

COMMITTEE DATE: 15/06/2016

APPLICATION No. **16/00547/MJR** APPLICATION DATE: 15/03/2016

ED: **BUTETOWN**

APP: TYPE: Hybrid Application

APPLICANT: Aviva Life & Pensions UK Ltd

LOCATION: PLOT 5, PIERHEAD STREET, CARDIFF BAY

PROPOSAL: HYBRID APPLICATION COMPRISING: FULL PLANNING APPLICATION FOR ERECTION OF A 210 BED HOTEL (CLASS C1) (9,334 SQM GEA) FRONTING BUTE PLACE, INCLUDING ACCESS, SERVICE AREA AND SIX DISABLED CAR PARKING SPACES. OUTLINE PLANNING APPLICATION FOR THE ERECTION OF TWO OFFICE BUILDINGS (CIRCA 15,687 SQM GEA) INCLUDING 106 SURFACE AND UNDERCROFT CAR PARKING SPACES WITH ALL MATTERS RESERVED OTHER THAN MEANS OF ACCESS

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

1. The development permitted in respect of the erection of a 210 bed hotel fronting Bute Place including access, service area and 6 disabled car parking spaces 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 & Country Planning Act 1990.
2.
  - A. Approval of the details of the layout, scale and appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") in respect of the two office buildings and associated surface and undercroft car parking shall be obtained from the LPA in writing before any development is commenced
  - B. Plans and particulars of the reserved matters referred to in condition 1A above, relating to the layout, scale, and appearance of the buildings, 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 three years from the date of this permission.
  - D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason:

A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2008;

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

3. The consent relates to the following approved plans:

- Location Plan (drawing ref. A-90-102 Rev B)
- Site Plan (drawing ref. A-90-104 Rev B)
- Site Plan (Premier Inn) (drawing ref: A-00-005 Rev G)
- Phase 1 - Site Plan (drawing ref. A-90-105 Rev C)
- Phase 2 – Site Plan (drawing ref. A-90-106 Rev B)
- Building 1 Floor Plans (Premier Inn) (drawing ref: A-00-010 Rev M)
- Phase 1 - Ground Floor Plans (Premier Inn) (drawing ref: A-00-013 Rev E)
- Phase 1 - First Floor Plan (Premier Inn) (drawing ref: A-00-014 Rev D)
- Phase 1 – Second Floor Plan (Premier Inn) (drawing ref: A-00-015 Rev -)
- Phase 1 – Third Floor Plan (Premier Inn) (drawing ref: A-00-016 Rev -)
- Phase 1 – Fourth Floor Plan (Premier Inn) (drawing ref: A-00-017 Rev -)
- Phase 1 – Fifth Floor Plan (Premier Inn) (drawing ref: A-00-018 Rev -)
- Phase 1 – Sixth Floor Plan (Premier Inn) (drawing ref: A-00-019 Rev -)
- Phase 1 – Seventh Floor Plan (Premier Inn) (drawing ref: A-00-020 Rev -)
- Phase 1 - Eight Floor Plan (Premier Inn) (drawing ref: A-00-021 Rev C)
- Phase 1 - Roof Plan (Premier Inn) (drawing ref: A-00-022 Rev C)
- Illustrative Building 2 Floor Plans (drawing ref: A-00-011 Rev F)
- Illustrative Building 3 Floor Plans (drawing ref: A-00-012 Rev F)
- Plant Level Plans (drawing ref: A-00-003 Rev E)
- Ground Floor Plans (drawing ref: A-00-001 Rev K)
- Typical Upper Floor Plan (drawing ref: A-00-002 Rev G)
- Roof Plan (drawing ref: A-00-004 Rev D)
- Elevations (drawing ref: A-00-200 Rev A)
- Sections (drawing ref: A-00-201 Rev A)
- Phase 1 - Sections (drawing ref: A-00-202 Rev A)
- Phase 1 – Bute Place Elevation (drawing ref: A-00-203 Rev B)
- Phase 1 – East Elevation (drawing ref: A-00-204 Rev B)
- Phase 1 – Elevation (drawing ref: A-00-205 Rev B)
- Phase 1 – Elevational Bay Study (drawing ref: A-00-206 Rev B)
- Phase 1 – Proposed Street Elevations (drawing ref: A-00-207 Rev A)

- Phase 1 – Elevational Bay Study (drawing ref: A-00-208 Rev B)
- Detailed Soft Landscape Proposals (drawing ref. TDA 2176.03)
- Detailed Soft Landscape Proposals (phase 2) (drawing ref. TDA 2176.07)

Reason: For the avoidance of doubt

4. For each phase no development shall take place until samples of the external finishing materials of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure a satisfactory finished appearance to the development.
5. For each phase no development shall take place until a scheme showing the architectural detailing of the main elevations of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure a satisfactory finished appearance to the development.
6. For each phase no development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The landscaping shall be implemented in accordance with the approved details and timetable.  
Reason: To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance.
7. Notwithstanding the approved plans the scheme for the phase 2 landscaping works shall include for the relocation/ rationalisation of the 5 no. utility cabinets located on the adopted footway at the southern corner of the site, and the provision of enhanced tree planting to Pierhead Street in accordance with indicative phase 2 landscape dwg. no. TDA.2176.07.  
Reason: To enhance the public realm in the immediate vicinity of the development.
8. For each phase any trees, plants, or hedgerows which within a period of five years from the completion of that phase die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season,

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

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

9. No development shall take place until a scheme for the drainage of the site and any connection to the existing drainage system, including the provision of an oil interceptor for the surface car park serving the office buildings, has been submitted to and approved in writing by the Local Planning Authority. No phase of the development shall be occupied until the drainage scheme for that phase is carried out and completed as approved.

Reason: To ensure an orderly form of development.

10. *Land Contamination Risk Assessment:* Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include 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; an intrusive investigation to assess the extent, scale and nature of contamination which may be present; an assessment of the potential risks, and an appraisal of remedial options and justification for the preferred remedial option(s).

Reason: To ensure that information is sufficient to enable a proper assessment.

11. *Submission of Remediation Scheme and 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.

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.

12. *Undertaking of Remediation and Issue of Verification Report:* The remediation scheme as approved by the LPA must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and

approved in writing by the Local Planning Authority.

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

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

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

14. *Ground Gas Assessment:* Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme and prior to commencement of any development works, the proposed details of any appropriate gas protection measures which may be required to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. All required gas protection measures shall be installed in accordance with the approved details and appropriately verified before occupation of any part of the development which has been permitted, and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

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

15. *Importation of Aggregates:* For each phase any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance

with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

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

16. *Importation of Soils:* For each phase 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 Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

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

17. *Use of Site Won Material:* For each phase any site won recycled aggregate materials 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 reuse. Only material approved by the Local Planning Authority shall be reused.

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

18. For each phase no development shall take place 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 development shall be carried out in accordance with the approved details.

Reason: To minimise the risk of pollution of controlled waters.

19. For each phase the rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time by more than 5dB(A) at any residential property when measured and corrected in accordance with BS 4142: 1997 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of future occupiers of the development and occupiers of other premises in the vicinity are protected.

20. The extraction of all fumes from 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-odourising filter. All equipment shall be 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 the amenities of occupiers of other premises in the vicinity are protected.
21. For each phase no development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.  
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.
22. For each phase the proposed car parking and manoeuvring areas and cycle parking/storage shall be laid out in accordance with the approved details before the development is brought into beneficial use and be thereafter retained and maintained at all times for those purposes in association with the development.  
Reason: To make provision for the parking of cars and cycles in the interests of highway safety and the promotion of sustainable forms of transport.
23. For each phase prior to the commencement of development a scheme of construction management shall be submitted to and approved in writing by the Local Planning Authority, to include as required details of site hoardings, site access and wheel washing facilities, and methods of dust control. Construction of the development shall be managed strictly in accordance with the scheme so approved.  
Reason: In the interests of highway safety and public amenity.
24. No Phase 2 development shall take place until details showing the provision of secure covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.  
Reason: To ensure that adequate provision is made for the secure parking of cycles.

25. Highway works condition: No part of the development hereby permitted shall be occupied until a scheme of environmental improvements to the footways adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme should include as required, but not be limited to: surfacing, kerbs, edging, the provision/renewal of street lighting, lining/signing and street furniture as may be required as a consequence of the development. The agreed scheme to be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the development.  
Reason: To facilitate access to the proposed development and in the interests of visual amenity.
26. No Phase 2 development shall take place until details of facilities for the storage of refuse containers, including their location, have been submitted to and approved in writing by the Local Planning Authority. The facilities provided shall be provided before the development is brought into beneficial use.  
Reason: To secure an orderly form of development and to protect the amenities of the area.
27. For each phase no development shall take place until details of the boundary treatment have been submitted to and approved by the Local Planning Authority. The boundary treatment shall be constructed in accordance with the approved details prior to the development being put into beneficial use.  
Reason: To ensure that the amenities of the area are protected.

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

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

**RECOMMENDATION 4: CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE.** 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.

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

- 1.1 A hybrid planning application for detailed planning permission for a 210 bed hotel (class C1) (9,334 sqm GEA) fronting Bute Place including access, service area, and 6 disabled car parking spaces, and outline planning permission for two office buildings (circa 15,687 sqm GEA), including 106 surface and undercroft car parking spaces, with all matters reserved other than means of access.
- 1.2 The site benefits from extant outline planning permission with all matters reserved other than access for 22,994 sqm B1 office floorspace over 6-8 floors with a flexible A1, A3, B1 ground floor and 220 car parking spaces
- 1.3 Phase 1 (full planning permission) is for a new 9 storey (including plant) Premier Inn hotel (210 bed) including ancillary restaurant fronting Bute Place (9,334 sqm GEA), with access and servicing via the multi-storey car park (MSCP) access road.
- 1.4 Access and turning of service vehicles is at the rear of the hotel on an area which will eventually form part of the phase 2 parking and circulation area. The existing vehicular splitter island on the access road will be replaced to accommodate service vehicle movements, and six on-site disabled car parking spaces are provided. Customer parking to be provided in the adjacent MSCP.
- 1.5 The 9 storey hotel is comparable in height to the neighbouring MSCP. The main entrance is from the MSCP end via a generous covered entrance way. The ground floor fronting Bute Place comprises the front-of-house activities - foyer,

lounge area and restaurant reception, and is set back behind a zig-zag circular column colonnade.

- 1.6 The hotel elevations are predominantly white brick with a pattern of saw-tooth projecting bricks, the building plinth is dark grey granite and the service areas to the rear of the building are clad in a blue-grey brick. The regular pattern of oval bedroom windows with projecting aluminium surrounds gives the building a distinct character.
- 1.7 Phase 2 (outline planning permission) is for two new office buildings (circa 15,687 sqm GEA floorspace), 106 surface and undercroft car parking spaces and associated circulation (parking for office use, circulation to be shared with the phase 1 hotel). All matters are reserved other than the means of access (which will be as per phase 1, above).
- 1.8 Indicative plans show the two separate office buildings fronting Pierhead Street and the Dock Feeder and enclosing a central courtyard parking area. The office building fronting Pierhead Street is 7 storeys to reflect the scale of the Pierhead Street buildings and streetscape. The office building fronting the Dock Feeder is 10 storeys high. The main entrances for both buildings are from Pierhead Street.
- 1.9 As part of the Phase 2 works the street trees to Pierhead Street will be replaced with more and better specimens and the current jumble of utility service cabinets at the junction of Pierhead Street and Bute place will be relocated and rationalised together with other public realm improvements.
- 1.10 The application is accompanied by the following information:
  - Transport Assessment;
  - Planning Statement
  - Design and Access Statement (DAS);
  - Pre Development Tree Survey & Assessment
  - Tree Constraints Plan
  - Drainage Strategy
  - Geo-Technical & Geo-Environmental Report

## 2. **DESCRIPTION OF SITE**

- 2.1 The 0.68 hectare site is located on the north-west side of Pierhead Street diagonally opposite Crickhowell House. A new multi-storey car park site is to the north of the site, with the Wales Millennium Centre to its south west and Caspian Point offices to its east.
- 2.2 The area was used as a temporary surface car park before the adjacent multi storey car park came into use, but is now unused.
- 2.3 The site is located in the Bay Business Area of the adopted Cardiff Local Development Plan. The Wales Millennium Centre and Pierhead Conservation Area lie immediately to the south west.

### 3. **PLANNING HISTORY**

- 14/2961/MJR – Section 73 application granted in February 2015 to vary conditions 1C and 1D of planning permission 09/0589/C to extend time period for approval of reserved matters and commencement of development.
- 12/283/DCI – Section 73 application granted in April 2012 to vary conditions 1C and 1D of planning permission 09/0589/C to extend time period for approval of reserved matters and commencement of development.
- 09/0589/C – Section 73 application granted in May 2009 to vary conditions 1C and 1D of planning permission 05/2747/C to extend time period for approval of reserved matters and commencement of development.
- 05/2747/C – Outline planning permission for B1 use, with ground floor A1 and/or A3 use options, was granted on 14 August 2006.

### 4. **POLICY FRAMEWORK**

#### National policy

- 4.1 Planning Policy Wales (PPW) Edition 8, 2016 favours the sustainable re-use of previously developed land.
- 4.2 The following Technical Advice Notes (TANs) are relevant:
- TAN 12: Design (2009)
- 4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-
- KP5 Good Quality and Sustainable Design
  - KP6 New Infrastructure
  - KP10 Central and Bay Business Areas
  - EC4 Protecting Offices in the Central and Bay Business Areas
  - EC5 Hotel Development
- 4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:
- City Centre Strategy (2007)
  - Access, Circulation and Parking Requirements (2010)
  - Waste Collection and Storage Facilities (2007)
  - Pierhead Conservation Area Appraisal (2009)

## 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Transportation: The Council's Transportation Officer has no objection to the proposals. Detailed comments will be reported to Committee as a late representation.
- 5.2 Highways and parks (Drainage): No comments received. Standard drainage condition C2N requested.
- 5.3 Pollution Control (Noise & Air): No objection subject to delivery times, plant noise, and kitchen extraction conditions, and a construction site noise recommendation.
- 5.4 PC (Contaminated Land): No objection subject to standard conditions on contaminated land, ground gas, imported soil and aggregates, and a contamination and unstable land advisory notice.
- 5.5 Waste Management: Plans detailing refuse storage arrangements for Phase 1 are acceptable. More details needed for Phase 2.
- 5.6 Trees Officer: No 'in-principle' objection to the indicative tree planting layout, species and specification. Trees in planters not ideal but subject to underground services should not be ruled out at this stage. In relation to the replacement Pierhead Street trees the Parks Officer is in agreement with the Tree Officer's comments.

## 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Natural Resources Wales (NRW): The site is within 50m of controlled waters (Dock Feeder) on the site of the old Bute East Dock and NRW consequently have significant concerns. However there is no objection subject to attaching attached appropriately worded conditions to prevent pollution of the Dock Feeder. The response has been forwarded to the agent.
- 6.2 Welsh Water: No objection subject to a condition preventing the drainage of surface water to the public sewerage system and the submission of a drainage scheme for LPA approval. The response has been forwarded to the agent.
- 6.3 Glamorgan-Gwent Archaeological Trust (GGAT): No objection subject to an archaeological watching brief condition.

## 7. **REPRESENTATIONS**

- 7.1 The proposals were advertised as a major application in the press and on site, and Local Members and neighbours were consulted. No representations have been received.

## 8. **ANALYSIS**

- 8.1 **Land use:** The application site is located in the Bay Business Area (BBA). The main land use planning policy issues relate to whether the proposed Class C1 and B1 uses are acceptable at this location. Policy KP10 of the Local Development Plan identifies that new office uses are considered appropriate within the Bay Business Area. Policy EC4 aims to ensure that office sites within the BBA are protected from inappropriate changes of use, whilst Policy EC5 favours hotel development at appropriate locations within the BBA (subject to considerations of scale, location, design, amenity and transportation being acceptable). The proposal retains a significant element of office accommodation and proposes a new hotel and is therefore considered acceptable in land use policy terms.
- 8.2 **Design:** The height, massing, and form of the hotel building sits comfortably on Bute Place. The architectural treatment is distinctive but not out of place in the Cardiff Bay context and complements the MSCP. Materials are good quality and the ground floor presents an active frontage to the street. The impact on the adjacent conservation area is acceptable.
- 8.3 Height, massing and footprint of the two office buildings is acceptable, subject to reserved matters applications.
- 8.4 **Public Realm:** This is a large scale development, where the introduction of circa 25,000sqm of office and hotel floorspace will place increased pressure on the surrounding pedestrian environment. Cardiff Local Development Plan Policy KP6 (New Infrastructure) seeks that new developments will make appropriate provision for, or contribute towards, necessary infrastructure required as a consequence of proposed development, including public realm improvements.
- 8.5 To help integrate the proposed development with the surrounding area and to improve pedestrian movements to, from and around the site, the following public realm works are sought as part of the development (as identified on the public realm works plan included in the land use policy/public realm consultation response dated 2.6.16):
- The resurfacing of the footways at the southern and western corners of the site with red clay pavers to complete the established public realm treatment bordering the site.
  - The removal of pedestrian guardrails at the crossing points bordering the site.
  - The repositioning of five utility boxes at the corner of Pierhead Street and Bute Place to improve pedestrian access at a proposed route into the site.
  - Widening of the existing red clay paver footway along Bute Place (to the edge of the building line) where it is proposed to remove the existing soft landscaping verge.
- 8.6 **Access and Parking:** The proposals make use of the existing access and parking numbers (106) are significantly lower than the outline consent (220). The proposals are acceptable subject to standard conditions relating to

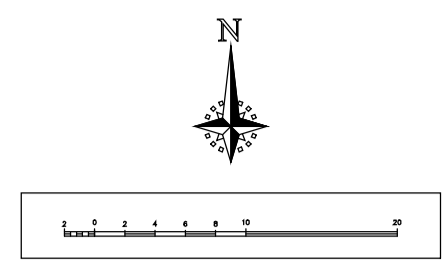
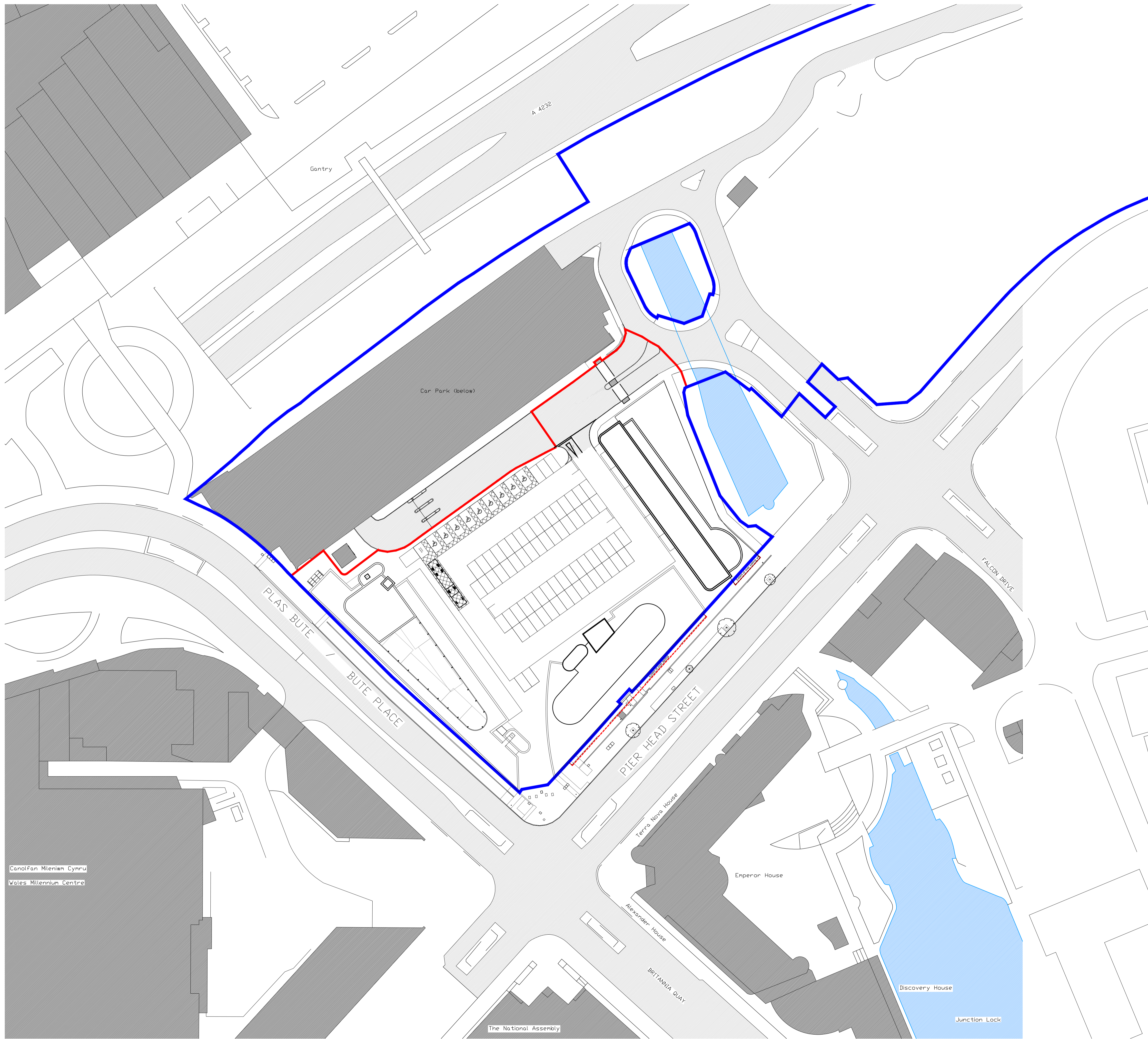
retention of on-site parking, cycle parking, construction management, and environmental highway improvement conditions.

8.7 The delivery hours condition requested by pollution control is not considered necessary given the location.

8.8 Section 106 Matters: Extant outline permission (05/2747/C) was the subject of a S106 obligation to secure a £50,000 Variable Message Sign. The Council's Solicitor has previously advised that the contribution has been paid and that there is no further need for a S106 obligation.

9. **CONCLUSION**

9.1 In conclusion the proposals do not raise any land use, design or access/transportation problems. The granting of planning permission is recommended subject to conditions being imposed.



**ESTATE**

**RED LINE:** 7,380m<sup>2</sup>  
0.738ha  
1.824ac

Building 1 - Hotel (GEA): 9,334m<sup>2</sup> [100,470ft<sup>2</sup>]  
Building 2 - Office (GEA): 6,560m<sup>2</sup> [70,611ft<sup>2</sup>]  
Building 3 - Office (GEA): 9,127m<sup>2</sup> [98,242ft<sup>2</sup>]

Total (GEA): 25,021m<sup>2</sup> [269,323ft<sup>2</sup>]

Total Car Parking Spaces: 112 Spaces

B	12/02/2016	AGW	BLUE LINE ALTERED
A	12/02/2016	AGW	PLANNING REVISION
-	18/11/15	AGW	FIRST ISSUE
Rev	Date	Check	Description

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Project  
**Plots 5**  
Cardiff Waterside  
Aviva Life & Pensions UK Limited

Title  
**Proposed Site Plan**

Status  
**Planning**

Job No	Zone	Sheet No	Rev
<b>4124</b>		<b>A-90-104</b>	<b>B</b>

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Note to dimensions where provided: do not scale from the drawing.



Photo Render of proposed Premier Inn from the North looking South