

COMMITTEE DATE: 13/12/2017

APPLICATION No. **17/01869/MJR** APPLICATION DATE: 02/08/2017

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: The Parade Cardiff Ltd

LOCATION: 11-13 CITY ROAD, ROATH, CARDIFF, CF24 3BJ

PROPOSAL: 10-STOREY BUILDING COMPRISING OF 117 STUDENT UNITS, GROUND FLOOR A1/A3 USES (100SQM) AND ASSOCIATED INFRASTRUCTURE AND FACILITIES

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RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, or otherwise under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 10.1 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. This consent relates to the following approved plans and documents:

Plans Numbered – 1502\_2001; 2030; 2031; 2041; 2042; 2043; 2044A; 2045A; 2047A; 2048A; 2049A; 2052A & 2053A.

LRM cover letter dated 21 November 2017

T2 Architects Design & Access Statement ref. 1502

LRM Planning Ltd. Pre-Application Consultation Report dated July 2017  
JSP Construction, Construction Environmental Management Plan, Revision A dated 23 December 2016

Waterman Group Transport Technical Note ref: WIE10921 dated 27 June 2017

Waterman Group Assessment of Residential Amenity ref: WIE10921-100-R-2-1-4 dated June 2017

Structa Drainage Letter ref: 4750-LE005 dated 15 June 2017

Reason: For the avoidance of doubt.

3. The cycle parking facilities shown on the approved plans shall be provided 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.

4. The refuse storage facilities shown on the approved plans shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained. The stores shall allow for the following waste container capacities (including storage for 35 The Parade):

Dry Recyclables	13x 1100 litre bulk bins
Food Waste	5x 240 litre bins
General Waste	13x 1100 litre bulk bins

Reason. To protect the amenities of the area.

5. The development (including, but not limited to any Highways improvements) shall be implemented in accordance with the provisions of the approved Construction Environment Management Plan.  
Reason: In the interests of highway safety and public amenity.

6. Prior to the beneficial occupation of the development, a Student Management Plan to include, but not be limited to, building management/security, the promotion of public transport and other alternatives to the private car, the management of traffic at the start and end of term, the exclusion and control of car ownership and the parking of vehicles by students in the vicinity of the site, shall be submitted to and approved in writing by the local planning authority.  
Reason: In the interests of student safety and highway safety, and to regulate the impact of the development in terms of exacerbation of existing kerbside parking pressure on roads in the vicinity of the site.

7. No part of the development hereby permitted shall be occupied until a plan for the management of delivery and servicing associated with the building has been submitted to and approved by the Local Planning Authority; the plan to include as required but not limited to the management of day to day access, deliveries and servicing, details of the maximum vehicle size(s), times and days of permitted access, control and management of noise. Management of the delivery and servicing associated with the development shall be carried strictly in accordance with the plan so approved.  
Reason: In the interests of highway safety and public amenity.

8. No customers shall be admitted to or allowed to remain on the ground floor commercial premises between the hours of 22:00 and 08:00 on any day.  
Reason: To protect the amenity of adjacent residential occupiers.

9. Insofar as relates to any Class A3 (Food & Drink) use of the ground floor commercial units hereby approved, the premises shall be used as a coffee shop/café/restaurant and no other purpose (including as a bar or other vertical drinking establishment) within Use Class A3 (Food & Drink) of the Schedule to the Town & 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 as a bar or drinking establishment may prejudice the amenities of the area and may increase instances of crime and disorder.

10. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending or revoking and re-enacting that Order) no sale of hot food for consumption off the premises shall take place from the premises.  
Reason: To ensure that the use of the premises does not prejudice the amenities of the area.
11. A scheme of sound insulation works to the floor/ceiling/party wall structures between the commercial and the residential areas shall be submitted to and approved in writing by the local planning authority in writing and implemented prior to beneficial occupation of the development.  
Reason: To protect the amenities of future occupiers.
12. Mitigation measures to control the impact of Traffic Noise shall be implemented in accordance with Section 6 of the submitted noise report drafted by Waterman ref: WIE10921-100-R-2-1-4 dated June 2017.  
Reason: To ensure that the amenities of future occupiers are protected.
13. The rating level of the noise emitted from fixed plant and equipment on the site shall not be greater than background -10dB at any residential property when measured and corrected in accordance with BS 4142.  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
14. If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
15. 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 in accordance with the requirements of

condition 1 (above), and where remediation is necessary a remediation scheme and verification plan must be prepared in accordance with the requirements of condition 2 (above) 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 in accordance with condition 3 (above).

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

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

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

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

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

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

18. 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 that meets site specific target values approved by the local planning authority shall be reused.

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

19. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall demonstrate how the site will be effectively drained; the means of disposal of surface water and indicate how foul flows will communicate to the public sewerage system. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.  
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
20. No equipment, plant or materials shall be brought onto the site for the purpose of development until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include details of paved areas, verges and other open spaces, indications of all existing trees and hedgerows on the land, and details of any to be retained and planted.  
Reason: To maintain and improve the appearance of the area and in the interests of visual amenity.
21. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.  
Reason : To maintain and improve the amenity of the area.
22. No development shall take place until a scheme showing the architectural detailing of the building(s) has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the approved scheme is implemented.  
Reason: To ensure a satisfactory finished appearance to the development.
23. No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area.
24. Details of the access gates fronting City Road shall be submitted to and approved in writing by the Local Planning Authority. The gates shall be installed in accordance with the approved details prior to the beneficial

occupation of the development.

Reason: In the interests of visual amenity.

25. The access gates and undercroft shall be used as a fire escape route and for servicing purposes only, and shall not be made available as a residential point of access.

Reason: In the interests of crime prevention.

26. Prior to the commencement of any development, the applicant is required to produce a detailed air quality assessment which will examine the projected air quality levels for traffic derived Nitrogen Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>) at the various commercial and residential levels of the proposed development. The report shall consider the potential exposure of local residents within the vicinity of the development and future residents of the development for the proposed year of opening. Should the assessment indicate that existing nearby residents or future occupants will be made vulnerable to poor air quality then appropriate mitigation measures must be proposed and approved by the Local Planning Authority. These mitigation measures shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation.

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

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

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

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.

- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

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

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

**RECOMMENDATION 4** : The applicant is advised that works to the Highway will be subject to agreement(s) with the Council under Section 278 and/or Section 38 of the Highways Act 1980.

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

- 1.1 An application for the construction of a 10 storey building with a ground floor commercial unit and 9 floors of student accommodation comprising 117 studio bedrooms.

The City Road elevation is to be finished in a 'hit & miss' combination of glazing, 'Pebble' coloured cladding and white cladding, set in a light grey render 'frame'. A services/lift shaft is to be similarly framed in light grey render, with two tons of grey metallic cladding. The first floor has a fenestration pattern that ties in with the current situation to 35 The Parade, and the ground floor commercial unit has a higher floor to ceiling height and full shopfront style glazing.

The north elevation (facing along City Road) has a light grey render panel finish, with staggered movement joints.

The rear elevation is finished in a combination of light & mid grey render, with fenestration arranged so as to appear staggered.

The 9<sup>th</sup> floor is to be finished in glazed curtain walling and is to be set in off the main elevations.

- 1.2 The application indicates that the commercial unit will occupy approx. 100sqm of ground floor area, fronting and accessed off City Road, with a proposed Class A1 (Shops) or Class A3 (Food & Drink) use. The opening for these premises would be 08:00 – 22:00, controlled by condition (8 above).

- 1.3 The development subject of this application is to be physically linked to the adjacent premises (35 The Parade), which has been converted to student accommodation by the same developer. Primary access for future occupiers is via pedestrian doors fronting The Parade. Gates offer secondary access to the rear yard refuse and cycle stores off City Road. Occupiers will also be able to access the rear yard area via a ground floor link building (to 35 The Parade).

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is approx. 475sqm in area, forming the southern end of a small terrace of commercial/mixed use properties. The site is adjacent to, but outside The Parade Conservation Area. The original buildings (a former club/restaurant) have been demolished and the site is cleared.

- 2.2 The adjacent properties on City Road are in mixed commercial/residential use with both having restaurant uses to their ground floors.

The property to the immediate south is the 11 storey former 'Coleg Glan Hafren' (35 The Parade) building, which has been refurbished to provide student accommodation (and is linked to the current site).

To the opposite side of City Road there are commercial ground floor uses (several A3 (Food & Drink) units) with residential above.

To the rear of the site there is the rear parking area of a domestic scale building fronting The Parade, in use as a Solicitors office.

## 3. **SITE HISTORY**

- 3.1 15/00417/MJR – an outline application for redevelopment to provide ground floor commercial premises and flats above – Resolution to grant, subject to a legal agreement. This application has now been withdrawn.

16/00887/MJR – Full application for demolition of the existing buildings and construction of a 9 storey building with ground floor commercial use and 109 student rooms – Approved.

17/00592/MJR – Non-Material Amendment application – minor amendments to external elevation & internal re-configuration resulting in one additional bedroom (110) – Approved.

- 3.2 35 The Parade

15/01036/MJR – Refurbishment & change of use to student accommodation - Approved

16/00578/MNR – Ground floor glazed extension to City Road elevation and associated works - Approved



#### 4. **POLICY FRAMEWORK**

4.1 The relevant Local Development Plan Policies are:

Policy KP5 (Good Quality and Sustainable Design)  
Policy H6 (Change of Use or Redevelopment to Residential Use)  
Policy T1 (Walking and Cycling)  
Policy T5 (Managing Transport Impacts)  
Policy T6 (Impact on Transport Services and Networks)  
Policy W2 (provision for Waste Management Facilities in Development)

4.2 The following Guidance was supplementary to the development Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

Access, Circulation and Parking Standards 2010  
Waste Collection and Storage Facilities 2007

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

Tall Buildings 2017  
Infill Sites Nov 2017

#### 5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Transportation Manager has no objection, making the following comments:

*I have no objection to the application for student accommodation subject to conditions and S106.*

*With reference to location and wider development considerations, it is noted that the site is in a central location within an extensively served, pedestrian dominated, district centre with direct access to employment, leisure, shopping and wider university facilities. The site is also within an area where walking, cycling and public transport offer viable daily alternatives to use of a private car; having very good access to bus based public transport services, high quality footways and Cardiff's cycle network. The site is therefore considered to be sustainably located in transport terms and entirely appropriate for the proposed form of development. I am aware that a number of similar consents have been granted recently for student accommodation on/near City Road.*

*The adopted Access, Circulation and Parking Standards SPG confirms that up to one car parking space per 25 beds may be provided for operational use and that there is no requirement for on-site resident car parking for the sui generis use of student accommodation. No provision is made for off-street parking this is acceptable in this instance – subject to the imposition of a Combined Student Accommodation and Traffic Management Plan.*

*In addition, established practice is that one cycle parking space should be provided per two beds for the proposed type of development. Being mindful of the central, sustainable location of the site and that of the proposed use, I am satisfied that the proposed development is compliant with adopted parking policy as submitted, with zero on-site car parking, and the provision of resident/visitor cycle parking as required by condition and S106 contribution. It is also expected that active travel and demand for cycle parking will be monitored as part of the conditioned Travel Plan and enhanced as may be required.*

*The highway works condition and any other works to existing or proposed adopted public highway are to be subject to agreement(s) under Section 278 and/or Section 38 of the Highways Act 1980 between the developer and Council.*

#### Section 106

*A combined transportation contribution of **£30,000** is sought to provide:-*

- **£15,000** towards the provision of an RTI unit and crime camera within an adjacent bus shelter was agreed in connection with the previous application for this site (16/00887/MJR).*
- A contribution of **£15,000** towards cycling improvements, as indicated on the attached plan, which would comprise part of an aspirational cycle route to the university avoiding Newport Road.*

Conditions in respect of cycle parking provision, construction management and delivery/servicing management are recommended above.

- 5.2 The Highways Drainage Manager has been consulted and no comments have been received.
- 5.3 The Waste Manager considers the indicated refuse storage facilities to be acceptable in principle.
- 5.4 The Pollution Control Manager (Contaminated Land) has no objection, subject to a condition in respect of unforeseen contamination, along with contaminated land advice.
- 5.5 The Pollution Control Manager (Noise & Air) has no objection subject to the imposition of conditions in respect of traffic noise, plant noise and sound insulation, with further advice in respect of construction site noise.
- 5.6 The Neighbourhood Renewal (Access) Manager has been consulted and any comments will be reported to Committee.
- 5.7 The Parks Manager has no objection to the proposed change of use, subject to the developer agreeing to a financial contribution of **£63,944** towards the provision of or maintenance of existing open space in the vicinity of the site.

- 5.8 The Neighbourhood Regeneration Manager has no objection, making the following comments:

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

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

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

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

**£64, 846.08**

- 5.9 The Housing Strategy Manager advises that given the proposal is for student accommodation, no affordable housing contribution is required.

## **6. EXTERNAL CONSULTEE RESPONSES**

- 6.1 Dwr Cymru/Welsh Water have no objection subject to conditions in respect of site drainage.
- 6.2 South Wales Fire & Rescue Service have no objection, offering fire safety advice (passed to agent).
- 6.3 South Wales Police do not wish to add to their comments in respect of the previous consent for this site (16/00887/MJR).

## **7. REPRESENTATIONS**

- 7.1 Adjacent occupiers have been consulted and the application has been advertised on site and in the press in accordance with adopted procedures. The occupier of 11 Boverton Street objects to the proposals on several grounds, including:
- Exacerbating City road traffic congestion, particularly at the Newport Road end;
  - Concerns over waste management and disposal;
  - There is no need for more student rooms;
  - The building is out of character with City Road
- 7.2 Local Members have been consulted and no comments have been received.

## 8. **ANALYSIS**

- 8.1 An application for the construction of a 10 storey building with a ground floor commercial unit and 9 floors of student accommodation comprising 117 bedroom units.

It is of note that the proposals under consideration have been amended to omit a further floor of accommodation as initially proposed. In this case, the only difference between the development under consideration here and that already approved under pp 16/00887/MJR is the inclusion of the 7 rooms that form the new 9<sup>th</sup> floor.

- 8.2 The application site is located within the City Road District Centre as defined by the adopted LDP Proposals Map. The application should therefore be assessed against Policy R4. Also of relevance is Policy H2.

Policy R4 aims to promote and protect the shopping role of district centres while supporting a mix of appropriate uses. Paragraph 5.273 of the supporting text recognises that the provision of residential accommodated at upper floors within centres can support their vitality, attractiveness and viability.

Policy H2 favours the conversion of suitable vacant space above commercial premises to residential use where adequate servicing and security can be maintained to the existing commercial use; appropriate provision can be made for parking, access, amenity space and refuse disposal and the residential use does not compromise the ground floor use. Paragraph 5.3 of the supporting text recognises that the conversion of empty space above shops to residential use provides a valuable contribution to the city's housing stock and positively contributes to the creation of vibrant, mixed use communities where people live and shop. Centres therefore remain busy and populated beyond business hours, increasing surveillance and providing a market for ancillary uses associated with the night time economy.

The site is currently cleared and not therefore contributing to the vitality, viability and attractiveness of the frontage or the centre as a whole. The proposal includes a ground floor commercial frontage (A1/A3) which would regenerate the frontage and enhance the vitality, viability and attractiveness of the frontage and the centre as a whole. In addition the provision of student accommodation in the centre would increase footfall and positively benefit the centre's vitality and viability.

Assessed against this policy framework, the proposal would positively contribute to the aims of Policy R4 and as such the proposal raises no land use concerns.

- 8.3 The increased height of the proposed building (when compared to the extant consent) is such that it would still sit comfortably between the adjacent former Coleg Glan Hafren building to the south (No. 35) and the approved (and almost completed) student accommodation to the north (15/002057/MJR - 21-27 City Road). The footprint of the building would be largely consistent with the existing

buildings on the plot and while its height and bulk would be greater, its scale and massing is considered to be appropriate for the site and within this stretch of City Road.

While the part of the building proposed as containing the lift shaft and working gear would rise higher than the rest of the building, this would be located towards the middle of the site and tucked back from the City Road frontage thereby reducing the angles by which it would be visible. In addition, the 9<sup>th</sup> floor is recessed from the main elevations on three sides by approx. 1.6-2.0m, thus reducing the impact of the increased height & massing at street level.

The architecture of the proposed building is considered to be appropriate within the context of the area. The hit and miss arrangement of the glazing and cladding panels would add interest within the street scene while sitting comfortably against the chequerboard arrangement of the former Coleg Glan Hafren building.

The quality of the finishing materials and detailing will be critical to the successfulness of the scheme, especially at ground and first floor levels where it has been designed to tie into/complement that of the former Coleg Glan Hafren building.

The provision of bespoke gates would be welcomed on the buildings frontage in order to add further interest within the street scene.

The introduction/provision of an A1/A3 unit at ground floor level is welcomed in ensuring that the commercial vitality of the street would not be harmed and that the development would have some interaction with the street.

Despite the increase in height the proposed building would have from that of the existing buildings on the site, it is not considered that it would overlook, overbear or reduce light provision to the adjacent buildings to the south west or on the opposite side of City Road.

8.4 With regard to the issues raised in objection to the proposals, whilst it is acknowledged that the proposed building has an increased footprint in comparison to the original buildings on the site, it is considered that the design, scale and massing of the current proposal is acceptable, sitting comfortably in the street scene at this end of City Road. With regard to other concerns raised:

- The application has been considered by the Operational Manager Transportation, who has not raised any highways objection. In this case, there would be no sustainable grounds for refusal of consent;
- The 'need' for development is not a material consideration;
- The waste Manager has considered the application and has no objection, subject to an implementation condition.

## 9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act

1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010* – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

9.3 *Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

## 10. **PLANNING OBLIGATIONS**

10.1 S106 matters – The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

Transportation - £30,000 – Real Time Information board and Crime Camera in a bus stop close to the site, and cycle route improvements along Shakespeare Street.

Neighbourhood Regeneration – £64,846.08 – towards the improvement of community facilities in the vicinity of the site.

Parks – £63,944 – Towards the improvement of open space in the vicinity. Details to be agreed in line with the CIL tests.

The agent has indicated that the submission of a Unilateral Undertaking may be considered to cover the matters above (the applicant has agreed to the requests). Recommendation 1 is therefore worded accordingly.

## 11. **CONCLUSION**

11.1 In light of the above, and having regard for adopted planning policy guidance it is recommended that planning permission be granted, subject to a legal agreement and conditions.

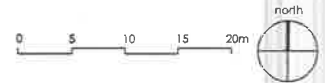


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revisions

17/01859

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project

**11-13 City Road  
Cardiff  
CF24 3BJ**

client

**Parade Cardiff Limited**

stage

**Planning Application**

drawing

**Block plan - Proposed**

scale @ A3

**1:500**

date

**June 2017**

job n°\_dwg n°\_revision

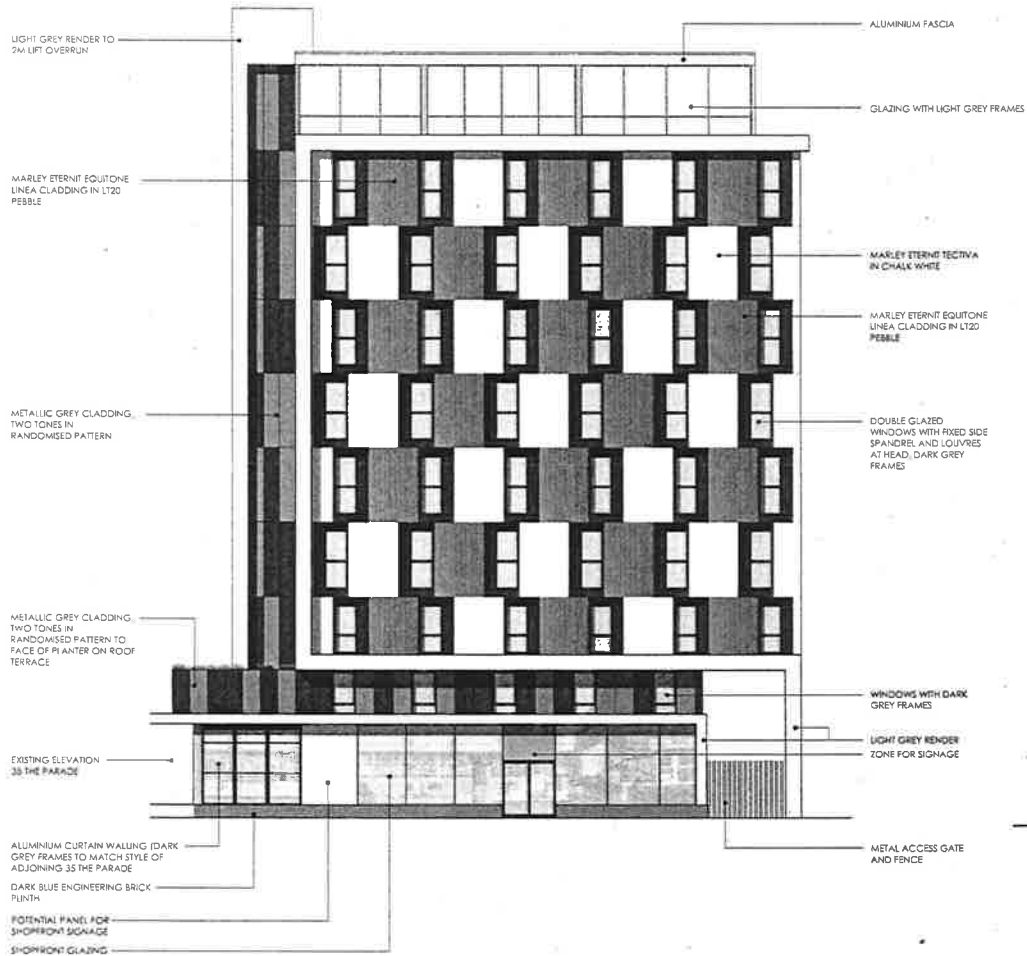
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**T2 architects**

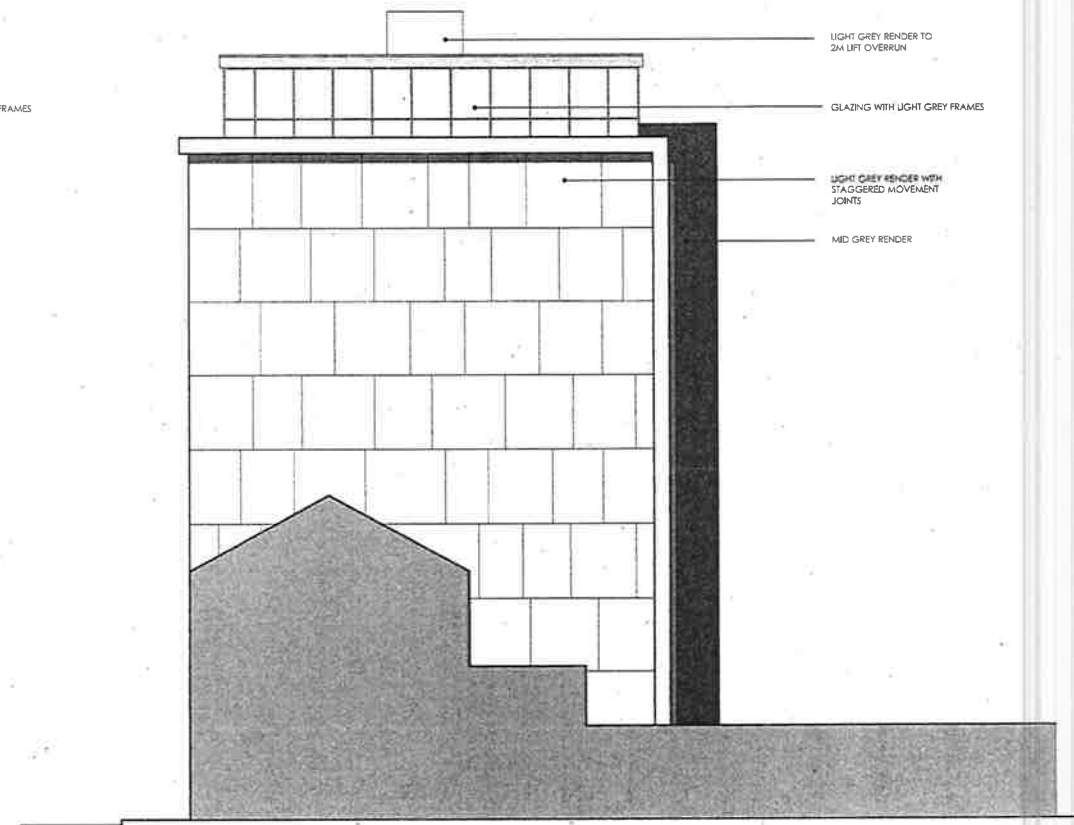
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EAST ELEVATION, AS PROPOSED



NORTH ELEVATION, AS PROPOSED

0 1 2 3 4 5 6m

North  
A: 20.09.17  
+ Building reduced in height by one storey

no not scale, check for planning  
12 architects

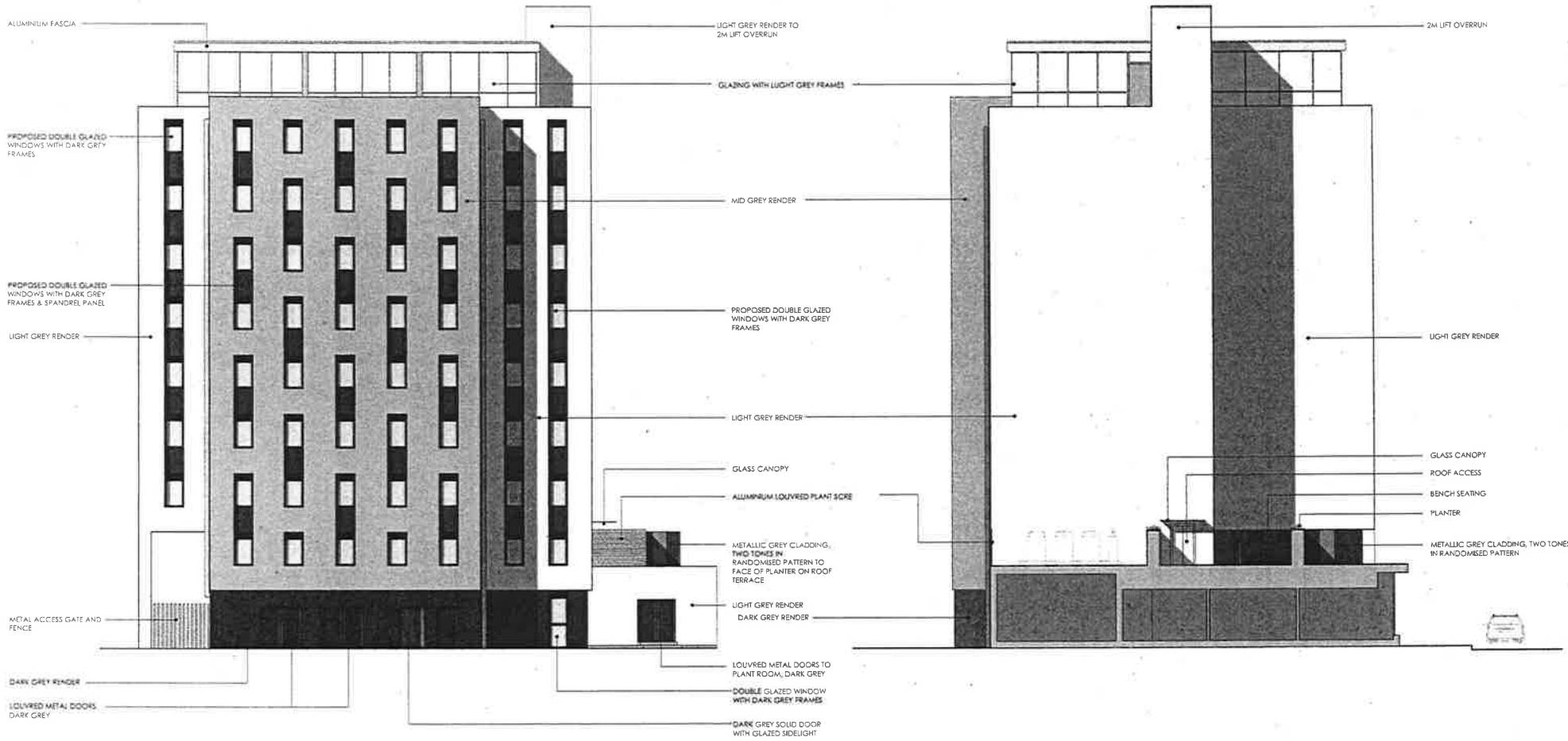
NOTES

Project <b>11-13 City Road Cardiff CF24 3BJ</b>	Stage <b>Planning</b>
Client <b>Parade Cardiff Ltd</b>	Scale <b>1:100 @ A1 1:200 @ A3</b>
Drawing <b>East &amp; North Elevations AS PROPOSED</b>	Date <b>June 2017</b>
	Scale <b>1502_2047_A</b>

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WEST ELEVATION, AS PROPOSED

SOUTH ELEVATION, AS PROPOSED

0 1 2 3 4 5 6m

Revisions  
 A: 20 09 17  
 Building reduced in height by one storey

do not scale, except for planning  
 © T2 architects



project  
 11-13 City Road  
 Cardiff  
 CF24 3BJ

client  
 Parade Cardiff Ltd

drawing  
 West & South Elevations  
 AS PROPOSED

stage  
 Planning

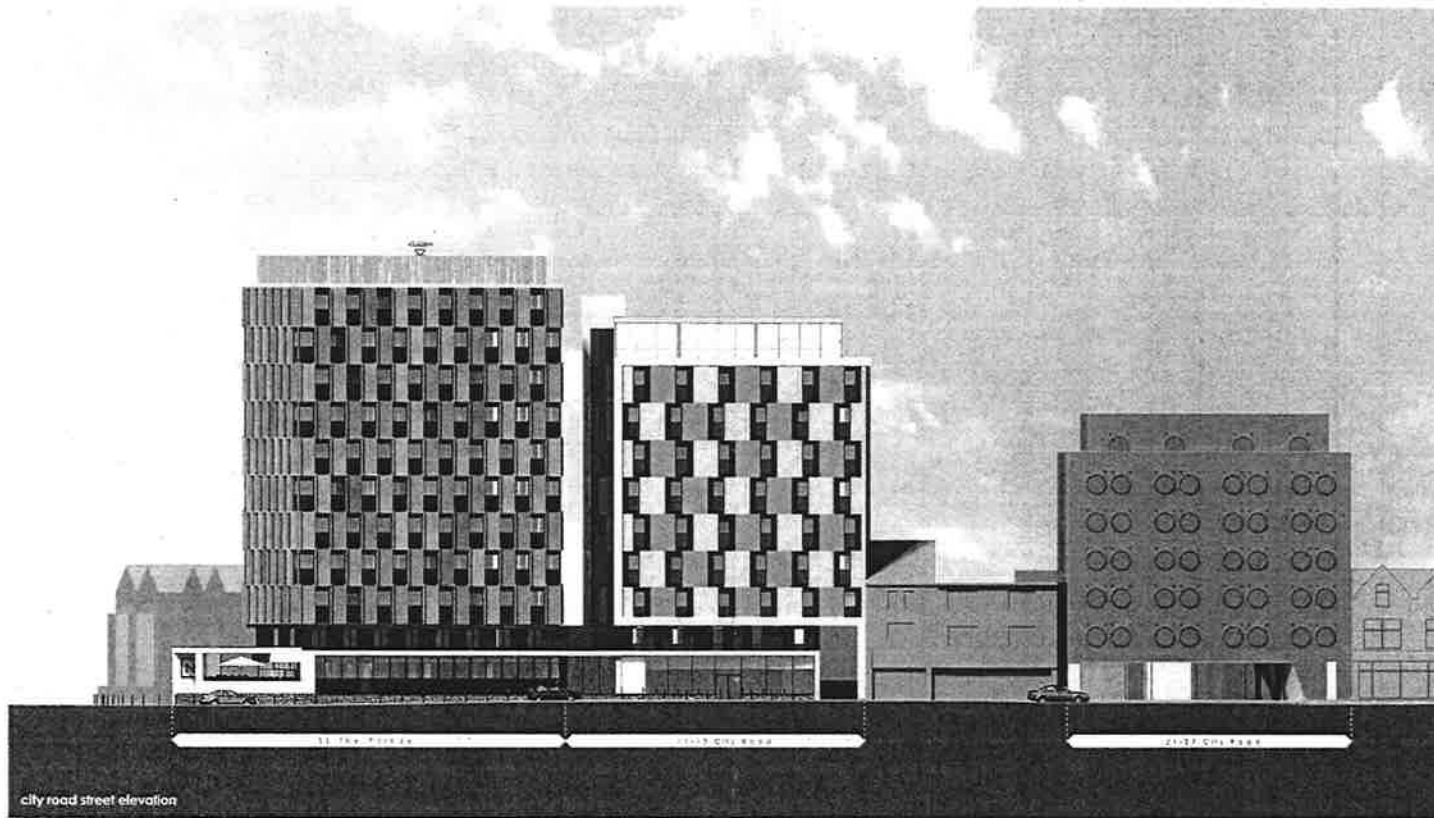
scale  
 1:100 @ A1  
 1:200 @ A3

date  
 June 2017

job no. / drawing revision  
 1502\_2048\_A

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21/04/17

0 2 4 6 8 10 12m

1:250 scale - record for planning  
1:12 architects



revised  
4. 20.04.17  
+ Building included in height by Dave Vowry

project  
11-13 City Road  
Cardiff  
CF24 3BJ

client  
Parade Cardiff Ltd

drawing  
Street Elevations  
PROPOSED

stage  
Planning

scale  
1:200 @ A1

date  
May 2017

job no./dwp no./revision  
1502\_2049\_A

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