage	28/09/2023	Refuse	Householder
23/02051/HSE	04/09/2023	Mr Adam Fairman	HSE	2 St Angela Road Heath Cardiff CF14 4DN	Side dormer loft conversion.	04/10/2023	Refuse	Householder
22/02350/DOC	25/10/2022	MR VINORD PATEL	DOC	Land To Rear Of 161-163 Pantbach Road Rhiwbina Cardiff CF14 1TZ	Discharge of Conditions 3 (Positions, height, design, materials and type of boundary treatment) and 5 (External Finishing Materials) of 19/03117/MNR	27/07/2023	Full Discharge of Condition	Discharge of Conditions
LISVANE AND THORNHILL								
23/02070/WTPP	04/09/2023	Ms Clements	WTPPI	6 Cotswold Avenue Lisvane Cardiff CF14 0TA	Liquidambar Front Reduce and shape by not more than 1m to previous points	11/09/2023	GRANT - Works to Trees	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02071/WTTPP	05/09/2023	Mrs Sian Davies	WTTPP	9 Cae Garw Thornhill Cardiff CF14 9DX	Whitebeam - Front - Crown Raise by Pruning back foliage tips leaving a flowing branch line to a height of 3m above the neighbours drive and reminder to balance	11/09/2023	GRANT - Works to Trees	Other Consent Types
23/01688/HSE	20/07/2023	Mr Kirkhope	HSE	11 Pendragon Close Thornhill Cardiff CF14 9BD	Construct porch to front and single storey lean-to extension to rear.	12/09/2023	Permission Granted	Householder
23/01928/DOC	22/08/2023	MR MANOS DAKIS	DOC	11 Blossom Drive Lisvane Cardiff CF14 0BE	Discharge of Condition 3 (Arboricultural Method Statement (AMS), A Tree Protection Plan (TPP) & Site specific drawings for the foundations) of 21/02043/DCH	12/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01600/FUL	03/08/2023	REDROW HOMES LTD	FUL	165 Llwyn Y Pia Road Lisvane Cardiff CF14 0SX	Proposed Alteration of Approved Dwelling (Plot 590 of planning permission 19/03230/MJR) to include Side Conservatory Extension	14/09/2023	Permission Granted	Minor - Dwellings (C3)
23/01249/FUL	20/07/2023	Mr And Mrs Che And Georgia Hookings	FUL	Bryn Hyfryd Graig Road Lisvane Cardiff CF14 0UF	Demolition of existing house and replace with new dwelling.	21/09/2023	Permission Granted	Householder
23/01734/HSE	01/08/2023	Mr & Mrs Markham	HSE	10 Tanglewood Close Lisvane Cardiff CF14 0ET	Single storey rear extension, patio works and new front porch	22/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01513/HSE	30/06/2023	Mr Paul O Gorman	HSE	25 Millheath Drive Lisvane Cardiff CF14 0GA	First Floor Extension above existing garage	26/09/2023	Permission Granted	Householder
22/02591/FUL	01/11/2022	mr david lumley	FUL	Wood Norton Maerdy Lane Lisvane Cardiff CF14 0SH	Construction of Two Bed Dwelling	27/09/2023	Refuse	Minor - Dwellings (C3)
23/01907/WTTPP	15/08/2023	Mrs Kathryn Haberfield	WTTPP	1 Bramblewood Close Thornhill Cardiff CF14 9DN	Birch tree in front garden of 1 Bramblewood Close. Branch reduction works as per the submitted work specification at the end of the submitted application form (no crown reduction/topping/heavy lateral reduction to be undertaken as originally specified and depicted in the submitted marked up images)	28/09/2023	GRANT - Works to Trees	Other Consent Types
23/01041/HSE	05/05/2023	Jarrod and Sherelle Matthews	HSE	Pen Y Braes Lisvane Road Lisvane Cardiff CF14 0SG	EXTENSION TO EXISTING GROUND FLOOR STRUCTURE INCLUDING ACCOMMODATION AT FIRST FLOOR	03/10/2023	Permission Granted	Householder
23/00866/HSE	02/05/2023	Miss Kay Dowling	HSE	20 Charlock Close Thornhill Cardiff CF14 9FF	Proposed extension and conversion of existing attached double garage into additional living accommodation and minor alterations to existing sur room	04/10/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01862/HSE	10/08/2023	Mr Hywel Jones	HSE	17 Orchard Castle Thornhill Cardiff CF14 9BA	Double Storey Rear Extension	04/10/2023	Permission Granted	Householder
23/01900/HSE	15/08/2023	MR NEIL RICHARDS	HSE	9 Galahad Close Thornhill Cardiff CF14 9AL	Single storey rear and side extension.	06/10/2023	Permission Granted	Householder
23/02272/WTTPF	29/09/2023	Mr Tony Atherton	WTTPF	31 Heol Y Delyn Lisvane Cardiff CF14 0SR	Magnolia - Rear Garden - Prune to gain 1m clearance of house, tip back branches over boundary back to within the garden, reduce new growth overall crown to create a tighter rounder shape Cherry - Rear Garden - Removal to ground level & grind stump to approximately 20cm	06/10/2023	GRANT - Works to Trees	Other Consent Types
23/02276/WTTPP	22/09/2023	Mr Uren	WTTPF	15 Tansy Close Thornhill Cardiff CF14 9FN	T15 - Crown reduction of 1.5 - 2m - Overhanging branches over the pavement and driveway	06/10/2023	GRANT - Works to Trees	Other Consent Types
23/01559/NMA	17/07/2023	Shumaila Iqbal	NMA	78 Mill Road Lisvane Cardiff CF14 0UG	Proposed Non-Material Amendment to Planning Permission 22/01311/DCH - White render on all elevations	24/07/2023	Permission Granted	Non Material Householder
23/00628/VAR	21/03/2023	MR NAVA NAVARATNARAJA H	VAR	The Palmyrah Churchill Close Lisvane Cardiff CF14 0EP	Variation of Condition 2 of 22/01363/DCH to alter approved plans	25/07/2023	Permission Granted	Renewals and Variation of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01650/NMA	18/07/2023	Mr Heilyn Williams	NMA	12 Church Close Lisvane Cardiff CF14 0SL	Proposed Non-Material Amendment to Planning Permission 22/01213/DCH to reduce depth of part of the rear single storey extension and extend another part of the rear single storey extension	28/07/2023	Permission Granted	Non Material Householder
23/01411/HSE	22/06/2023	Jayne Powling	HSE	9 Cefn Onn Meadows Thornhill Cardiff CF14 0FL	Single storey rear extension, internal alterations and demolition of existing conservatory	01/08/2023	Permission Granted	Householder
23/01089/HSE	08/06/2023	Mr Dave Amlot	HSE	39 Heol Y Barcud Thornhill Cardiff CF14 9JB	Single Storey Rear Extension	02/08/2023	Permission Granted	Householder
23/01438/HSE	26/06/2023	Gail Cross	HSE	25 Amberheart Drive Thornhill Cardiff CF14 9HA	Garage conversion and ground floor front extension with re-modelled entrance.	03/08/2023	Permission Granted	Householder
23/01265/HSE	13/06/2023	Mr Nathan Ashley	HSE	Llwyn Onn Lisvane Road Lisvane Cardiff CF14 0SG	Demolition of an existing garage, two storey side extension, single storey rear extension with balcony over and new porch to front elevation with alterations.	08/08/2023	Permission Granted	Householder
23/01789/WTTPP	24/07/2023	Mrs Tina Templer	WTTPPI	29 Rowan Way Lisvane Cardiff CF14 0TD	Silver Birch Tree - 1.5 Metre reduction and 10% thin	08/08/2023	GRANT - Works to Trees	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01431/VAR	23/06/2023	MR Emmanouil Orfanoudakis	VAR	11 Blossom Drive Lisvane Cardiff CF14 0BE	Variation fo Condition 2 of 21/02043/DCH to alter approved plans	09/08/2023	Permission Granted	Renewals and Variation of Conditions
23/01401/FUL	20/06/2023	REDROW HOMES LTD	FUL	5 Clos Permint Lisvane Cardiff CF14 0BA	Proposed alteration of approved dwelling (Plot 164 of planning permission 19/02750/MJR) to include rear conservatory extension	11/08/2023	Permission Granted	Minor - Dwellings (C3)
23/01792/WTTPP	21/07/2023	Mrs Alison Bryant	WTTPPI	9 Clos-y-broch Thornhill Cardiff CF14 9EZ	9 Clos y Broch - reduce willow by approximately 3m (to boundary line) to suitable alternative pruning points, west side. Branches located at approx. 2-3m above ground level.	14/08/2023	GRANT - Works to Trees	Other Consent Types
23/01532/CLD	04/08/2023	Mr Richard Lumb	CLD	Gwilym Cottage Thornhill Road Lisvane Cardiff CF14 9UA	Proposed Garden Room.	21/08/2023	Permission Granted	Other Consent Types
23/00064/FUL	16/01/2023	REDROW HOMES LTD	FUL	Plot 227 27 Clos Permint Lisvane Cardiff Cardiff CF14 0BA	PROPOSED ALTERATION OF APPROVED DWELLING (Plot 227 OF PLANNING PERMISSION 19/02750/MJR) TO INCLUDE REAR CONSERVATORY EXTENSION	22/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00556/DOC	13/04/2023	Mrs Zoe Aubrey	DOC	Phase 2C, Churchlands Land North And East Of Lisvane Lisvane Cardiff	Discharge of Condition 15 (Soil Resource Survey and Soil Resource Plan) and 26 (Sound Insulation) of 14/02891/MJR	23/08/2023	Full Discharge of Condition	Discharge of Conditions
23/00410/HSE	02/03/2023	Mr Tom Worland	HSE	The Gables Lisvane Road Lisvane Cardiff CF14 0SF	Ground Floor Rear Extension and First Floor Extension above existing garage	04/09/2023	Permission Granted	Householder
23/00416/HSE	01/03/2023	Mr Richard Robinson	HSE	8 Shaftesbury Close Thornhill Cardiff CF14 9EJ	Ground floor rear extension and First Floor Front extensions, including alteration: to external wall finishes and other external alterations	11/09/2023	Refuse	Householder
LLANDAFF								
23/01621/HSE	17/07/2023	Matt Roberts	HSE	76 Fairwater Grove West Llandaff Cardiff CF5 2JR	Single storey garden room and storage.	11/09/2023	Permission Granted	Householder
23/02072/WTTTPP	29/08/2023	Mr Caradog Williams	WTTPI	48 St Michael's Road Llandaff Cardiff CF5 2AQ	20% crown reduction on x1 Magnolia	11/09/2023	GRANT - Works to Trees	Other Consent Types
23/02003/CLD	30/08/2023	Mr Owen Jefferies	CLD	Glasfryn 91 Fairwater Road Llandaff Cardiff CF5 2LG	Alterations to main house and detached Garage	12/09/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01091/HSE	08/06/2023	Ms Pravalika Shobha	HSE	33 Buckley Close Llandaff Cardiff CF5 2DF	Single Storey Rear and Side Extension	18/09/2023	Permission Granted	Householder
23/02189/WTTPP	15/09/2023	Mr Allen Constance	WTTPP	10 Maynard Court Fairwater Road Llandaff Cardiff CF5 2LS	Horse Chestnut - Located in the grounds of Maynard court. See Tree Map Provided and Tree Plan Map Provided. Tree ID T1261. Undertake 2-3m overall crown reduction, pruning back to suitable growing points	21/09/2023	GRANT - Works to Trees	Other Consent Types
23/01923/WTCA	17/08/2023	Mr Robert Orchard	WTCA	32 Bridge Street Llandaff Cardiff CF5 2EL	32 Bridge Street Cornus alternifolia T1 - Pollard at previous pruning points	22/09/2023	GRANT - Works to Trees	Other Consent Types
23/00736/CLD	31/03/2023	Mr David Paris	CLD	The Cathedral School Cardiff Road Llandaff Cardiff CF5 2YH	Gravel surface of access track to be replaced with permeable/open-textured asphalt	25/09/2023	Permission Granted	Other Consent Types
23/01472/HSE	29/06/2023	Ms Fiona Rutherford	HSE	21 St Michael's Road Llandaff Cardiff CF5 2AL	First floor extension, new flat roof to existing ground floor extension, and replacement of existing dormer.	28/09/2023	Permission Granted	Householder
23/01778/HSE	28/07/2023	Mr Richard Sibbich	HSE	12 Palace Road Llandaff Cardiff CF5 2AF	Replacement of glass and frame to front entrance canopy roof	28/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01913/HSE	17/08/2023	Rebecca Hammond	HSE	38 Highfields Llandaff Cardiff CF5 2QB	Proposed front porch infill and rear dormer	04/10/2023	Permission Granted	Householder
23/01205/CLD	01/06/2023	Mr Simon Servini	CLD	3 Ynys Y Coed Llandaff Cardiff CF5 2LU	Proposed rear extension to the existing detached dwelling	24/07/2023	Permission Granted	Other Consent Types
23/00704/PRAP	06/04/2023	Bobby Clayton	PRAP	Lanks Hill Footbridge, North Of Danescourt Station Llantrisant Road Llandaff Cardiff	Replacement of the above footbridge	27/07/2023	Prior Approval Granted	Other Consent Types
23/01378/HSE	15/06/2023	Mr & Mrs Owen	HSE	13 Gerddi Taf Llandaff Cardiff CF5 2SQ	Two storey rear extension, and conversion of part of existing garage to home office plus associated external works, including masonry shed to side garden area.	27/07/2023	Permission Granted	Householder
22/02623/REN	03/11/2022	Mr O S Williams	REN	10 Greenwood Road Llandaff Cardiff CF5 2QD	Renewal of planning permission 17/02401/DCH (renewal of planning permission 12/02167/DCH) for a ground floor rear & side extension with hip to gable end roof extension	02/08/2023	Permission Granted	Householder
23/00981/HSE	16/05/2023	Mr Peter Sargent	HSE	1 St Michael's Road Llandaff Cardiff CF5 2AL	Loft conversion with 2no. dormer windows, 3no. new rooflights and minor restructuring of existing roof profile	04/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01561/NMA	10/07/2023	Mr Jamie Prichard	NMA	28 Triscombe Drive Llandaff Cardiff CF5 2PN	Proposed Non-Material Amendment to Planning Permission 22/02588/HSE- change description to from "Detached open-fronted wooden store" to "Detached wooden store" with door replacing previous open front.	07/08/2023	Permission Granted	Non Material Amendment
23/01375/FUL	29/06/2023	Mr J Lovegrove	FUL	Butchers Arms Coach House Heol Fair Llandaff Cardiff CF5 2EE	New bi fold doors to rear of old coach house	08/08/2023	Permission Granted	Other Consent Types
23/01744/NMA	01/08/2023	Kassam	NMA	36 Cardiff Road Llandaff Cardiff CF5 2DR	Proposed Non-Material Amendment to Planning Permission 21/01434/MNR- removal of three secondary windows in rear elevation.	10/08/2023	Permission Granted	Non Material Amendment
23/01674/WTTTPP	18/07/2023	Miss Rebecca Hammond	WTTPI	38 Highfields Llandaff Cardiff CF5 2QB	Large oak tree in the rear garden 38 Highfields - prune out dead, split and rubbing branches. Lift low north, east and south foliage tips to 8m from basal flare. Remove epicormic shoots up to 8m from basal flare. Reduce rown up to 3m. Ensure foliage 4m clearance to northern elevationgutter - blend into overall crown reduction.	14/08/2023	GRANT - Works to Trees	Other Consent Types
23/01385/HSE	26/06/2023	Mr & Mrs S & J Wright	HSE	9 Prospect Drive Llandaff Cardiff CF5 2HL	Proposed single and two storey extension to side and rear.	15/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00438/DOC	28/02/2023	Taylor Wimpey Plc	DOC	Bbc Wales Broadcasting House Llantrisant Road Llandaff Cardiff CF5 2YQ	Discharge of Condition 17 (Travel Plan) of 15/00799/MJR	25/08/2023	Full Discharge of Condition	Discharge of Conditions
22/00881/DCH	08/06/2022	Ms Woodhead	HSE	34 Bridge Street Llandaff Cardiff CF5 2EL	REPLACE TIMBER FRONT DOOR, FAN LIGHT AND DOOR FRAME	05/09/2023	Permission Granted	Householder
LLANDAFF NORTH								
22/03007/DOC	19/12/2022	Mr Andrew Davies	DOC	Land Either Side Of River Taff Comprising Land South Of Existing Access Road Within Hailey Park And Land At Eastern Turning Head Of De Braose Close Danescourt Cardiff	Discharge of Condition 3 (Landscaping) of 21/02608/MNR	04/10/2023	Full Discharge of Condition	Discharge of Conditions
23/01550/CLD	06/07/2023	Mr Nguyen	CLD	123 Gabalfa Avenue Llandaff North Cardiff CF14 2PB	Loft conversion comprising proposed hip-to-gable extension with rear dormer extension; with insertion of rooflights to front all with associated external works	31/07/2023	Permission Granted	Other Consent Types
23/01349/CLD	30/06/2023	MS WARDA OSMAN	CLD	168 Mynachdy Road Mynachdy Cardiff CF14 3HN	Hip to Gable dormer loft conversion and ground floor extension.	31/07/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01689/DOC	01/08/2023	Mohammed Qassim	DOC	28 Dolwen Road Llandaff North Cardiff CF14 2QP	Discharge of Condition 4 (Presence of Gases) of 17/02917/MNR	10/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01545/DOC	01/08/2023	Mohammed Qassim	DOC	28 Dolwen Road Llandaff North Cardiff CF14 2QP	Discharge of Conditions 3 (Drainage Scheme) and 8 (External Finishing Materials) o 17/02917/MNR	25/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01542/HSE	06/07/2023	Mr. Wassam Al-Madi	HSE	17 Radyr Place Mynachdy Cardiff CF14 3HP	Create a gym room.	04/09/2023	Refuse	Householder
23/01362/HSE	19/06/2023	Mr A Miah	HSE	18 Western Drive Llandaff North Cardiff CF14 2SE	Retain alterations to roof forms of single storey side/rear extension and the single storey rear outbuilding and Proposed Gable Pitched Roof over existing two storey side extension	05/09/2023	Permission Granted	Householder
LLANISHEN								
23/00509/FUL	13/03/2023	Mr John Morgan	FUL	Part Of Land At 64 Thornhill Road Llanishen Cardiff CF14 6PF	23/000160/HSE Construction of detached house on land adjoining No 64 Thornhill Road	04/09/2023	Permission Granted	Minor - Dwellings (C3)
23/01575/DOC	11/07/2023	Dwr Cymru Water	DOC	Grounds Of Llanishen Reservoir Lisvane Road Lisvane Cardiff CF14 0SA	Partial Discharge of Condition 12 (Cycle Parking) of 20/02175/MJR	01/09/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01536/NMA	25/07/2023	Marks and Spencer	NMA	Marks & Spencer Plc Unit 1 Ty Glas Retail Park Parc Ty Glas Llanishen Cardiff CF14 5DU	Proposed Non-Material Amendment to Planning Permission 23/00448/FUL- Reduction in size of service yard steel framed external canopy size (reduction of height and width).	09/08/2023	Permission Granted	Non Material Amendment
23/00956/FUL	06/06/2023	Marks and Spencer	FUL	Marks & Spencer Plc Unit 1 Ty Glas Retail Park Parc Ty Glas Llanishen Cardiff CF14 5DU	Installation of Plant at ground floor level in service yard of existing M&S store and Replacement Plant to roof top	02/08/2023	Permission Granted	Minor - Retail (A1-A3)
23/01624/ADV	13/07/2023	Marks and Spencer	ADV	Marks & Spencer Plc Unit 1 Ty Glas Retail Park Parc Ty Glas Llanishen Cardiff CF14 5DU	New fascia signage to be installed.	01/08/2023	Permission Granted	Advertisements
23/01684/HSE	28/07/2023	Miss Emma Donnelly	HSE	48 Everest Avenue Llanishen Cardiff CF14 5AQ	Excavation and alteration of existing driveway and boundary wall.	06/10/2023	Permission Granted	Householder
23/01775/PRAP	01/08/2023	Mr Cameron Wilson	PRAP	Adjacent To Morrisons Ashbourn Way Llanishen Cardiff	Proposed 5G telecoms installation: 15m high slim line H3G street pole and associated cabinets with ancillary works.	04/09/2023	Prior Approval Not Required	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01436/HSE	23/07/2023	Paul/Gracie Flynn/Lewis	HSE	2A Edgehill Avenue Llanishen Cardiff CF14 5HL	Demolition and re-build of Garage. New porch, hip to gable roof extension with rear dormer and front roof windows with cabrio style balcony	13/09/2023	Permission Granted	Householder
23/01663/HSE	20/07/2023	Mr P Morris	HSE	83 Everest Avenue Llanishen Cardiff CF14 5AR	Single and two storey side and rear extension.	04/10/2023	Permission Granted	Householder
22/02680/VAR	09/11/2022	Mark City and County of Cardiff	VAR	The Court Special School Station Road Llanishen Cardiff CF14 5UX	Variation of Condition 2 of LBC/21/00008/MNR to alter previously approved plans	04/10/2023	Permission Granted	General Regulations
22/02769/VAR	05/12/2022	City and County of Cardiff	VAR	The Court Special School Station Road Llanishen Cardiff CF14 5UX	Variation of Condition 2 of 21/01602/MNR to alter previously approved plans	05/10/2023	Permission Granted	General Regulations
23/01986/HSE	05/09/2023	Walsh	HSE	Franmere 6 East Rise Llanishen Cardiff CF14 0RJ	Single storey rear and side extension, hip to gable roof and rear dormer loft conversion.	05/10/2023	Permission Granted	Householder
LLANRUMNEY 23/01617/DOC	18/07/2023	-	DOC	Former Llanrumney High School Ball Road Llanrumney Cardiff CF3 4YW	Discharge of Condition 18 (External Materials for Houses and Apartments) and 19 (Brick Boundary Wall) of 18/02594/MJR	15/08/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01980/DOC	01/09/2023	N/A	DOC	Llanrumney Play Centre Braunton Crescent Llanrumney Cardiff CF3 5HT CF3 5HT	Discharge of condition 13 (Remediation Strategy) of 20/01643/MJR	29/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01439/FUL	02/08/2023	Mr Graham Givens	FUL	36 Mount Pleasant Avenue Llanrumney Cardiff CF3 5SZ	Rear Extension to provide additional ground floor surgery and garage conversion to provide staff accommodation and disabled WC	06/09/2023	Permission Granted	Miscellaneous
23/01440/FUL	27/06/2023	Mr David Folland	FUL	Part Of Land At 140 Burnham Avenue Llanrumney Cardiff CF3 5QT	Construction of two storey dwelling	20/09/2023	Refuse	Minor - Dwellings (C3)
23/01555/HSE	20/07/2023	Ms Rachel Martin	HSE	41 Croyde Avenue Llanrumney Cardiff CF3 5NA	Single Storey Front Extension	20/09/2023	Permission Granted	Householder
23/01291/FUL	07/06/2023	Mr Mark Synan	FUL	Eastern Leisure Centre Llanrumney Avenue Llanrumney Cardiff CF3 4DN	New concrete surfaced skateboard park, with ramps and other skateboard features, lighting, and general landscaping.	29/08/2023	Permission Granted	General Regulations
PENTWYN								
23/00747/FUL	03/04/2023	MRS Sarah Toy	FUL	113 Brynheulog Pentwyn Cardiff CF23 7JD	Proposed two storey upper extension to create 2 flats	25/09/2023	Refuse	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00886/HSE	07/07/2023	City Of Cardiff Council	HSE	167 Waun Fach Pentwyn Cardiff CF23 7BG	Single storey rear extension	04/09/2023	Permission Granted	General Regulations
23/01860/HSE	11/08/2023	Mr and Mrs Molly Leung	HSE	43 Wyncliffe Gardens Pentwyn Cardiff CF23 7FA	Proposed front porch and rear single storey extension	11/09/2023	Permission Granted	Householder
23/01316/FUL	09/06/2023	Mrs Julie Simpson	FUL	20 Glenwood Llanedeyrn Cardiff CF23 6UR	Change of use from a single family dwelling to a 4 bed hmo shared living accommodation.	11/08/2023	Permission Granted	Minor - Dwellings (C3)
23/01799/NMA	02/08/2023	Rachel Smith	NMA	St Teilos High School Circle Way East Llanedeyrn Cardiff CF23 9PD	Proposed Non-Material Amendment to Planning Permission 22/00657/MNR- developments in design including approx. 1.6m re-sitting west, approx. 200mm height reduction, reduction in floor level to omit ramp, changes to windows and doors, alteration of roof slope, additional surrounding tarmac, loss of SUDs planters and marginal changes to building footprint.	09/08/2023	Permission Granted	General Regulations
PENTYRCH AND ST FAGANS								
23/01421/HSE	28/07/2023	Mr Sasan Dehbozorgi	HSE	11 Great House Farm Michaelston Road St Fagans Cardiff CF5 6FL	Single storey extensions to side and rear.	22/09/2023	Refuse	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01733/HSE	27/07/2023	Mr S Hicks	HSE	27 St Fagans Drive St Fagans Cardiff CF5 6EF	Single storey rear extension	27/09/2023	Permission Granted	Householder
23/01396/NMA	04/07/2023	Darryl Rowlands	NMA	Land To The North Of M4 Junction 33 Creigiau Cardiff	Proposed Non-Material Amendment to Planning Permission 14/00852/DCO to remove 'toilets' from the wording of condition 2 and to delete condition 9 as the road cambers are already acceptable	29/09/2023	Permission Granted	Non Material Amendment
23/02007/HSE	30/08/2023	Mrs Claire Westlake	HSE	28 Heol-y-pentre Pentyrch Cardiff CF15 9QE	Single storey rear extension	05/10/2023	Permission Granted	Householder
23/00881/DOC	02/06/2023	WINDSOR CLIVE	DOC	3 And 4 Parkview Cottages Crofft-y-genau Road St Fagans Cardiff CF5 6ED	Discharge of condition 3 (Brick samples) of 22/01318/DCH	25/07/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/00136/MJR	28/01/2022	-	RES	Phase 2 Land North Of Pentrebane Road Pentrebane Cardiff	APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) PURSUANT TO OUTLINE PLANNING PERMISSION 14/02733/MJR FOR THE DEVELOPMENT OF INFRASTRUCTURE TO SERVE PARCEL P2, PENDOWN AND OTHER PHASE 2 PARCELS, INCLUDING THE RHODFA SPINE ROAD FROM JUNCTION 12, DRAINAGE INFRASTRUCTURE INCLUDING BASINS, FOUL WATER PUMPING STATION AND RISING MAINS	26/07/2023	Permission Granted	Major - Dwellings (C3)
23/00185/FUL	03/03/2023	Mrs Maggie Lee	FUL	Brook House Tynant Road Creigiau Cardiff CF72 8FG	Retention of use of part of ground floor as an Aesthetics Clinic	31/07/2023	Refuse	Minor - Other Principal Uses
23/00913/HSE	07/06/2023	sara kearney	HSE	Ffynon Ffigys House Main Road Gwaelod-y-garth Cardiff CF15 9HJ	Remove existing lean-to and add new single and two storey extension	03/08/2023	Permission Granted	Householder
23/01073/HSE	15/05/2023	Mr Patel	HSE	41 Clos Goch Pentyrch Cardiff CF15 9RA	Proposed replacement garage	08/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01447/HSE	26/06/2023	Dr Jeremy Black	HSE	1 Ffigys Cottage Main Road Gwaelod-y-garth Cardiff CF15 9HZ	Rear first floor Annexe Extension, Rear Elevation Rooflights and associated internal alterations	15/08/2023	Permission Granted	Householder
23/01373/DOC	22/06/2023	c/o Agent	DOC	Site Of Proposed Groeswen School Plasdwr North West Cardiff	Discharge of Condition 7 (Sound Insulation) of reserved matters approval 21/02709/MJR (Groeswen Primary School)	16/08/2023	Full Discharge of Condition	Discharge of Conditions from EIA Case
23/01623/HSE	13/07/2023	Mr Hui □ Miss Chan	HSE	15 Clos Coed Bychan St Fagans Cardiff CF5 3FA	Erect a conservatory to the rear elevation	16/08/2023	Permission Granted	Householder
23/01372/DOC	22/06/2023	c/o Agent	DOC	Site Of Proposed Groeswen School Plasdwr North West Cardiff	Discharge of Condition 5 (School Gates) of Reserved Matters approval 21/02709/MJR (Groeswen Primary School)	22/08/2023	Full Discharge of Condition	Discharge of Conditions from EIA Case
23/02114/WTTPF	11/09/2023	Mr Brian Greenhaf	WTTPF	Hafod Cefn Bychan Pentyrch Cardiff CF15 9PL	T1 Ash and T2 Ash - Fell to ground level	21/09/2023	GRANT - Works to Trees	Other Consent Types
23/00923/FUL	24/04/2023	Mr Martin Burrows	FUL	Ysgol Gynradd Gwaelod Y Garth Main Road Gwaelod-y-garth Cardiff CF15 9HJ	Construction of a 3 classroom teaching block and ancillary works including soft and hard landscaping	18/09/2023	Permission Granted	General Regulations

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/02956/DOC	13/12/2022	Mrs Zoe Aubrey	DOC	Parcel P2 Phase 1, Land South Of Llantrisant Road North West Cardiff	Discharge of Condition 50 (Construction Environmental Management Plan) of 14/02733/MJR in relation to Parcel P2.	15/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01927/DOC	17/08/2023	Darryl Rowlands	DOC	Phase 3 Land To The North Of M4 Junction 33 Creigiau Cardiff	Discharge of Condition 3 (Bench Detail) of 22/02014/VAR	11/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01371/DOC	22/06/2023	c/o Agent	DOC	Site Of Proposed Groeswen School Plasdwr North West Cardiff	Discharge of Conditions 2 (Tree Pit Sections) and 3 (Ecological Mitigation Enhancement) of Reserved Matters approval 21/02709/MJR (Groeswen Primary School)	31/08/2023	Full Discharge of Condition	Discharge of Conditions from EIA Case
23/01500/DOC	03/07/2023	c/o Agent	DOC	Site Of Proposed Groeswen School Plasdwr North West Cardiff	Discharge of Condition 6 (Hours of Use - MUGA and Grass Pitch) of Reserved Matters approval 21/02709/MJR	22/08/2023	Full Discharge of Condition	Discharge of Conditions from EIA Case
23/01917/CLU	18/08/2023	MR SHAUN SIMMONS	CLU	16 Cefn Penuel Pentyrch Cardiff CF15 9TB	Single storey rear extension	23/08/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01830/NMA	07/08/2023	c/o Agent	NMA	Ysgol Gynradd Groes-wen Primary School Rhodfa Plasdwr St Fagans Cardiff CF5 2FG	Proposed Non-Material Amendment to Planning Permission 21/02709/MJR- Variation of condition 9 (Temporary Safe Route to School) to allow for minor change to wording of condition.	29/08/2023	Permission Granted	Non Material Amendment
PENYLAN								
23/01391/HSE	19/06/2023	MR PETER GRZONKA	HSE	6 Harrismith Road Penylan Cardiff CF23 5DG	Proposed single storey rear extension	25/08/2023	Permission Granted	Householder
23/01506/HSE	05/07/2023	Mrs. Suzanne Rodgers	HSE	35 Ty-draw Road Penylan Cardiff CF23 5HB	New openings in side passage and rear extension	01/09/2023	Permission Granted	Householder
22/02910/HSE	03/01/2023	MR SHAH MUNIR	HSE	7 Greenlawns Penylan Cardiff CF23 6AW	Proposed two side dormers and proposed balustrade over existing flat roof to create terrace	11/09/2023	Permission Granted	Householder
23/01955/DOC	22/08/2023	Mr Christopher Kendall	DOC	Former Lookers Motor Dealership Colchester Avenue Industrial Estate Colchester Avenue Penylan Cardiff CF23 9AP	Discharge of Condition 4 (Landscaping) of 23/00265/FUL	12/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01717/HSE	25/07/2023	Mrs Lucy Hares	HSE	95 Ffordd Nowell Penylan Cardiff CF23 9FB	Loft conversion with rear dormer & front facing roof windows	18/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01975/ADV	30/08/2023	Connies-Laing	ADV	Connies House Rhymney River Bridge Road Penylan Cardiff CF23 9AF	New signs	19/09/2023	Permission Granted	Advertisements
23/02074/CLD	13/09/2023	MR Goharjouy Abbass	CLD	10 Baron's Court Road Penylan Cardiff CF23 9DF	Rear dormer loft conversion	26/09/2023	Permission Granted	Other Consent Types
23/01456/HSE	09/08/2023	Mr Imran Mogul	HSE	24 Roundwood Close Penylan Cardiff CF23 9HH	Demolition of garage and construction of Granny Annex	27/09/2023	Permission Granted	Householder
23/01888/HSE	16/08/2023	MR SHAMAUN CHOWDHURY	HSE	16 Dovedale Close Penylan Cardiff CF23 5LS	Amendments to approved drawings of application 21/01669/DCH to increase length of side and rear extension.	27/09/2023	Permission Granted	Householder
23/01868/HSE	14/08/2023	Mr Roshan Varsani	HSE	34 Dorchester Avenue Penylan Cardiff CF23 9BR	Proposed Porch to front elevation.	28/09/2023	Permission Granted	Householder
23/00719/VAR	03/04/2023	Mr Roger Harry	VAR	19 Llwyn-y-grant Road Penylan Cardiff CF23 9ET	Variation of Condition 2 of 21/02856/DCH to alter approved plans	03/10/2023	Permission Granted	Renewals and Variation of Conditions
23/01936/HSE	22/08/2023	Mr. Man Yeung Cheung	HSE	9 Eskdale Close Penylan Cardiff CF23 5LF	Build a porch	05/10/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01502/FUL	12/07/2023	Mr Liam Farbrace	FUL	Part Of Land At First Choice Ipswich Road Penylan Cardiff CF23 9AQ	Development of vehicle rental facility on Brownfield site, including construction of building foundations, portable office building, wash bay, drainage install, boundary treatments such as fencing and hooped bollards, cctv/lighting.	06/10/2023	Permission Granted	Other Consent Types
23/01094/FUL	06/06/2023	MR ANDREW LATTE	FUL	Rear Of 62 Pen-y-lan Road Roath Cardiff CF23 5HW	Retention of Canopy to Terrace	24/07/2023	Permission Granted	Minor - Retail (A1-A3)
23/00346/VAR	22/02/2023	Mr James Prothero	VAR	4 Pen-y-lan Place Penylan Cardiff CF23 5HE	Variation of Conditions 2 and 3 of 22/00740/DCH to alter approved plans and the erection of a privacy screen	24/07/2023	Permission Granted	Renewals and Variation of Conditions
23/01212/HSE	05/06/2023	Mr Matt Millard	HSE	8 Penylan Oval Penylan Cardiff CF23 6AU	Proposed single storey flat roof rear extension, and relocation of existing garage.	28/07/2023	Permission Granted	Householder
23/01357/CLD	20/06/2023	Mr Peter Gilbey	CLD	26 Waterloo Gardens Penylan Cardiff CF23 5AB	Single storey rear extension	01/08/2023	Permission Granted	Other Consent Types
23/00957/HSE	05/06/2023	Mr Manuranjan Preet-Ryatt	HSE	67 Westville Road Penylan Cardiff CF23 5DF	Removal of Rear Chimney Stack to Roof Level and Slate Over	04/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01794/DOC	01/08/2023	Mr Christopher Kendall	DOC	Former Lookers Motor Dealership Colchester Avenue Industrial Estate Colchester Avenue Penylan Cardiff CF23 9AP	Discharge of condition 3 (junction works) of 23/00265/FUL	09/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01379/HSE	04/07/2023	Rev Stephen Wigley	HSE	12 Llwyn-y-grant Road Penylan Cardiff CF23 9ET	New car hard standing and car port to rear garden, demolition of rear wall and replacement with new wall and roller shutter vehicular door	10/08/2023	Permission Granted	Householder
23/01451/FUL	18/07/2023	MR MIKE SARHAN	FUL	83 Brandreth Road Penylan Cardiff CF23 5NW	Change of use to cafe	16/08/2023	Permission Granted	Minor - Retail (A1-A3)
23/01448/HSE	03/07/2023	Mr Emyr Gwyn	HSE	46 Stallcourt Avenue Penylan Cardiff CF23 5AN	Single storey rear extension	21/08/2023	Permission Granted	Householder
23/00931/FUL	27/04/2023	Motor Fuel Group	FUL	Cardinal Service Station 501 Newport Road Penylan Cardiff CF23 9AD	The demolition of car wash and the creation of charging zone, erection of EV chargers, erection of canopy, two jet wash bays, sub-station enclosure and associated forecourt works.	22/08/2023	Permission Granted	Minor - Other Principal Uses
23/01403/HSE	28/06/2023	Mrs Rokhosh Alchalabi	HSE	88 Llanedeyrn Road Penylan Cardiff CF23 9DZ	Demolish existing conservatory and build single storey flat roof extension.	23/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
PLASNEWYDD 23/01740/CLD	01/08/2023	Mrs Atkins	CLD	46 Roath Court Road Roath Cardiff CF24 3SD	Rear dormer loft conversion.	01/09/2023	Permission Granted	Other Consent Types
22/02841/FUL	02/12/2022	Mrs Kiran Khan	FUL	6-8 Albany Road Roath Cardiff CF24 3YW	FIRST FLOOR REAR EXTENSION, REAR DORMER ROOF EXTENSION, INTERNAL ALTERATIONS TO CREATE 4 SELF CONTAINED FLATS WITH EXTERNAL ALTERATIONS	04/09/2023	Permission Granted	Minor - Dwellings (C3)
23/00609/HSE	31/03/2023	Dominic Morgan	HSE	1 Kelvin Road Roath Cardiff CF23 5ET	Single storey rear extension including external wall insulatio to the North-East elevation, window and door alterations and associated works	04/09/2023	Permission Granted	Householder
23/01211/LBC	21/07/2023	Jackie Price	LBC	79 Ninian Road Roath Cardiff CF23 5EN	Remove and replace existing pitched roof covering and upgrade insulation	11/09/2023	Permission Granted	Listed Buildings
23/00804/HSE	21/04/2023	Mr Robert Thomas	HSE	19 Tydfil Place Roath Cardiff CF23 5HP	Proposed Rear Extension	12/09/2023	Permission Granted	Householder
23/01376/FUL	23/06/2023	Mr Muhammed Asif	FUL	29 - 31 City Road Roath Cardiff CF24 3BJ	Change of Use from Office at first and second floor to residential flat	13/09/2023	Permission Granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01445/FUL	03/08/2023	MR HOSSIEN POLDAI	FUL	60 Cyfarthfa Street Roath Cardiff CF24 3HF	Dormer loft conversion and change of use to class C4 House in Multiple Occupation	15/09/2023	Permission Granted	Minor - Dwellings (C3)
23/01554/HSE	28/07/2023	Mr. James Davies-Hale	HSE	64 Arabella Street Roath Cardiff CF24 4TB	Single Storey Rear extension and external alterations.	20/09/2023	Permission Granted	Householder
23/01771/HSE	08/08/2023	Mr Stefanie Lehmann-Scott	HSE	40 Shirley Road Roath Cardiff CF23 5HN	Heat pump installation at the rear garden and a side Utility Room extension.	05/10/2023	Permission Granted	Householder
22/02512/HSE	01/11/2022	You 2 Property Investment Co. Ltd	HSE	4 Cottrell Road Roath Cardiff CF24 3EY	SINGLE STOREY REAR EXTENSION	24/07/2023	Permission Granted	Householder
23/01511/DOC	03/07/2023	Mr David Buckland	DOC	Rear Of 2 Partridge Road Roath Cardiff CF24 3QX	Discharge of Conditions 6 (Contamination) and 7 (Remediation Scheme and Verification Plan) of 22/02342/FUL	27/07/2023	Full Discharge of Condition	Discharge of Conditions
22/01440/DCH	09/08/2022	Mr Ali	HSE	242 Albany Road Roath Cardiff CF24 3RZ	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION AND HIP TO GABLE ROOF EXTENSION WITH REAR DORMER EXTENSION	28/07/2023	Refuse	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00991/HSE	02/05/2023	Mr Don Looney	HSE	Garden Bungalow 20 Oakfield Street Roath Cardiff CF24 3RD	Proposed demolition of conservatory, and new ground floor and first floor extension	31/07/2023	Refuse	Householder
23/00700/FUL	07/06/2023	MR PARVEZ MOGHAL	FUL	22A City Road Roath Cardiff CF24 3TW	Conversion of First Floor to Class C4 House in Multiple Occupation Flat	31/07/2023	Refuse	Minor - Dwellings (C3)
23/01027/FUL	02/06/2023	Angela Richards	FUL	69 Oakfield Street Roath Cardiff CF24 3RF	Removal and Replacement of Existing Render, Alterations to roofline to act as protective cover for new render, Gable end roof extension will wrap around chimney in order to give protection to new render. Repairs to main chimney on gable end, Replacement of old plastic guttering, and removal of chimney in rear annexe	08/08/2023	Permission Granted	Householder
23/00502/FUL	16/03/2023	Ms Katie Hutt	FUL	135 Claude Road Roath Cardiff CF24 3QE	Conversion of a property from a 7 bed into a 9 bed House in Multiple Occupation including a single storey rear extension	08/08/2023	Permission Granted	Minor - Dwellings (C3)
22/02143/FUL	23/09/2022	MR KAMAL WAHID SIAL	FUL	4 Wellfield Road Roath Cardiff CF24 3PB	CONVERSION OF REAR GROUND FLOOR AND UPPER FLOORS INTO THREE SELF CONTAINED FLATS WITH TWO STOREY REAR AND SINGLE STOREY SIDE EXTENSIONS INCLUDING LOFT CONVERSION WITH REAR DORMER AND EXTERNAL ALTERATIONS	11/08/2023	Permission Granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01450/CLD	13/07/2023	MR JINWEI HUANG	CLD	149 Moy Road Roath Cardiff CF24 4TH	Dormer loft conversion and alterations to existing extension at existing Class C4 House in Multiple Occupation	14/08/2023	Permission Granted	Other Consent Types
23/01444/HSE	18/07/2023	MR HOSSIEN POLADI	HSE	58 Cyfarthfa Street Roath Cardiff CF24 3HF	Dormer loft conversion and ground floor rear extension.	17/08/2023	Permission Granted	Householder
23/01168/CLU	23/06/2023	.	CLU	92 Connaught Road Roath Cardiff CF24 3PX	Use of property as 5 flats	22/08/2023	Permission Granted	Other Consent Types
PONTPRENNAU AND OLD ST MELLONS								
23/01478/DOC	04/07/2023	Mr Morgan Williams	DOC	Land East Of Church Road And North And South Of Bridge Road Old St Mellons Cardiff	Discharge of Condition 13 (Security Lighting and CCTV Detail) of 19/03097/MJR	04/09/2023	Full Discharge of Condition	Discharge of Conditions
23/01786/DOC	01/08/2023	James Player	DOC	Proposed Car Dealership Cardiff Gate Business Park Malthouse Avenue Pontprennau Cardiff CF23 8AB	Discharge of Condition 4 (Tree Protection) of Planning Permission No. 21/01699/MJR	14/08/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/02742/NMA	22/11/2022	Mr Craig Weymouth	NMA	Land Adjacent To St Julians House Bridge Road Old St Mellons Cardiff CF3 6YJ	To vary condition 1 of 22/00665/MJR and substitute approved plan Affordable Homes Plan: AH-01 Rev.C with Affordable Homes Plan: AH-01 Rev.E	06/09/2023	Resolved to Grant	Non Material Amendment
23/00992/ADV	12/05/2023	STAR PUBS AND BARS	ADV	Unicorn Inn Church Road Old St Mellons Cardiff CF3 6YA	Erection of Illuminated and Non-Illuminated Signs to the Exterior of the Building	12/09/2023	Permission Granted	Advertisements
23/00993/LBC	02/05/2023	STAR PUBS AND BARS	LBC	Unicorn Inn Church Road Old St Mellons Cardiff CF3 6YA	Erection of Illuminated and Non-Illuminated Signs to the Exterior of the Building, provision of lighting fixtures and painting of parts of the building.	12/09/2023	Permission Granted	Listed Buildings
23/01759/HSE	28/07/2023	Mr David Weston	HSE	58 Cork Drive Pontprennau Cardiff CF23 8PU	Single storey Orangery rear extension.	12/09/2023	Permission Granted	Householder
21/01173/MNR	04/06/2021	Mr Williams	FUL	Land At The Granary Bridge Road Old St Mellons Cardiff CF3 6YJ	ERECTION OF 2 DWELLINGS AND ASSOCIATED WORKS	14/09/2023	Permission Granted	Minor - Dwellings (C3)
23/01622/HSE	13/07/2023	Mrs Hassan	HSE	9 Acorn Grove Pontprennau Cardiff CF23 8NG	Erect a conservatory to the rear elevation	14/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01838/HSE	08/08/2023	Rob Joyce	HSE	8 Gaulden Grove Pontprennau Cardiff CF23 8SD	Retention of conversion of detached double garage into a dwelling for a family member	04/10/2023	Permission Granted	Householder
23/01884/HSE	29/08/2023	MR BADER AL-BADER	HSE	1 Foxberry Close Pontprennau Cardiff CF23 8NR	Alterations and rear extensions.	05/10/2023	Permission Granted	Householder
23/00161/FUL	26/01/2023	MR PHILIP BOWES	FUL	Cardiff Golf Centre Began Road Old St Mellons Cardiff CF3 6XJ	Proposed Extension to Golf Centre to provide a Multi-Purpose Hall	24/07/2023	Permission Granted	Minor - Other Principal Uses
23/01228/VAR	01/06/2023	Mr JAMES KEMPTON	VAR	Building 1 Eastern Business Park Wern Fawr Lane Old St Mellons Cardiff CF3 5XW	Removal of Condition 3 of 19/01671/MNR to extend opening times to 24hr access	24/07/2023	Permission Granted	Renewals and Variation of Conditions
23/00879/DOC	20/04/2023	Miss Ellena Hodges	DOC	Land At St Julians Manor Bridge Road Old St Mellons Cardiff CF3 6YJ	Discharge of condition 5 (External Surface Materials) of 21/01301/MNR	25/07/2023	Full Discharge of Condition	Discharge of Conditions
23/01578/DOC	11/07/2023	JO Cadenne	DOC	Unicorn Inn Church Road Old St Mellons Cardiff CF3 6YA	Discharge of Conditions 3 (External Doors and Windows), 4 (Roofing Works), 5 (External Paint Colours) and 6 (Rear Covered Seating Area Details) of 23/00746/LBC	25/07/2023	Full Discharge of Condition	Listed Buildings

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/01466/MNR	08/07/2022	Mr. Weymouth	FUL	Land At St Julians House Bridge Road Old St Mellons Cardiff CF3 6YJ	ERECTION OF 2 NO. DETACHED DWELLINGHOUSES TOGETHER WITH LANDSCAPING AND ECOLOGY INFRASTRUCTURE, DRAINAGE AND ASSOCIATED WORKS	28/07/2023	Permission Granted	Minor - Dwellings (C3)
23/00860/FUL	18/04/2023	JO star Pubs & Bars	FUL	Unicorn Inn Church Road Old St Mellons Cardiff CF3 6YA	Installation of play equipment with safety grass matting and picket fence	01/08/2023	Permission Granted	Minor - Other Principal Uses
23/01046/HSE	22/05/2023	Miss Naureen Qureshi	HSE	The Retreat Wern Fawr Lane Old St Mellons Cardiff CF3 5XA	Rear Single storey extension	01/08/2023	Permission Granted	Householder
23/00850/DOC	18/04/2023	Miss Ellena Hodges	DOC	Land At St Julians Manor Bridge Road Old St Mellons Cardiff CF3 6YJ	Discharge of condition 6 (Biodiversity Enhancements) of 21/01301/MNR	09/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01009/HSE	26/06/2023	Chung yan Tsang	HSE	41 Blackberry Way Pontprennau Cardiff CF23 8FE	Replace existing rear back door to Bifold door, insertion of two windows in external garage wall, all with associated alterations	09/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01347/ADV	13/06/2023	Ms Yvette Barretta	ADV	St Julians House Bridge Road Old St Mellons Cardiff CF3 6YJ	Erection of V stack signs and flagpoles.	14/08/2023	Permission Granted	Advertisements
23/01095/NMH	07/06/2023	Thangalathil	NMH	133 Mortimer Avenue Old St Mellons Cardiff CF3 6YG	Proposed Non-Material Amendment to Planning Permission 22/02429/HSE to allow for changes to the slope of the proposed flat and changes to the north elevation.	14/08/2023	Permission Granted	Non Material Householder
23/01170/FUL	25/05/2023	SMS PLC Amit Bharadwaj	FUL	Prennau House Cardiff Gate Business Park Copse Walk Pontprennau Caerdydd CF23 8XH	Install 5 Air Source Heat pumps (ASHP) and small ventilation openings to the rear.	04/09/2023	Permission Granted	Other Consent Types
RADYR AND MORGANSTOWN								
23/01671/HSE	19/07/2023	Chantal Evans	HSE	5 Blaen-y-coed Radyr Cardiff CF15 8RL	Single storey rear extension and single storey front extensions with porch.	12/09/2023	Permission Granted	Householder
23/01901/CLD	15/08/2023	Helen Shaw	CLD	6 Nicholas Court Radyr Cardiff CF15 8DT	Single storey rear extension	11/09/2023	Permission Granted	Other Consent Types
23/00543/HSE	31/05/2023	Mr And Mrs Dale	HSE	12 Clos Y Gwyddfif Morganstown Cardiff CF15 8EX	First Floor Rear Extension and Gable Loft Conversion including raising of ridge height	22/09/2023	Refuse	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/02798/HSE	28/11/2022	Mr David Cox	HSE	Upper Barn Radyr Farm Road Radyr Cardiff CF15 8EL	Demolition of an existing single storey extension with a new enlarged single storey extension in place, including new raised hip roof to form a covered parking area. Internal alterations and associated hard and soft landscaping	22/09/2023	Permission Granted	Householder
22/02799/LBC	22/11/2022	Mr David Cox	LBC	Upper Barn Radyr Farm Road Radyr Cardiff CF15 8EL	Demolition of an existing single storey extension with a new enlarged single storey extension in place, including new raised hip roof to form a covered parking area. Internal alterations and associated hard and soft landscaping	22/09/2023	Permission Granted	Listed Buildings
23/01757/HSE	01/08/2023	Dr. Sivaradhi Oruganti	HSE	9 Dan-y-bryn Avenue Radyr Cardiff CF15 8DB	Proposed two storey front extension, first floor rear extension and internal reconfiguration.	26/09/2023	Permission Granted	Householder
23/02183/CLD	22/09/2023	Mr Jeff Williams	CLD	62 Windsor Avenue Radyr Cardiff CF15 8BY	Single storey side extension and associated works	28/09/2023	Refuse	Other Consent Types
23/02127/CLD	12/09/2023	mr James Ford	CLD	23 Heol Isaf Radyr Cardiff CF15 8AG	Reversion of existing subdivided dwellinghouse providing 2No flats to single dwellinghouse.	04/10/2023	Permission Granted	Other Consent Types
22/02265/CLD	13/12/2022	Warren Carr	CLD	7 Junction Terrace Radyr Cardiff CF15 8ED	Use of domestic kitchen as a training facility for breadmaking for maximum of 4 people	05/10/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01677/HSE	24/07/2023	Mrs Sian Spiteri	HSE	1 Gelynys Terrace North Morganstown Cardiff CF15 8LD	First floor side extension.	06/10/2023	Permission Granted	Householder
23/01107/HSE	16/05/2023	Mr And Mrs Hall	HSE	9 Maes Yr Odyn Morganstown Cardiff CF15 8FB	Proposed extension at first floor over existing single storey accommodation and construction of new porch to front	27/07/2023	Refuse	Householder
23/01267/CLD	13/06/2023	Mr Tom Preene	CLD	11 Taff Terrace Radyr Cardiff CF15 8EE	Replacement of wooden shed with garden room to be used for storage and additional living space.	27/07/2023	Permission Granted	Other Consent Types
23/01246/HSE	12/06/2023	Mr Nick Insell	HSE	26 Drovers Way Radyr Cardiff CF15 8GG	Proposed two storey side extension and associated works.	08/08/2023	Permission Granted	Householder
23/00497/DOC	10/03/2023	.	DOC	Radyr Golf Club Drysgol Road Radyr Cardiff CF15 8BS	Discharge of Conditions 3 (Construction Environmental Management Plan), 5 (Dormouse Conservation Plan) 6 (Golf Course Ball Protection Netting Details and Specification) and 10 (Pond Details) of 22/00537/MJR	08/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01226/DOC	05/06/2023	Mrs ZOE MARIE AUBREY	DOC	Part 1 Of Phase 2A South Of Llantrisant Road North West Cardiff	Discharge of condition 5 (Post Installation Play Area Inspection and Update) of 18/01184/MJR	09/08/2023	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01556/DOC	07/07/2023	c/o Agent	DOC	Proposed Groeswen School Plasdwr North West Cardiff	Discharge of Condition 15 (School Travel Plan) of outline planning permission 14/02157/MJR	22/08/2023	Full Discharge of Condition	Discharge of Conditions from EIA Case
23/01504/HSE	05/07/2023	Mr M Tossell	HSE	82 Heol Isaf Radyr Cardiff CF15 8EA	Two storey side and rear extension with associated internal alterations	04/09/2023	Permission Granted	Householder
23/01529/NMA	03/07/2023	Mrs J Leigh	NMA	9 Craig Hir Radyr Cardiff CF15 8RB	Proposed Non-Material Amendment to Planning Permission 22/2158/HSE to amend the approved plans to show correct alignment of porch and garage roof	04/09/2023	Permission Granted	Non Material Amendment
23/01546/HSE	20/07/2023	Mrs J Leigh	HSE	9 Craig Hir Radyr Cardiff CF15 8RB	Single storey rear extension and single storey porch extension connecting dwelling to detached garage	20/09/2023	Permission Granted	Householder
RHIWBINA								
23/01370/FUL	30/06/2023	Synan	FUL	32 Caedelyn Road Whitchurch Cardiff CF14 1BH	Rear dormer, hip to gable roof extension, single storey rear extension and alterations to east elevation of existing dwelling. Demolition of garage and construction of detached dwelling.	12/09/2023	Refuse	Minor - Dwellings (C3)
23/01271/CLD	03/07/2023	Annette Leoponis	CLD	5 Bryn Adar Rhiwbina Cardiff CF14 7HH	Proposed rear single storey extension.	14/09/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01685/HSE	20/07/2023	Mr And Mrs Clements	HSE	21 Lon-y-deri Rhiwbina Cardiff CF14 6JN	Single storey storm porch to front	14/09/2023	Permission Granted	Householder
23/01906/WTTPF	15/08/2023	Mr Emyr Roberts	WTTPF	5 Bryn Bach Rhiwbina Cardiff CF14 6LH	G1 Alder Group - 1.5 to 2 metre reduction of overhanging lateral branches T1 Alder - Clear lower epicormic growth to 5m above ground level - reduce back higher crown over garden area T2 Ash - Fell T3 Sycamore - Fell T4 Cherry - Crown reduce by 1 to 1.5 metres	22/09/2023	GRANT - Works to Trees	Other Consent Types
23/00717/VAR	03/04/2023	Cyncoed Property Limited	VAR	4A Heol-y-deri Rhiwbina Cardiff CF14 6HF	Variation of Condition 9 of 18/01847/MNR in relation to the noise level and plant operating hours	26/09/2023	Permission Granted	Renewals and Variation of Conditions
23/02013/CLD	12/09/2023	Mr S David	CLD	11 Lon Penllyn Rhiwbina Cardiff CF14 6BZ	Single storey ground floor extension, hip to gable roof extension and rear dormer extension.	26/09/2023	Permission Granted	Other Consent Types
23/01749/HSE	28/07/2023	Mr Lloyd Griffiths	HSE	12 Heol Erwin Rhiwbina Cardiff CF14 6QP	New front porch with pitched roof.	27/09/2023	Permission Granted	Householder
23/01008/HSE	03/05/2023	Mr Rhys Hughes	HSE	26 Coed Yr Ynn Rhiwbina Cardiff CF14 6PH	Rear Single Storey Extension, Side Extension, Dormer Roof Extensions to Front Elevation and Rear Dormer Loft Conversion	28/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01939/HSE	21/08/2023	MISS RHIAN JONES	HSE	51 Caer Wenallt Rhiwbina Cardiff CF14 7HP	Replace existing conservatory with single storey rear extension.	04/10/2023	Permission Granted	Householder
23/00223/HSE	06/02/2023	Mr & Mrs Darren Browne	HSE	9 Heol Llangan Rhiwbina Cardiff CF14 6DE	Hip to gable roof extensions with dormer roof extensions, alterations and extension to existing single storey extension and demolition and reconstruction of detached garage	27/07/2023	Permission Granted	Householder
23/01109/HSE	31/05/2023	THOMAS	HSE	56 Heol-y-coed Rhiwbina Cardiff CF14 6HT	Addition of front porch.	28/07/2023	Permission Granted	Householder
23/01266/HSE	02/06/2023	Ms K Bowen	HSE	38 Ty-wern Avenue Rhiwbina Cardiff CF14 6AW	Proposed single storey extension to rear.	28/07/2023	Permission Granted	Householder
23/00826/HSE	22/06/2023	Mr Les Mumford	HSE	20 Heol-y-deri Rhiwbina Cardiff CF14 6HG	Pavement crossover between existing drive, with gate, and the road.	31/07/2023	Refuse	Householder
23/00805/HSE	11/04/2023	Mr Titus Wing	HSE	93 Tyn-y-parc Road Rhiwbina Cardiff CF14 6BL	Erection of single-storey rear extension, hip-to-gable loft conversion and rear dormer roof extension. Alteration of existing extension roof pitch.	03/08/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/01145/DCH	28/06/2022	Seymour	HSE	14 Rhiwbina Hill Rhiwbina Cardiff CF14 6UN	RETENTION OF TIERED TERRACE IN REAR GARDEN	04/08/2023	Permission Granted	Householder
23/01495/FUL	28/06/2023	Mr Martin Birch	FUL	Thornhill Cemetery Anc Cardiff Crematorium Thornhill Road Rhiwbina Cardiff CF14 9UA	Internal and external refurbishment work to the existing old offices building and associated external works.	08/08/2023	Permission Granted	General Regulations
22/01574/DCH	26/07/2022	Doherty	HSE	58 Pen-Y-Dre Rhiwbina Cardiff CF14 6EQ	GROUND FLOOR REAR EXTENSION AND FIRST FLOOR REAR EXTENSION	15/08/2023	Permission Granted	Householder
23/01181/FUL	26/05/2023	Mr Titus Wing	FUL	Part Of Land To The Rear Of 93 Tyn-y-Parc Road Rhiwbina Cardiff CF14 6BL	Construction of new dwelling	15/08/2023	Refuse	Minor - Dwellings (C3)
LBC/22/00046/DC	22/07/2022	Doherty	LBC	58 Pen-Y-Dre Rhiwbina Cardiff CF14 6EQ	GROUND FLOOR REAR EXTENSION AND FIRST FLOOR REAR EXTENSION	16/08/2023	Permission Granted	Listed Buildings
23/01345/HSE	20/06/2023	Mrs Lisa Henry	HSE	7 Heol-y-felin Rhiwbina Cardiff CF14 6NB	First floor side elevation extension	04/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02069/WTPP	04/09/2023	First Port REtirement Property Services	WTTP	Cwrt Deri Heol-y-felin Rhiwbina Cardiff CF14 6JB	T1 Oak - Remove loose dead material from crown. RE-reduce crown by up to 1.5m ASLB using NTP. Will not be removing inner crown eipcormic shoots	11/09/2023	GRANT - Works to Trees	Other Consent Types
23/01795/PRAP	04/08/2023	Cornerstone	PRAP	Telecom At End Of Motorway Bridge Wenallt Road Rhiwbina Cardiff CF14 6TP	Installation of a 20m Streetpole supporting 6 no. antennas, 2 no. 300mm dishes, and ancillary equipment thereto, together with 2 no cabinets at ground level and ancillary development thereto.	11/09/2023	Prior Approval Refused	Other Consent Types
RIVERSIDE								
23/01434/FUL	17/07/2023	Mr Yeoman	FUL	Carriage House Talbot Street Pontcanna Cardiff CF11 9BW	Change of use from self contained residential unit into staff offices and meeting rooms and insertion of new doorway at the rear	12/09/2023	Permission Granted	Minor - Offices (B1(a))
23/02112/WTCA	07/09/2023	Mr Christopher Pugh	WTCA	22 Conway Road Pontcanna Cardiff CF11 9NT	Remove Chinese Palm from centre of rear garden which has grown to approximately 10m in height. Remove Kohuh Cheesewood tree which is growing under and through the branches of an established Silver Birch tree	12/09/2023	GRANT - Works to Trees	Other Consent Types
23/01683/DOC	20/07/2023	Mr Matt Hellyer	DOC	50 Ryder Street Pontcanna Cardiff CF11 9BU	Discharge of Condition 3 (Roof Tiles) of 21/02554/DCH	16/08/2023	Partial Discharge of Condition (s)	Discharge of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/00435/DOC	08/03/2023	Mr Keith Pritchard	DOC	Canton Community Hall Leckwith Road Riverside Cardiff CF11 8HG	Discharge of Conditions 16 (Construction Environment Management Plan), 19 (Dust Assessment), 20 (Air Quality Assessment), 31 (Transport Works and Measures), 32 (Cycle Parking), 33 (Car Parking Strategy), 35 (Improvement Scheme for the Existing Lay-By on Leckwith Road), 36 (Demolition Management Plan), and 37 (Demolition Waste Management Plan) of 21/01806/MJR	14/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01289/HSE	08/06/2023	Libby and Stuart Crees	HSE	9 Llanfair Road Pontcanna Cardiff CF11 9PZ	Ground floor rear and side extension	14/08/2023	Permission Granted	Householder
23/00132/DOC	15/02/2023	LCB Construction Ltd.	DOC	251-253 Cowbridge Road East Riverside Cardiff CF11 9TQ	Discharge of Conditions 12 (Contaminated Land Measures - Assessment) and 13 (Contaminated Land Measures - Remediation and Verification Plan) of 20/02621/MJR	08/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01387/FUL	19/06/2023	Mr Richard Mason	FUL	10 Llandaff Road Riverside Cardiff CF11 9NJ	Change of use from A1 shop to A3 cafe	28/07/2023	Permission Granted	Minor - Retail (A1-A3)
23/01676/FUL	24/07/2023	Mr Michael Oneill	FUL	Pen-hill Surgery 31 Pen-hill Road Pontcanna Cardiff CF11 9PR	Change of use of GP Surgery (D1) to Single Dwellinghouse (C3)	18/09/2023	Permission Granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01782/LBC	31/07/2023	Mr Andrew Hole	LBC	22 Cathedral Road Pontcanna Cardiff CF11 9LJ	Repair and strengthening works to existing chimneys	18/09/2023	Permission Granted	Listed Buildings
23/02144/WTCA	14/09/2023	Mrs Sarah Corner	WTCA	42 Plasturton Gardens Pontcanna Cardiff CF11 9HF	Fell and replace Gleditsia with more suitable sized tree for the garden	21/09/2023	GRANT - Works to Trees	Other Consent Types
23/01261/HSE	14/06/2023	MR NAVAZ KHAN	HSE	29 Plantagenet Street Riverside Cardiff CF11 6AS	Single storey rear and side extension with loft conversion, rear dormer and external alterations.	26/09/2023	Permission Granted	Householder
23/02274/WTCA	28/09/2023	Mr Tom Johnson	WTCA	43 Plasturton Avenue Pontcanna Cardiff CF11 9HL	REAR GARDEN 1. LAWSON CYPRESS - Fell 2. INDIAN BEAN TREE - Crown reduce by 2m. FRONT GARDEN - MAGNOLIA TREE - reduce by 1-1.50m	04/10/2023	GRANT - Works to Trees	Other Consent Types
23/01829/FUL	08/08/2023	Mr Yashvant Patel	FUL	Rear Of 20 Ninian Park Road Riverside Cardiff CF11 6HZ	Convert existing garage into single dwelling residence with two storey extension to side.	04/10/2023	Refuse	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
22/01161/MNR	15/06/2022	Mr & Mrs Jones	FUL	84 Severn Grove Pontcanna Cardiff CF11 9EP	REAR EXTENSION TO EXISTING BASEMENT FLAT, DOUBLE AND SINGLE STOREY REAR EXTENSION TO EXISTING HOUSE ABOVE, REVISED ENTRANCE DOOR AND FRONT WINDOW TO BASEMENT FLAT, REVISED LAYOUT OF ACCESS PATH AND GARDEN WALLS TO BASEMENT FLAT AND INSERTION OF TWO ROOFLIGHTS IN REAR ROOF PLANE	24/07/2023	Permission Granted	Other Consent Types
23/00683/DOC	27/03/2023	Mr Keith Pritchard	DOC	Canton Community Hal Leckwith Road Riverside Cardiff CF11 8HG	Discharge of Conditions 5 (Contamination), 6 (Remediation Scheme and Verification Plan), 14 (Surveillance Cameras), 15 (External Finishing Materials), 18 (Lighting Schemes), 21 (Means of Enclosure to the Front Boundary of the Ground Floor Apartments), 23 (Means of Enclosure of the Residents' Communal Garden Area), 27 (Root Available Soil Volumes and Site Specific Tree Pit Details), and 30 (Benches for the Community Garden) of 21/01806/MJR	26/07/2023	Full Discharge of Condition	Discharge of Conditions
23/01016/HSE	09/05/2023	MR JACK EDWARDS	HSE	3 Mortimer Road Pontcanna Cardiff CF11 9JZ	First Floor Rear Extension	27/07/2023	Permission Granted	Householder

RUMNEY

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01702/FUL	21/07/2023	Cornerstone Telecommunication s Cornerstone Telecommunicat...	FUL	St Illtyd's School Mast Newport Road Llanrumney Cardiff CF3 1XQ	Replacement headframe supporting 12 no. new antennas and ancillary equipment. Installation of 2 no. 0.3m dishes and the removal, replacement, and installation of associated ancillary equipment and associated works thereto.	04/09/2023	Permission Granted	Minor - Industry/Storag e/Distribution
23/01304/FUL	18/07/2023	MR ABDUL KADIR	FUL	830 Newport Road Rumney Cardiff CF3 4LH	Change of use of ground floor shop to restaurant and takeaway with alterations to rear	18/09/2023	Permission Granted	Minor - Retail (A1-A3)
23/01227/HSE	05/06/2023	Mr And Mrs Nigel And Caroline Harris	HSE	6 Witla Court Road Rumney Cardiff CF3 3LT	External alterations including new conservatory and rear extension.	15/08/2023	Permission Granted	Householder
23/02304/WTTTPP	02/10/2023	Ms Shannon Ashmore	WTTPI	890 Newport Road Rumney Cardiff CF3 4LJ	Beech - Left hand side of the Drive - Prune back to previous pruning points where possible to gain 2m clearance to the building	06/10/2023	GRANT - Works to Trees	Other Consent Types
23/01746/PRNO	09/08/2023	Mr Sudhir Sehrawat	PRNO	Rompney Castle Wentloog Road Rumney Cardiff CF3 3EB	Demolition of The Rompney Castle.	23/08/2023	Prior Approval Required	Other Consent Types
23/01783/FUL	02/08/2023	.	FUL	Unit A3 Lakeview Business Park Lamby Way Trowbridge Cardiff CF3 2EP	Change of use of unit from A3 (Cafe) to B1 / B2 / B8	31/08/2023	Permission Granted	Minor - Offices (B1(a))

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01384/HSE	21/06/2023	Dean Price	HSE	Pwll Mawr Cottage Wentloog Road Rumney Cardiff CF3 2EN	Demolition of existing garage and erection of two storey side extension	31/07/2023	Permission Granted	Householder
23/01497/FUL	06/07/2023	Mr Hugo Souto	FUL	Flat 103 Wentloog Road Rumney Cardiff CF3 3HD	Rear and side extensions with alterations to existing property to provide additional two flats with amenity garden, refuse and cycle storage and parking.	22/08/2023	Permission Granted	Minor - Dwellings (C3)
23/01776/DOC	31/07/2023	N/A	DOC	Former Eastern High School Newport Road Rumney Cardiff CF3 3XG	Discharge of condition 39 (Lectern Design and artwork) of 18/02519/MJR	29/09/2023	Full Discharge of Condition	General Regulations
23/01201/HSE	30/05/2023	Mrs Patricia Smith	HSE	614 Newport Road Rumney Cardiff CF3 4FE	Two storey rear extension and associated alterations.	27/09/2023	Permission Granted	Householder
23/00344/HSE	22/02/2023	Mr Puneet Kumar Mudgal	HSE	33 Monkstone Rise Rumney Cardiff CF3 3LW	Single storey wrap-around extension with second storey side extension and demolition of garage and retention of garden room	07/08/2023	Refuse	Householder
23/01331/FUL	19/06/2023	miss rachael gregory	FUL	17 Waterside Business Park Lamby Way Trowbridge Cardiff CF3 2ET	New window first floor window opening in rear elevation	07/08/2023	Permission Granted	Minor - Industry/Storage/Distribution

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01741/HSE	27/07/2023	Mr Brian Jones	HSE	4 Claremont Avenue Rumney Cardiff CF3 4LR	Conversion of existing detached garage/workshop into ancillary accommodation to no.4 Claremont Avenue	21/09/2023	Permission Granted	Householder
SPLOTT								
23/01068/DOC	11/05/2023	N/A	DOC	Cardiff Vineyard Centre East Moors Road Splott Cardiff CF24 5EE	Discharge of Condition 5 (Ecological Enhancement Measures) of 22/02705/FUL	24/07/2023	Full Discharge of Condition	Discharge of Conditions
22/01668/MNR	12/08/2022	Mr Griffiths	CLD	Unit 6 Tagomago Business Park Dowlais Road Splott Cardiff CF24 5LQ	PROPOSED USE OF GROUND AND FIRST FLOOR OFFICE SPACES FOR TRAINING OF HIGH SCHOOL PUPILS, WORKSHOP TO BE USED AS STORAGE AREA AND WAREHOUSE USED FOR PRACTICAL WORK	28/09/2023	Refuse	General Regulations
23/00465/FUL	15/03/2023		FUL	The India Centre Sanquhar Street Splott Cardiff CF24 2AA	Extension to existing centre to provide Visitors overnight suite, child play and storage etc, Two storey glazed meeting area and security flat for resident priest and family	09/08/2023	Permission Granted	Minor - Other Principal Uses
23/00511/FUL	13/03/2023	MR STUART REID	FUL	Part Of Land At 6 Ocean Way Splott Cardiff CF24 5HF	Proposed single storey building to house a cafe	11/08/2023	Permission Granted	Minor - Retail (A1-A3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01406/DOC	23/06/2023	.	DOC	Land Off Lewis Road Splott Cardiff	Discharge of Condition 4 (Construction Environmental Management Plan) of 22/02308/FUL	16/08/2023	Full Discharge of Condition	General Regulations
23/01147/FUL	18/07/2023	MS NANCY COURT	FUL	23 Sanquhar Street Splott Cardiff CF24 2AB	Ground floor rear extension and conversion to two flats and rear dormer roof extension.	21/08/2023	Permission Granted	Minor - Dwellings (C3)
23/01625/DOC	14/07/2023	.	DOC	Land Off Lewis Road Splott Cardiff	Discharge of Conditions 3 (Strategic Signage Strategy) and 5 (Active Travel Route Lighting) of 22/02308/FUL	01/09/2023	Full Discharge of Condition	Discharge of Conditions
23/00661/CLD	13/04/2023	Martin Leahy	CLD	176 Moorland Road Splott Cardiff CF24 2LQ	Proposed use of property as children's home for up to 2 young people	04/09/2023	Permission Granted	Other Consent Types
23/01530/FUL	04/07/2023	Mr Paul Reed	FUL	Unit 102 Portmanmoor Road Industrial Estate Portmanmoor Road Splott Cardiff CF24 5HB	Change of Use to D2 for use as a small Gymnastics/Cheerleading gym for the local community.	04/09/2023	Permission Granted	Minor - Other Principal Uses
23/01716/PRAP	09/08/2023	Mr Cameron Wilson	PRAP	Pavement At Willows Avenue And Seawall Road Splott Cardiff	Proposed 5G telecoms installation: 15m high slim line H3G street pole and associated cabinets with ancillary works.	06/09/2023	Prior Approval Refused	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01244/HSE	14/07/2023	Mr. Lewis Sampson	HSE	12 Janet Street Splott Cardiff CF24 2BD	Proposed part single, part two storey rear extension and rear dormer.	20/09/2023	Permission Granted	Householder
23/00591/DOC	05/04/2023	Mr JASON REDWOOD	DOC	Part Of Land At 95 Clydesmuir Road Tremorfa Cardiff CF24 2PY	Discharge of Conditions 4 (Drainage Works) and 6 (Soft Landscaping Works) of 22/00944/MNR	20/09/2023	Partial Discharge of Condition (s)	Discharge of Conditions
23/00961/HSE	05/06/2023	Mr And Mrs K Berry	HSE	10 Clos Hector Splott Cardiff CF24 2HL	Construction of a single detached garage	21/09/2023	Permission Granted	Householder
23/01422/HSE	30/06/2023	MR LEE UNDERHILL	HSE	47 Mercia Road Splott Cardiff CF24 2TE	First floor rear extension and hip to gable with dormer loft conversion	22/09/2023	Refuse	Householder
TROWBRIDGE 21/01906/MJR	05/08/2021	C/O Agent	FUL	Land At Ty To Maen Farm Newton Road Wentloog Cardiff CF3 2EJ	ERECTION OF A NEW BOILER AND DRYING SHED TO FACILITATE A DISTRICT HEATING SYSTEM AND MODIFICATION TO THE HARDSTANDING APPROVED UNDER PLANNING PERMISSION 16/01806/MJR	25/07/2023	Permission Granted	Major - Industry/Storage/Distribution
23/01802/ADV	23/08/2023	Mrs Sara Humphries	ADV	Land To The Northwest Of Crickhowell Road Trowbridge Cardiff	Two fascia signs	05/10/2023	Permission Granted	Advertisements

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01339/HSE	21/06/2023	Mr George Joseph	HSE	8 Clos Elphan Trowbridge Cardiff CF3 2AE	Conversion of garage into habitable room with associated works.	03/08/2023	Permission Granted	Householder
23/00077/DOC	16/01/2023	c/o Agent	DOC	Ty To Maen Farm Newton Road Trowbridge Cardiff CF3 2EJ	Discharge of Conditions 4 (Remediation Scheme and Verification Plan), 7 (Imported Aggregates), and 8 (Construction Environmental Management Plan) of 20/00285/MJR	09/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01057/DOC	12/05/2023	Mr Andrew Collins	DOC	Land Adjacent To Beacon Centre Harrison Drive St Mellons	Discharge of Condition 3 (Cycle Parking) of 20/01412/MJR	14/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01558/HSE	07/07/2023	Phil and Karen Blay	HSE	17 Dovey Close Trowbridge Cardiff CF3 1RJ	Single storey side extension.	21/08/2023	Permission Granted	Householder
23/01314/HSE	09/06/2023	Mr. Toby Britton	HSE	33 Clos Tyla Bach Trowbridge Cardiff CF3 0EJ	New double storey side extension with pitched roof, new window and door openings.	25/08/2023	Permission Granted	Householder
23/01636/FUL	19/07/2023	Mr Daniel Pace	FUL	52 Caernarvon Way Trowbridge Cardiff CF3 1RX	3 bedroom attached dwellinghouse	06/09/2023	Refuse	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/02088/NMA	08/09/2023	Chris Murray	NMA	Pinewood Studio Wales Limited Wentloog Environmental Centre Wentloog Avenue Trowbridge Cardiff CF3 2GH	Proposed Non-Material Amendment to Planning Permission 22/03006/FUL- revise Condition 2 (approved plans)	15/09/2023	Permission Granted	Non Material Amendment
23/01678/FUL	24/07/2023	c/o Agent	FUL	Unit 6 & 7 Spring Meadow Business Park Spring Meadow Road Trowbridge Cardiff CF3 2ES	Proposed new windows to the first floor elevation along with a new glazed double door entrance.	18/09/2023	Permission Granted	Other Consent Types
23/00623/HSE	22/05/2023	Ms Nina Sadiq	HSE	2 Jasmine Drive Trowbridge Cardiff CF3 0JD	Ground and First Floor Rear Extensions, Front Porch and Dormer to Rear Elevation	22/09/2023	Permission Granted	Householder
23/01832/DOC	07/08/2023	Mr Andrew Collins	DOC	Harrison Drive Land Adjacent To Beacon Centre, Harrison Drive St. Mellons Cardiff CF3 0FL	Discharge of Condition 7 (Imported Top Soil) of 20/01412/MJR	22/09/2023	Full Discharge of Condition	Discharge of Conditions
23/02136/ADV	13/09/2023	Garbett	ADV	Unit 6 And 7, Spring Meadow Trading Estate, Wentloog, Cardiff CF3 2ES	5 x Folded ACM panels, 2 x Retro frame box sign, 1 x Fence sign and 1 x Fence sign 1200 x 960 mm	29/09/2023	Permission Granted	Advertisements

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01424/FUL	03/07/2023	Dr. Katie Browne	FUL	The Beacon Centre Harrison Drive Trowbridge Cardiff CF3 0PJ	Demolition of existing kitchen extension and make good	05/10/2023	Permission Granted	Miscellaneous
23/01801/FUL	18/08/2023	Mrs Sara Humphries	FUL	Land To The Northwest Of Crickhowell Road Trowbridge Cardiff	New rear security door, 2 extract vents and 2 air conditioning condenser units in a security cage.	05/10/2023	Permission Granted	Other Consent Types
WHITCHURCH AND TONGWYNLAIS								
23/00873/HSE	15/05/2023	Mrs Lydia Vitolo	HSE	16 Yorath Road Whitchurch Cardiff CF14 1QB	DEMOLITION OF EXISTING REAR SINGLE STOREY EXTENSION AND CONSTRUCTION OF A REAR GABLE END EXTENSION AND FRONT SIDE AND REAR DORMERS	24/07/2023	Permission Granted	Householder
23/01883/HSE	14/08/2023	MRS Leah Macdonald	HSE	2 Ty Newydd Whitchurch Cardiff CF14 1NN	Single storey side extension and granny annex to rear garden.	06/10/2023	Permission Granted	Householder
23/01537/HSE	04/07/2023	Mr & Mrs Colin Turner	HSE	5 Velindre Road Whitchurch Cardiff CF14 2TE	Part garage conversion to annexe for disability use ancillary to the dwelling.	03/08/2023	Permission Granted	Householder
23/00867/LBC	16/06/2023	Mr Thomas Watson	LBC	6 Wyndham Street Tongwynlais Cardiff CF15 7LN	Replacement of existing PVCu and timber windows and reinstallation of stone cills to the front elevation.	08/08/2023	Permission Granted	Listed Buildings

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01283/HSE	06/06/2023	Bernard Morgan	HSE	55 Pantmawr Road Whitchurch Cardiff CF14 7TB	Rear and side extension to dormer bungalow with new dormer to rear.	14/08/2023	Permission Granted	Householder
23/01672/WTTPP	19/07/2023	Mr Frank O'Driscoll	WTTPP	11 Cottrell Road Whitchurch Cardiff CF14 1PZ	Silver birch rear 11 Cottrell Road - remove dead material and reduce vulnerable limbs by 1.5m to 3.0m where growing close to adjacent property and overhanging neighbouring garden. Re shape remaining crown to match and balance	14/08/2023	GRANT - Works to Trees	Other Consent Types
23/01844/NMA	10/08/2023	Mrs Lydia Vitolo	NMA	16 Yorath Road Whitchurch Cardiff CF14 1QB	Proposed Non-Material Amendment to Planning Permission 23/00873/HSE- Demolition of rear single story extension and construction of a rear gable and end extension, with front and rear dormers. Rear extension will tie in with existing roof line.	15/08/2023	Permission Granted	Non Material Amendment
23/01482/DOC	01/08/2023	Mr Geoffrey Wyatt	DOC	17 Heol Pentwyn Whitchurch Cardiff CF14 7DD	Discharge of Conditions 5 (Parking) and 6 (Landscaping) of 21/02150/DCH	16/08/2023	Full Discharge of Condition	Discharge of Conditions
23/01738/CLD	01/08/2023	Mr & Mrs Roach	CLD	9 Heol-y-forlan Whitchurch Cardiff CF14 1AX	Rear dormer loft conversion.	16/08/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01724/NMA	25/07/2023	Jamie Roberts	NMA	9 Greenclose Road Whitchurch Cardiff CF14 1QP	Proposed Non-Material Amendment to Planning Permission 22/02851/HSE- Alteration to the roof over the rear extension. Alteration to the ridge height of side extension	23/08/2023	Permission Granted	Non Material Amendment
23/01230/HSE	26/06/2023	MR ADAM J PAINTER	HSE	29 Heol Don Whitchurch Cardiff CF14 2AR	Proposed single storey rear/side extension and new roof lights to rear and partial demolition of garage/store and demolition of single storey rear extension and removal of first floor bay	25/08/2023	Permission Granted	Householder
23/01521/HSE	03/07/2023	Mr Jonathan Lloyd	HSE	13 Court Close Whitchurch Cardiff CF14 1JR	Single storey extension to rear of property and construction of detached garage.	25/08/2023	Permission Granted	Householder
22/01278/DCH	12/07/2022	Mr Grundy	CLD	17 Whitworth Square Whitchurch Cardiff CF14 7DR	ERECTION OF BOUNDARY FENCE TO FRONT GARDEN	04/09/2023	Permission Granted	Other Consent Types
23/01390/HSE	19/06/2023	Mr Demetrios Djalli	HSE	St Hilarion House Rhiwbina Hill Tongwynlais Cardiff CF14 6UP	Installation of domestic ground mounted solar panels in isolated screened location.	04/09/2023	Permission Granted	Householder
23/01713/CLD	24/07/2023	Mr and Mrs Andrew and Linda Kimber	CLD	3 Heol-y-waun Whitchurch Cardiff CF14 1LB	New single storey rear extension	04/09/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01943/CLD	21/08/2023	Mr Tony Mulhern	CLD	12 Forest Farm Road Whitchurch Cardiff CF14 7JP	Single storey rear extension.	04/09/2023	Permission Granted	Other Consent Types
23/01935/CLD	24/08/2023	D Powell	CLD	Land To The South-West Of Whitchurch Hospital	Creation of dormice habitat by the provision of soft landscaping works.	04/09/2023	Permission Granted	Other Consent Types
23/01108/NMA	08/06/2023	Mr Mark Young	NMA	Land To The North-West Of Whitchurch Hospital Playing Fields Whitchurch Cardiff	Proposed Non-Material Amendment to Planning Permission 17/01735/MJR to vary the design of the northern access bridge	05/09/2023	Permission Granted	Non Material Amendment
23/01638/DOC	14/07/2023	Mr Christopher Case	DOC	Greenmeadows 102 Pendwyallt Road Whitchurch Cardiff CF14 7EH	Discharge of Condition 13 (Hard and Soft Landscaping) of 18/01092/MNR	06/09/2023	Full Discharge of Condition	Discharge of Conditions
23/02117/WTCA	11/09/2023	Mrs Anne Boore	WTCA	28 Church Road Whitchurch Cardiff CF14 2EA	T1 Apple - Mature tree which has sadly shed a large limb leaving the remaining crown vulnerable to further failure. Remove failed limb and weight reduce remaining crown by 1.5 metres back to suitable live growth points	12/09/2023	GRANT - Works to Trees	Other Consent Types
23/01121/HSE	24/05/2023	Mrs Brooks	HSE	8 Clas Dyfrig Whitchurch Cardiff CF14 1JN	Side apex dormer and a rear hip to gable roof extension to create dormer bungalow.	13/09/2023	Permission Granted	Householder

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01200/HSE	30/05/2023	Joshua Gibson	HSE	50 Pantmawr Road Whitchurch Cardiff CF14 7TG	Part single part first floor extension to side.	15/09/2023	Permission Granted	Householder
23/00567/DOC	15/03/2023	Exchange Ltd	DOC	158 The Philog Whitchurch Cardiff CF14 1ED	Discharge of Conditions 4 (Cycle Storage), 5 (Refuse/Recycling Storage), 6 (Boundary Treatment) and 8 (Privacy Screen) of 22/01178/MNR	18/09/2023	Split Decision	Discharge of Conditions
22/02631/HSE	08/11/2022	MR MATTHEW WILLIAMS	HSE	3 Greenmeadow Gardens Pendwyallt Road Whitchurch Cardiff CF14 7EH	RETENTION OF AS BUILT GARDEN UNIT	18/09/2023	Permission Granted	Householder
23/01723/FUL	25/07/2023	Mr M Robers	FUL	53 The Philog Whitchurch Cardiff CF14 1DZ	Single storey side extension, outbuilding and dormer loft conversion.	19/09/2023	Permission Granted	Householder
23/02040/NMA	01/09/2023	Mr Jonathan Lloyd	NMA	13 Court Close Whitchurch Cardiff CF14 1JR	Proposed Non-Material Amendment to Planning Permission 23/01521/HSE- Detailing of material finishes to proposed extension and existing property. Use of rough cast render to extension and also to existing brickwork finish to ground floor.	20/09/2023	Permission Granted	Non Material Amendment
23/00755/REM	05/04/2023	Executive Lets Cardiff	REM	158 The Philog Whitchurch Cardiff CF14 1ED	Removal of Conditions 3 and 7 of 22/01178/MNR in relation to the bedrooms in Flats 1, 2 and 6 and vehicle parking	22/09/2023	Refuse	Renewals and Variation of Conditions

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01951/WTCA	18/08/2023	Mr David Lewis	WTCA	3 Alfreda Road Whitchurch Cardiff CF14 2EH	T1 Horse Chestnut - pollard at approximately 10 - 12m height as per James Pinder Treecare Consulting report	22/09/2023	GRANT - Works to Trees	Other Consent Types
23/01732/HSE	09/08/2023	Mr Barry Morgan	HSE	Crud-yr-allt Westbourne Crescent Whitchurch Cardiff CF14 2BL	Single story extension to office / study area.	22/09/2023	Permission Granted	Householder
23/01777/HSE	31/07/2023	Mr and Mrs Michael and Sue Ryan	HSE	1 Kelston Road Whitchurch Cardiff CF14 2AG	Ground floor rear and side extension and rear dormer loft conversion.	25/09/2023	Permission Granted	Householder
23/00990/HSE	16/05/2023	MR & MRS JONATHAN JAMES	HSE	46 Westbourne Road Whitchurch Cardiff CF14 2BS	Two Storey Side Extension, Single Storey Rear Extension, Front Porch Extension and Hip to Gable Loft Conversion with Rear Dormer Roof Extension	27/09/2023	Permission Granted	Householder
23/01710/FUL	16/08/2023	Steve Williams	FUL	Whitchurch High Upper School Penlline Road Whitchurch Cardiff CF14 2XJ	Hipped roof and replacement cladding to room 113	27/09/2023	Permission Granted	Miscellaneous
23/01958/CLD	22/08/2023	Mr Matthew Hartley	CLD	64 St John's Crescent Whitchurch Cardiff CF14 7AG	Replace existing flat roof single storey rear extension with new single storey pitch roof extension.	29/09/2023	Permission Granted	Other Consent Types

<u>Application No.</u>	<u>Date Valid:</u>	<u>Applicant</u>	<u>Type:</u>	<u>Address:</u>	<u>Proposal:</u>	<u>Decision Date</u>	<u>Decision:</u>	<u>Statutory Class:</u>
23/01739/CLD	01/08/2023	Mr & Mrs Nash	CLD	45 Velindre Road Whitchurch Cardiff CF14 2TE	Hip to gable and rear dormer loft conversion	29/09/2023	Permission Granted	Other Consent Types
22/02741/HSE	09/12/2022	Mr Peter Suller	HSE	45 Heol Don Whitchurch Cardiff CF14 2AS	Retrospective application for widening of the driveway entrance and minor alterations to the layout of the front amenity space	05/10/2023	Permission Granted	Householder

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