

COMMITTEE DATE: 20/04/2016

APPLICATION No. 16/00124/MJR

DATE RECEIVED: 05/02/2016

ED: **GRANGETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Sytner Group

LOCATION: Former McDonalds and Kismet Park, Penarth Road,
Grangetown, Cardiff

PROPOSAL: NEW BUILD BMW DEALERSHIP COMPRISING SHOWROOM
FOR BMW/I-CAR DISPLAY, MOT, SERVICE DRIVE-IN,
WORKSHOP, SEPARATE WASH/VALET BUILDING,
EXTERNAL DISPLAY AND ASSOCIATED WORKS.

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

1. C01 Statutory Time Limit
2. The development shall be implemented in accordance with the following approved plans and documents:

Plan no. M1078-A-100; 101; 102E; 201D; 203C; 205B; 230B; 500C and 501C.

Flood Consequences Assessment PRC-BWB-EWE-XX-RP-EN0001_FRA dated 22/12/2015.

Design & Access Statement dated January 2016.

Reason. For the avoidance of doubt.

3. F7Y Ground Gas Protection
4. C7Za Contaminated Land Measures – Assessment
5. C7Zb Contaminated Land Measures – Remediation and Verification Plan
6. C7Zc Contaminated Land Measures – Remediation and Verification
7. C7Zd Contaminated Land Measures – Unforeseen Contamination
8. D7Z Contaminated Materials
9. E7Z – Imported Aggregates
10. 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 2.63 of the Cardiff Unitary Development Plan.

11. The car showroom floorspace hereby permitted shall be used for the purposes of the display and sale of motor vehicles and shall not be used for any other purpose including those set out in Class A1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or any Order revoking, amending or re-enacting that Order, with or without modification.
Reason. To prevent other retail uses that may harm the vitality and viability of defined development plan centres or threaten strategies for their protection or enhancement.
12. The refuse storage facilities shown on the approved plans shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.
Reason: To ensure that adequate and appropriate facilities are in place, to protect the amenities of the area.
13. C2N Drainage details
14. Notwithstanding the approved plans, details of a scheme of highways improvements to the existing service road and grassed verge fronting the site along Penarth Road shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the beneficial occupation of the development.
Reason. In the interests of visual amenity.
15. D3D – Retention of parking.
16. Notwithstanding the approved plans, details of the cycle parking facility shall be submitted to and approved in writing by the local planning authority. The approved facility shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained.
Reason. To ensure adequate provision for cyclists.

RECOMMENDATION 2: 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) 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 3. That the applicant be advised that this consent does not extend to any advertisement that may require express consent under Control of Advertisements legislation.

RECOMMENDATION 4. That the applicant be advised that any Highways improvement works approved by condition 14 above will require an agreement under Section 278 of the Highways Act.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 A full application to provide a new car showroom, workshops, valet building, parking and associated groundworks on a mostly vacant site to the south side of Penarth Road.
- 1.2 The site is mostly vacant, with two existing buildings being retained and altered to accommodate workshop/preparation facilities.
- 1.3 The proposed main showroom building (fronting Penarth Road) measures approx. 78m wide x 51m deep x 9.2m high and is to be finished in curtain walling and white render feature areas to the main front elevation. The remaining elevations are a combination of grey cladding and white render, with pedestrian and vehicle access doors and minor 'back of house' fenestration.
- 1.4 The proposed new valet building is set behind the main showroom. This new building measures approx. 14.8m x 15.8m x 4.2m high, with a flat roof and predominantly white profile cladded walls.
- 1.5 The proposed site plan indicates customer parking for 38 vehicles, with 2x disability spaces and 3x parent & child spaces. A further 100 spaces are available for staff use and stock storage.

2. DESCRIPTION OF SITE

- 2.1 The site is located on the eastern side of Penarth Road, bounded to the east by a railway line. There is an area of disused land to the north, a large car sales garage to the south and a Royal Mail depot on the opposite side of Penarth Road. There are two light industrial/warehouse buildings on the site close to its southern boundary. A drive-through fast food restaurant formerly located at the front of the site was demolished in 2014. Along Penarth Road to the north and south of the site are a number of car dealerships as well as

other large retail, light industrial and warehouse premises.

3. **SITE HISTORY**

3.1 95/01432/R - External and internal refurbishment and minor internal alterations to existing car showroom facility - Approved

96/00717/R - Construction of A3 unit or motorcycle showroom and ancillary workshop and B1, B2 and B8 units - Approved

96/00718/R - Construction of new car showroom & workshop facility - demolition of existing facility & formation of preparation bays & MOT bay in existing bodyshop facility - Approved

97/00012/R - Proposed sales facility for display forecourt ancillary to main showroom facility - Approved

01/00991/R - Redevelopment of site to incorporate the construction of 6 no. B1/B2/B8 units. Construction of drive-through restaurant, refurbishment of building for B1/B2/B8 uses - Approved

01/01930/R - McDonald's restaurant with associated parking and landscaping - Approved

01/02120/R - Alterations to external elevations and internal alterations for the storage collection and preparation of motor vehicles, tele-sales and ancillary accommodation and any uses within classes B1 and B8 of the use classes order - Approved

03/01742/R - Change of use of units from B1, B2 and B8 use to cash and carry warehouse (sui generis use) selling confectionary goods to trade only - Approved

03/02709/R - Change of use of unit to car leasing company incorporating valeting and minor repairs on site (sui generis use) from B1, B2 and B8 uses – Approved

15/2972/MNR – part demolition and refurbishment of existing warehouse/industrial buildings – Approved.

4. **POLICY FRAMEWORK**

4.1 Relevant policies of the Local Development Plan are as follows:-

- KP5 (Good Quality and Sustainable Design)
- EC1 (Existing Employment Land)
- EC3 (Alternative Use of Employment Land and Premises)
- T1 (Walking and Cycling)
- T5 (Managing Transport Impacts)
- W2 (provision for Waste Management Facilities in Development)

- 4.3 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

Infill Sites 2011

Safeguarding Land for business and Industry 2006

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Pollution Control Manager (Contaminated Land) has no objection, subject to conditions relating to ground gas protection, contaminated land measures and imported materials. It is also recommended that additional information relating to contaminated & unstable land be appended to any decision notice.
- 5.2 The Pollution Control Manager (Noise & Air) has been consulted and no comments have been received.
- 5.3 The Transportation Manager has no objection, subject to conditions in respect of the retention of on-site parking and a scheme of highway works to the service road and grassed verge fronting Penarth Road.
- 5.4 The Waste Manager finds the refuse storage proposals acceptable. The applicant is reminded that a commercial contract for the collection and disposal of refuse is required.
- 5.5 The Highways Drainage Manager has no objection, subject to a drainage condition.
- 5.6 The Neighbourhood Regeneration Manager has been consulted and no comments have been received.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Natural Resources Wales have no objection. A copy of their comments has been sent to the agent.
- 6.2 Network Rail have no objection. A copy of their comments has been sent to the agent.
- 6.3 South Wales Police have no objection. A copy of their comments has been sent to the agent.
- 6.4 Welsh Water have no objection, subject to drainage conditions.

6.5 Western Power have been consulted and no comments have been received.

7. **REPRESENTATIONS**

7.1 The application has been advertised on site and in the press in accordance with adopted procedures, no comments have been received.

7.2 Neighbouring occupiers have been consulted and no comments have been received.

7.3 Local Members have been consulted and no comments have been received.

8. **ANALYSIS**

8.1 A full application to provide a new car showroom, workshops, valet building, parking and associated groundworks on a mostly vacant site to the south side of Penarth Road.

8.2 In terms of Land Use Policy, the application site is located on existing employment land as identified by the Adopted Cardiff Local Development Plan proposals map. The application should therefore be assessed against Policy EC1 and Policy EC3. This policy framework aims to protect existing employment sites for B Use Class employment to ensure that a range and choice of employment land and premises are available for across the city to assist economic competitiveness, encourage entrepreneurship and promote the growth of indigenous business. Policy EC3 identifies a range of criteria against which applications for the alternative use of business and industrial land will be assessed.

The site was formerly occupied by a drive thru fast food restaurant which has been demolished. The remaining light industrial/warehouse units on site will be retained and modified by the applicant in their business operations.

As the application site is identified as existing employment land, the workshop and servicing elements which fall into the B2 Use Class are considered acceptable. Given the site is largely currently vacant and the applicant will use the existing vacant premises and considering the nature of its previous use as a drive thru fast food restaurant (demolished in 2014) it would be difficult to argue there is a need to retain the site solely for business and industrial purposes.

The principle of car showroom uses has already been established in this location with several large dealerships located along Penarth Road.

Given the nature and location of the proposal, the previous use of the site and assessed against the above policy framework, the application raises no land use policy concerns.

However, it is recommended that a condition is attached to the grant of any planning permission to ensure the retail policies of the Adopted LDP are not

prejudiced by future changes of use on the site.

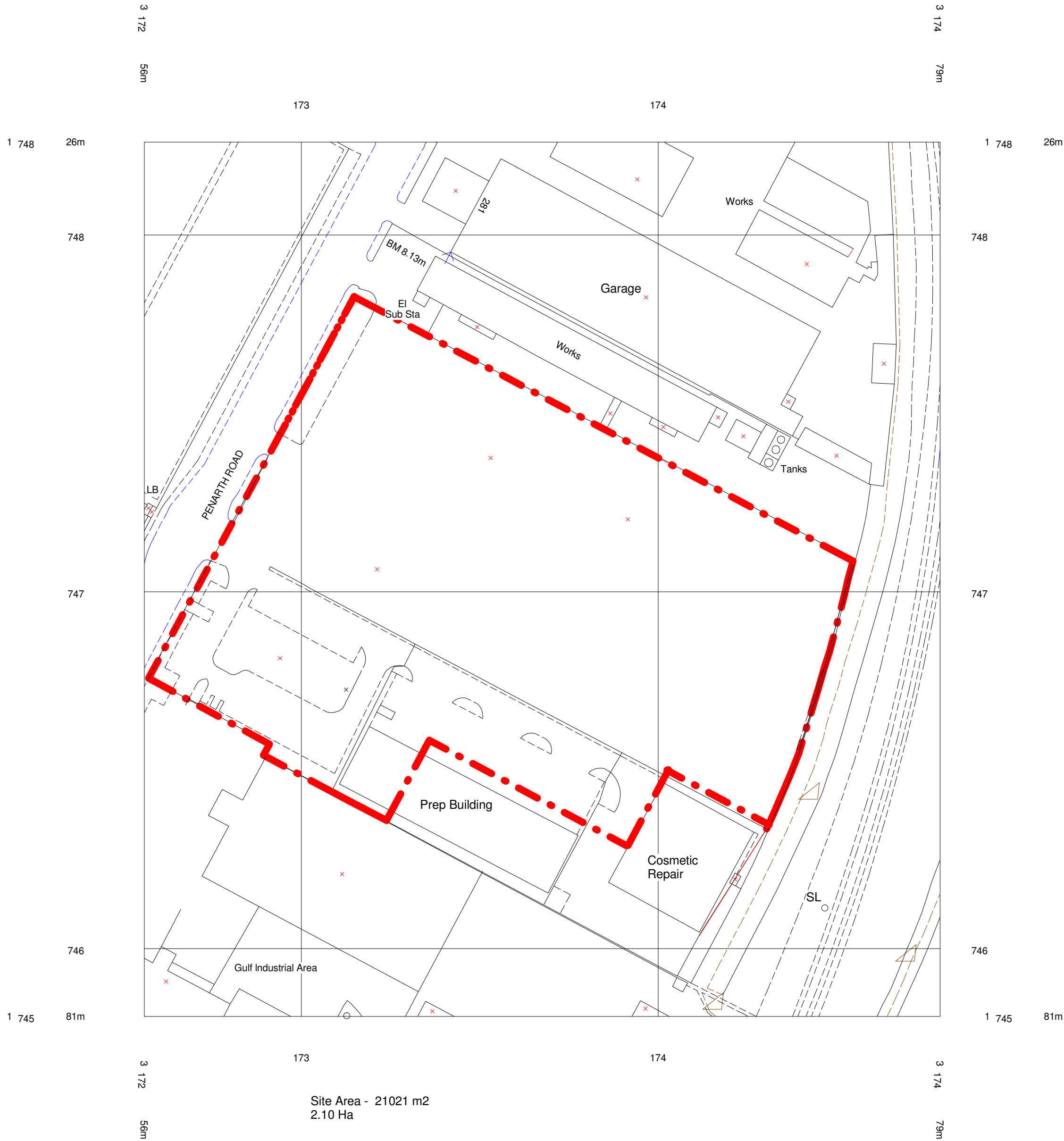
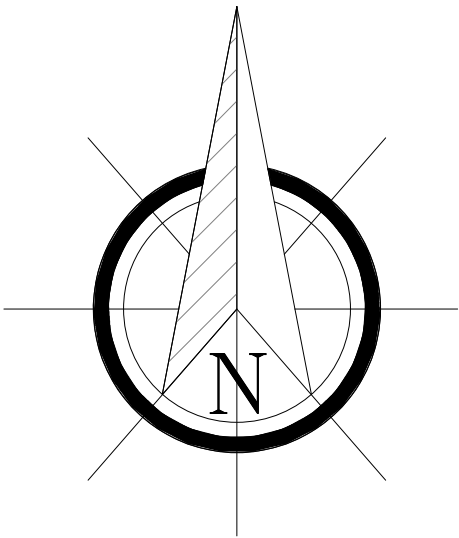
- 8.3 In respect of the design and visual impact of the proposals, the proposed development brings a large area of vacant land back into beneficial use.

The proposals add a building of some architectural merit to an area where this is generally lacking. The scale, massing and finish of the proposed building are considered appropriate within the context of the surrounding area, which is dominated by car showrooms.

The existing service road and grass verge fronting Penarth Road are within the application site (the agent has served the appropriate notice on the Highway Authority). A condition is recommended that seeks to ensure that this road and verge are brought up to an appropriate standard.

The proposal would therefore be supported from a Placemaking perspective.

- 8.4 Whilst the presence of a covered cycle parking facility is noted on the proposed site plan, there are no further details of its construction or capacity. In this case, it is considered appropriate to require the submission and approval of such details by condition.
- 8.5 In light of the above, and having regard for adopted planning policy guidance, it is recommended that planning permission be granted.



Location Plan
1 : 1000

The Contractor is to check and verify all building and site dimensions, levels, sewer invert levels and positions of drains before works start. Any discrepancy to be notified to MDG Architects. **DO NOT SCALE FROM THIS DRAWING**
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Rev.	Date	N	Revision

..... SITE BOUNDARY



INNOVATION THROUGH UNDERSTANDING

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PROJECT

BMW SYTNER
PENARTH ROAD
CARDIFF

DRAWING

LOCATION PLAN

SCALE 1 : 1000 CHECKED DS

DATE 06/10/15 DRAWN RT

DWG. No. M1078-A- 100 REVISION

PLANNING

PENARTH ROAD

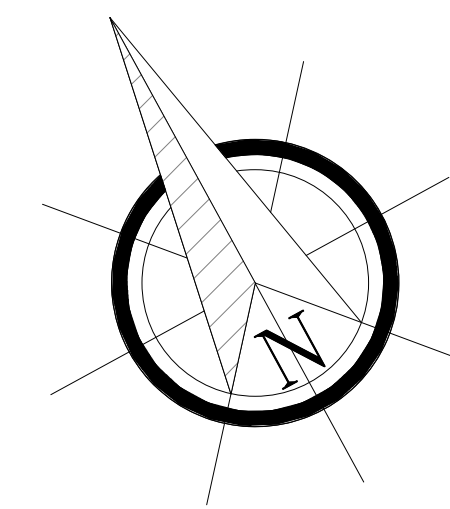
BM 8.13m

Works

Tree

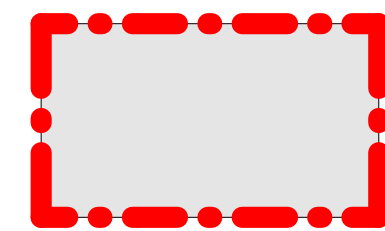
EXISTING BOUNDARY FENCE
TO BE RETAINED

EXISTING BOUNDARY FENCE
TO BE RETAINED



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Rev.	Date	N	Revision
A	22/10/15		Updated following Meeting on 16/10/15
B	09/11/15		Valeting Building relocated
C	27/11/15		Main Building footprint revised, areas added, Cosmetic Repair Building Layout revised.
D	11/12/15		Wet Valet Building added, Layout revised following meeting between DS and PH on 04.12.15
E	22/01/16		Site Layout - Planning Issue



APPLICATION AREA
18086 m² / 1.81 ha

PARKING



Customer Parking: 38
(incl. 2 numbers Disabled
3 numbers Parent & Child)



Staff Parking: 100



APPLICATION BOUNDARY



ADDITIONAL OWNERSHIP

PROPOSED NEW BMW CENTRE

APPROVED USED CARS DISPLAY

TARMACADAM

TARMACADAM

DEMO PARKING AREA

2 sided staggered timber hit and miss fence, 2.3 m high

STAFF / STORAGE PARKING ZONE

STAFF / STORAGE PARKING ZONE

STAFF / STORAGE PARKING ZONE

STAFF / STORAGE PARKING ZONE

Drive Through Exit

DEMO PARKING AREA

20000

Split faced
Blockwork wall
(Fortcrete Powder, 2.3 m high)

6100

Split faced
Blockwork wall
(Fortcrete Powder, 2.3 m high)

20000

TARMACADAM

EXISTING
COSMETIC REPAIR BUILDING

EXISTING
PREP BUILDING

TARMACADAM

CUSTOMER PARKING

Covered
Cycle Stand

Demolition approved under
Application No: 15/02972/MNR

Note: Customer Parking
Road markings to centre area
Kerbs to perimeter

2 0 2 4 6 8 10
SCALE 1:200
m

PLANNING

PROJECT
BMW SYTNER
PENARTH ROAD
CARDIFF

DRAWING
SITE PLAN - PROPOSED

SCALE 1 : 200 CHECKED Checker

DATE 10/06/15 DRAWN Author

DWG. No. M1078-A- 102 REVISION E

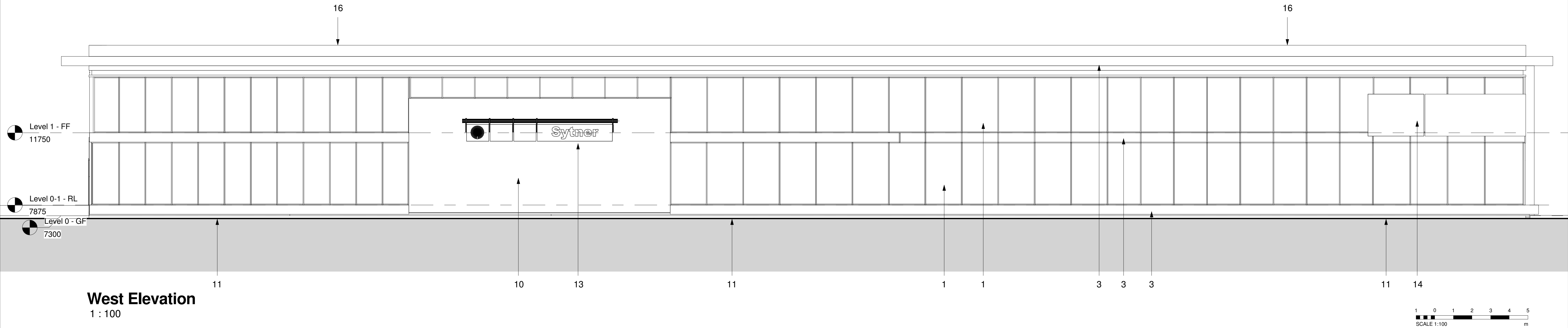
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ARCHITECTS

INNOVATION THROUGH UNDERSTANDING

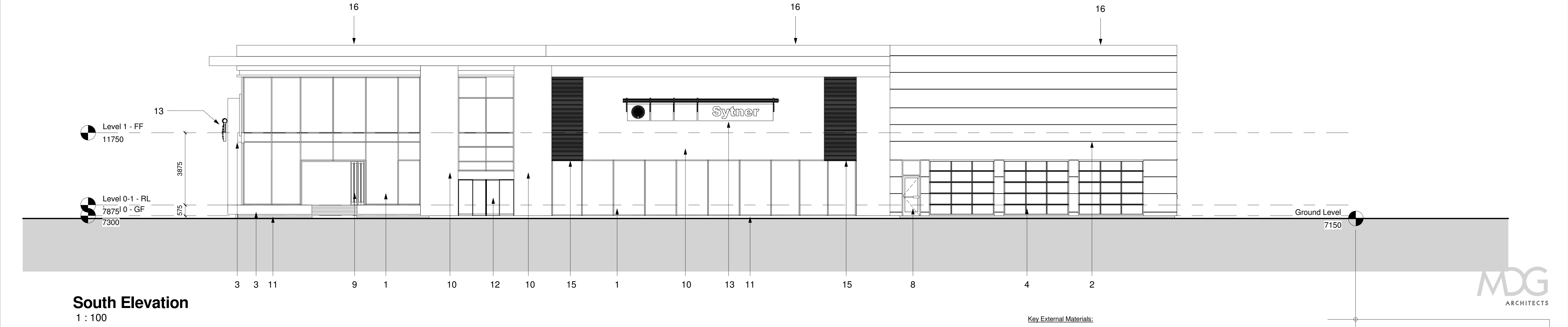
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Rev.	Date	N	Revision
A	09/11/15		External Door relocated
B	27/11/15		South Elevation: Wall along Grid 4 moved inwards to line up with workshop wall
C	25/01/16		Material key 2 changed from white to grey aluminium



West Elevation
1 : 100



South Elevation
1 : 100

Key External Materials:

- 1 - Curtain Walling System - colour: RAL 9007 Aluminium Grey
- 2 - Insulated composite wall cladding: colour RAL 9007 Grey Aluminium
- 3 - Feature metal flashing. colour: RAL 9003 Signal White
- 4 - Sectional shutter with glazed panels. Frame colour: RAL 9007 Aluminium Grey
- 5 - External Steel Doors: colour RAL 9007 Aluminium Grey
- 6 - Insulated composite wall cladding: colour RAL 9007 Grey-Aluminium
- 7 - Roller Shutter doors. colour: RAL 9007 Aluminium Grey
- 8 - External Aluminium Door with large glazed panel. Frame colour: RAL 9007 Aluminium Grey
- 9 - Glazed Aluminium Folding Doors. Frame colour: RAL 9007 Aluminium Grey
- 10 - External Render. colour RAL 9003 Signal White
- 11 - Engineering Brick below DPC. colour: blue
- 12 - Aluminium Sliding Main Entrance Door. colour: RAL 9007 Aluminium Grey
- 13 - Dealership Name Sign
- 14 - BMW M10 sign - curtain wall mounted
- 15 - External Louvre. colour: RAL 9007 Grey Aluminium
- 16 - Powder coated Aluminium capping to top of parapets. colour: RAL 9003 Signal White
- 17 - Powder coated Aluminium capping to top of parapets. colour: RAL 9007 Grey Aluminium

MDG ARCHITECTS

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PROJECT

BMW SYTNER
PENARTH ROAD
CARDIFF

DRAWING

ELEVATIONS - SOUTH & WEST

SCALE	1 : 100	CHECKED	DS
DATE	30/09/15	DRAWN	RT
DWG. No.	M1078-A- 501	REVISION	C

PLANNING

