

## LOCAL MEMBER OBJECTION, AM OBJECTION, PETITION

COMMITTEE DATE: 14/08/2019

APPLICATION No. **A/19/000059/MNR** APPLICATION DATE: 03/05/2019

ED: **LLANISHEN**

APP: TYPE: ADVERTISEMENT CONSENT

APPLICANT: MCDONALD'S RESTAURANTS LTD  
LOCATION: FORMER THE TY GLAS, 75 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX  
PROPOSAL: INSTALLATION OF SITE SIGNAGE INCLUDING; 4 NO. FREESTANDING SIGNS, 1 NO. BANNER SIGN AND 18 NO. DOT SIGNS.

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**RECOMMENDATION 1:** That advertisement consent be **GRANTED**, subject to the following conditions:

1. C03 – Statutory Time Limit – Advertisements
2. The consent relates to the following approved plans:
  - 7763-SA-8061-P008 E – Site Layout Plan Site Signage
  - McD/038/2016 – Erdds Banner Unit
  - Generic – 10MPH Disc
  - Sign Type 24 – Litter Sign
  - Sign Type 24 – Parked Order Bay 1
  - Sign Type 24 – Parked Order Bay 2
  - Sign Type 25 – Give Way
  - Sign Type 25 – No Entry
  - Sign Type 25 – Pedestrian Crossing
  - Caution Look Left/Right Traffic Approaching
  - 877779A Page 2/3 – Sign 1 – Double Digital Menu Board
  - 877779A Page 3/3 – Sign 2 – Single Digital Menu Board

Reason: For the avoidance of doubt to the extent of the consent granted

**RECOMMENDATION 2:** The applicant be advised that the use of the Welsh Language is encouraged where possible and consideration should be given to bilingual signage.

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

- 1.1 Advertisement consent is sought for the display of signage within the curtilage of an existing commercial restaurant premises to which alterations are

proposed.

1.2 The site is located on Ty Glas Avenue, Llanishen, Cardiff a busy thoroughfare and main traffic route within this part of the city. The site is located on the periphery of a business/industrial park and the immediate neighbours are of a commercial nature, including offices, a leisure centre and warehouses. Recently a development of apartments has been introduced opposite the site and an estate of dwellinghouses is in excess of 50m from the boundary of the application site. The premises have recently been occupied by the Harvester brand as a restaurant with bar facilities.

1.3 The proposed signage consists of:

- A double sided banner unit measuring approx. 4.8m x 2.6m sited to the north west corner of the site in close proximity to the boundary with Ty Glas Avenue;
- 2no. double digital screens measuring approx. 1.4m x 1.65m and 0.74m above ground level sited to the south west corner of the site serving a 'drive thru';
- 2 no. single digital screens measuring approx. 1.4m x 0.85m and 0.74m above ground level sited to the south of the site on the approach to a 'drive thru';
- A range, totalling 18, of traffic safety and information signs of a surface area not exceeding 0.2m<sup>2</sup>.

## 2. **SITE HISTORY OF RELEVANCE**

Application No : 89/01306/N  
Proposal : PUB/RESTAURANT  
Application Type: FUL  
Decision : PER  
Decision Date : 12/09/1989

Application No : 89/02461/N  
Proposal : PUBLIC HOUSE/RESTAURANT AND CAR PARKS (3105  
m.sq.)  
Application Type: FUL  
Decision : PER  
Decision Date : 09/01/1990

Application No : A/90/00136/N  
Proposal : VARIOUS BREWERY SIGNAGE  
Application Type: ADV  
Decision : PER  
Decision Date : 16/11/1990

Application No : 00/01632/N  
Proposal : THE FORMATION OF A GARDEN AREA TO THE EXISTING  
FRONTAGE OF THE TY GLAS PUBLIC HOUSE  
Application Type: FUL  
Decision : PER  
Decision Date : 18/10/2000

Application No : 01/00145/N  
Proposal : REMOVAL OF CONDITION 8 OF PLANNING APPROVAL  
89/2461 DATED 9TH JANUARY 1990  
Application Type: REM  
Decision : PER  
Decision Date : 15/03/2001

Application No : 01/00811/N  
Proposal : FORMATION OF NEW PATIO TO EXISTING PUBLIC HOUSE  
Application Type: FUL  
Decision : PER  
Decision Date : 08/06/2001

Application No : A/01/00089/N  
Proposal : BREWERY SIGNAGE  
Application Type: ADV  
Decision : PER  
Decision Date : 12/06/2001

Application No : A/03/00172/N  
Proposal : NEW BREWERY SIGNAGE  
Application Type: ADV  
Decision : PER  
Decision Date : 12/09/2003

Application No : 07/01955/E  
Proposal : EXTENSION OF EXTERNAL DRINKING AREA AND 2 NO.  
TIMBER FRAME GAZEBOS ON PATIO AND RELOCATION OF  
2 NO. JUMBERELLAS  
Application Type: FUL  
Decision : PER  
Decision Date : 10/10/2007

Application No : A/15/00055/MNR  
Proposal : 2 NO INTERNALLY ILLUMINATED POST SIGNS 2 NO  
INTERNALLY ILLUMINATED SETS OF LETTERS 2 NO  
INTERNALLY ILLUMINATED DISPLAY CASES 2 NO NON  
ILLUMINATED SETS OF LETTERS  
Application Type: ADV  
Decision : PER  
Decision Date : 21/05/2015

Application No : 15/01034/MNR  
Proposal : VARIATION OF CONDITION 3 OF 01/00811/N TO ALLOW  
USE OF THE PATIO FROM 0900 UNTIL 2330 HOURS  
Application Type: VAR  
Decision : PER  
Decision Date : 17/06/2015

Application No : A/19/00057/MNR  
Proposal : INSTALLATION OF 4 NO. FASCIA SIGNS  
Application Type: ADV  
Decision : UNDECIDED

Application No : A/19/00058/MNR  
Proposal : THE INSTALLATION OF 1 NO. FREESTANDING 6M TOTEM SIGN.  
Application Type: ADV  
Decision : UNDECIDED

Application No : 19/01370/MNR  
Proposal : RECONFIGURATION OF THE WIDER SITE INCLUDING PARKING AND PATIO LAYOUT, INSTALLATION OF WRAP AROUND DRIVE-THRU LANE AND THE INCLUSION OF A BACK OF HOUSE CORRAL STORAGE AREA AND ASSOCIATED WORKS TO THE SITE. INSTALLATION OF 2NO COD (CUSTOMER ORDER DISPLAYS) AND GOAL POST HEIGHT RESTRICTOR. ALTERATIONS TO THE ELEVATIONS INCLUDING NEW ENTRANCE DOOR AND DRIVE-THRU BOOTHS, NEW PLANT EQUIPMENT TO THE ROOF  
Application Type: FUL  
Decision : Undecided

### **3. POLICY FRAMEWORK**

#### **National Planning Policy**

- Planning Policy Wales (10<sup>th</sup> Ed) 2018
- Technical Advice Note 7: Outdoor Advertisement Control (1996)

#### Supplementary Planning Guidance

- Shop Fronts and Signage (October 2011)

### **4. CONSULTEE RESPONSES**

4.1 None

### **5. REPRESENTATIONS**

5.1 Three petitions, of 59, 51 and 15 signatories, have been received objecting to the proposal. The concerns expressed relate to health and wellbeing of the community, increased traffic, increased litter, anti-social behaviour and impact upon residential amenity.

5.2 Letters of representation, objecting to the proposal, have been received from parties of the following addresses:

- 12, 15, 16, 18, 20, 22, 23, 31, 32, 33, 34, 36 & 3 x no number provided Llys Faith, Llanishen
- 8, 12, 63 Ty Glas Avenue, Llanishen
- 63, 91, 114, 130, 136 & 149 Ty Glas Road, Llanishen
- 39 & 79 Coed Glas Road, Llanishen
- 102, 122, 137, 145, 148, 154, 160, 170, 174, 183, 186, 188, 221, 233, 251,

253, 257, 263, 265, 269, 273, 281, 283, & 1 x no number provided  
Fishguard Road, Llanishen

- 132, 134 & 178 Fidlas Road, Llanishen
- 8 & 11 Tasker Square, Llanishen
- 1 & 27 Newborough Avenue, Llanishen
- Headteacher of Coed Glas Primary School
- 5 Gaerwen Close, Llanishen
- 78 Ashbourn Way, Llanishen
- 44 South Rise, Llanishen
- 45 Station Road, Llanishen
- 23 Trecastle Avenue, Llanishen
- 30, 36 & 44 Crundale Crescent, Llanishen
- 3 & 41 Wavell Close, Llanishen
- 26, 29, 33, 35 St Dogmaels Avenue, Llanishen
- 9, 11, 26 & 60 Kimberley Terrace, Llanishen
- 12 Cwrt Glas, Llanishen
- 10 Mostyn Square, Llanishen
- 149 Tatham Road, Llanishen
- 26 Crystal Glen, Llanishen
- 5 St Martins Crescent, Llanishen
- 10 Elan Road, Llanishen
- 19 Bluehouse Road, Llanishen
- 21 Llys Pegasus, Llanishen
- 32 Cherrywood Close, Thornhill
- 7 Sable Close, Lisvane
- 18 Cefn Onn Meadows, Lisvane
- 5 Ridgeway, Lisvane
- 9 Ilfracombe Crescent, Llanrumney
- 9 Clos Y Fran, Thornhill
- 10 Cheriton Drive, Thornhill
- 28 Guenever Close, Thornhill
- 42 Heol Hendre, Rhiwbina
- 20A Lakeside Drive
- 2 Skomer Court, Grangetown
- 5 Glynne Street, Riverside
- 10 Osprey Close, St Mellons
- 45 Mountbatten Road, Barry
- Several parties have supplied no address

The objections principally relate to the premise of advertising fast food, which is detrimental to health and well-being, within such close proximity to schools and the detrimental impact upon residential amenity.

5.3 Letters of representation, supporting the proposal, have been received from parties of the following addresses:

- 23 & 50 Fishguard Road, Llanishen
- 7 Llangefni Place, Llanishen

- 44a Heol Llanishen Fach, Llanishen
- 2 Trecastle Avenue, Llanishen
- 92 Heol Hir, Llanishen
- 13 Portfield Crescent, Llanishen
- 30 White Barn Road, Llanishen
- 25 St Dogmaels Avenue, Llanishen
- 8 Crundale Crescent, Llanishen
- 21 Spring Grove, Thornhill
- 22 Tristram Close, Thornhill
- 40 Angelica Way, Thornhill
- 57 Oakridge, Thornhill
- 7 Woodlawn Way, Thornhill
- 19 Pen Y Cefn, Thornhill
- 19 Plas Y Delyn, Lisvane
- 82 Heathway, Heath
- A Thornhill resident

5.4 Local Ward Member Cllr Phil Bale expresses concerns with the failure of the signage to be provided bilingually.

5.5 Julie Morgan AM objects to the proposal.

## 6. **ANALYSIS**

6.1 The display of advertisements can be controlled in the interests of amenity and public safety as detailed at Sec. 6 of TAN7.

6.2 The design and visual appearance of the signage proposed is appropriate relative to the site and its setting and would not harm amenity.

6.3 The design and siting of the advertisements are considered not to have a detrimental impact upon public safety. The advertisements are located such that they would not create a hazard to or endanger people in the vicinity who are taking reasonable care for their own or others safety.

6.4 Whilst the provision of bilingual signage is encouraged this is not a matter, with reference to the material considerations detailed at para. 6.1, that would justify refusal of consent.

6.5 It is concluded that the application is acceptable and it is recommended that Advertisement Consent be granted.

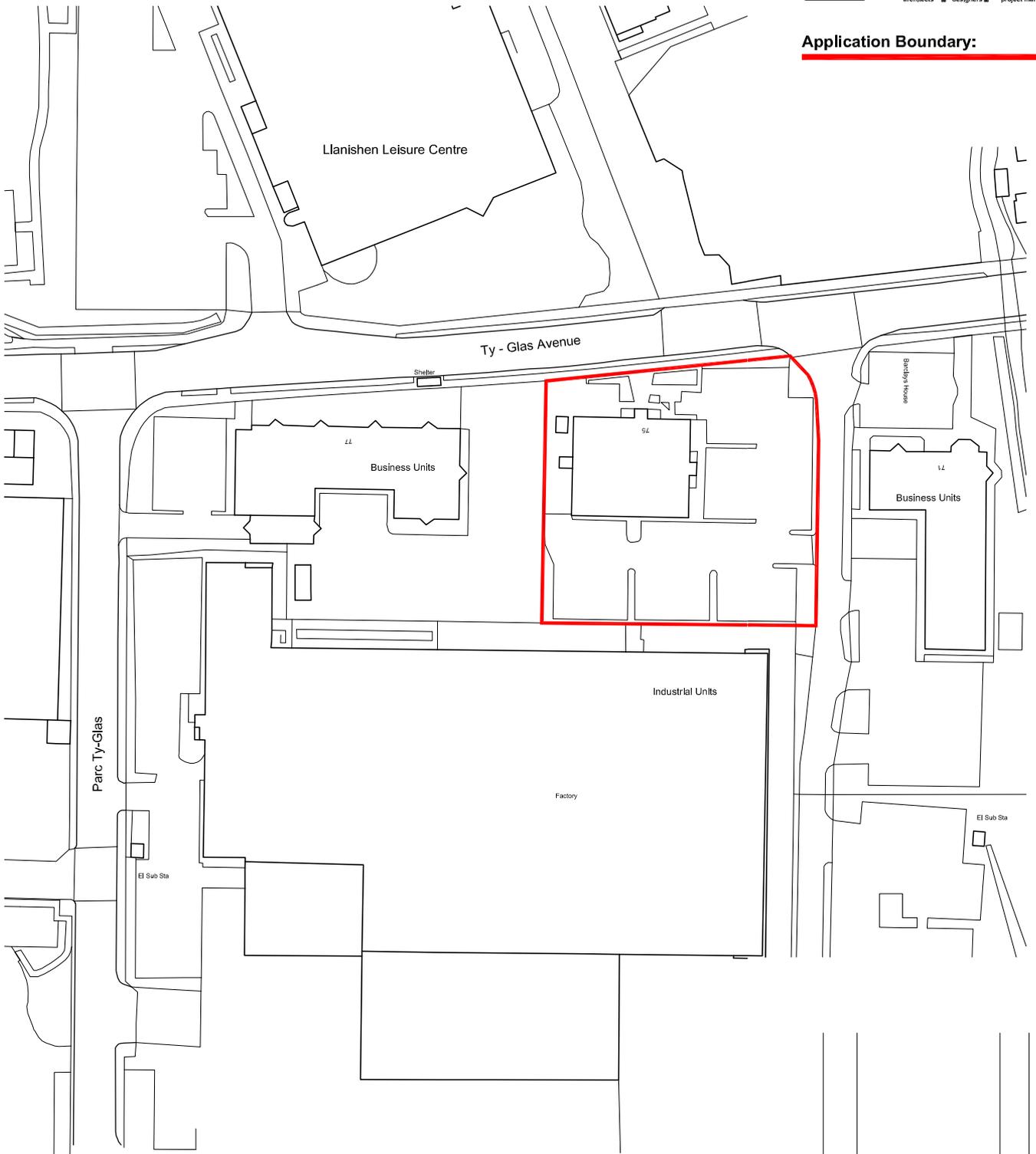


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architects ■ designers ■ project managers

**Application Boundary:**



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REV.	DATE.	PLANNING ISSUE	DRAWING REVISIONS.	BY.	CHECKED
A	26.04.19	PLANNING ISSUE		EV	-

**GENERAL NOTES:**  
 All works are to be undertaken in accordance with the Building Regulations and the latest British Standards.  
 All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations.  
 All dimensions to be checked on site prior to construction.  
 All risks assessed to comply with the designer's responsibility under the Construction (Design Management) Regulations 2015.

PROPOSED DEVELOPMENT AT  
 Harvester, Ty Glas Avenue  
 CARDIFF CF14 5DX

STORE No :-  
 NB8061

ON BEHALF OF :-  
 McDonald's Restaurants Ltd

DRAWING TITLE :-  
 Site Location Plan

DRAWN BY: EV  
 CHECKED BY: [Blank]  
 DRAWING No.: 7763-SA-8061-AL01 A  
 SCALE & SIZE: 1:1250@A4  
 DATE: April 2019

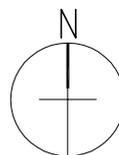


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architects ■ designers ■ project managers

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Scale in metres.



DATE	10 August 2016	SCALE	AS SHOWN @ A3
SALES CONT.	MS	DRAWN BY	CW
JOB NO.	66871	DWG NO.	McD / 038 / 2016



UNIT WITHOUT BANNER IN PLACE



UNIT WITH BANNER IN PLACE



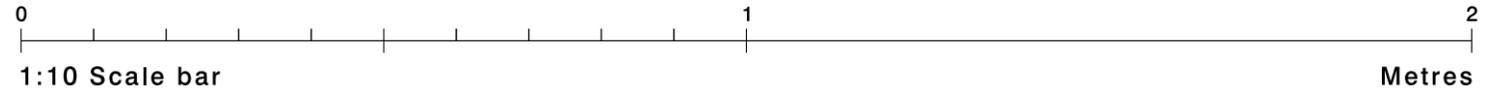
174 SUNBRIDGE ROAD, BRADFORD, WEST YORKSHIRE. BD1 2RZ. Tel : +44 (0) 1274 722244 Fax : +44 (0) 1274 848998 - [www.butterfieldsigns.co.uk](http://www.butterfieldsigns.co.uk)

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CERTIFICATE No. FM 32534

# Sign 1 - Scale 1:10 Double Digital Menu Board



Front View



1426mm

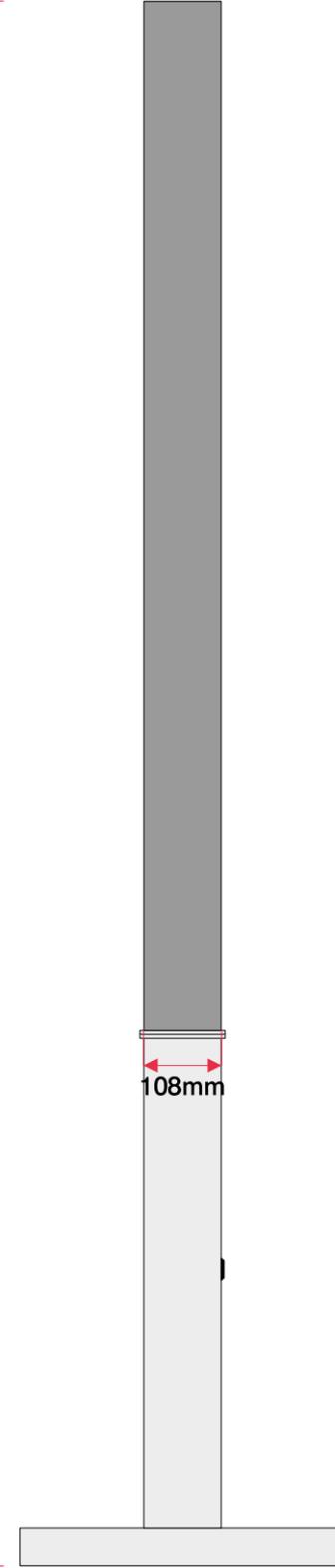
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1648mm

550mm

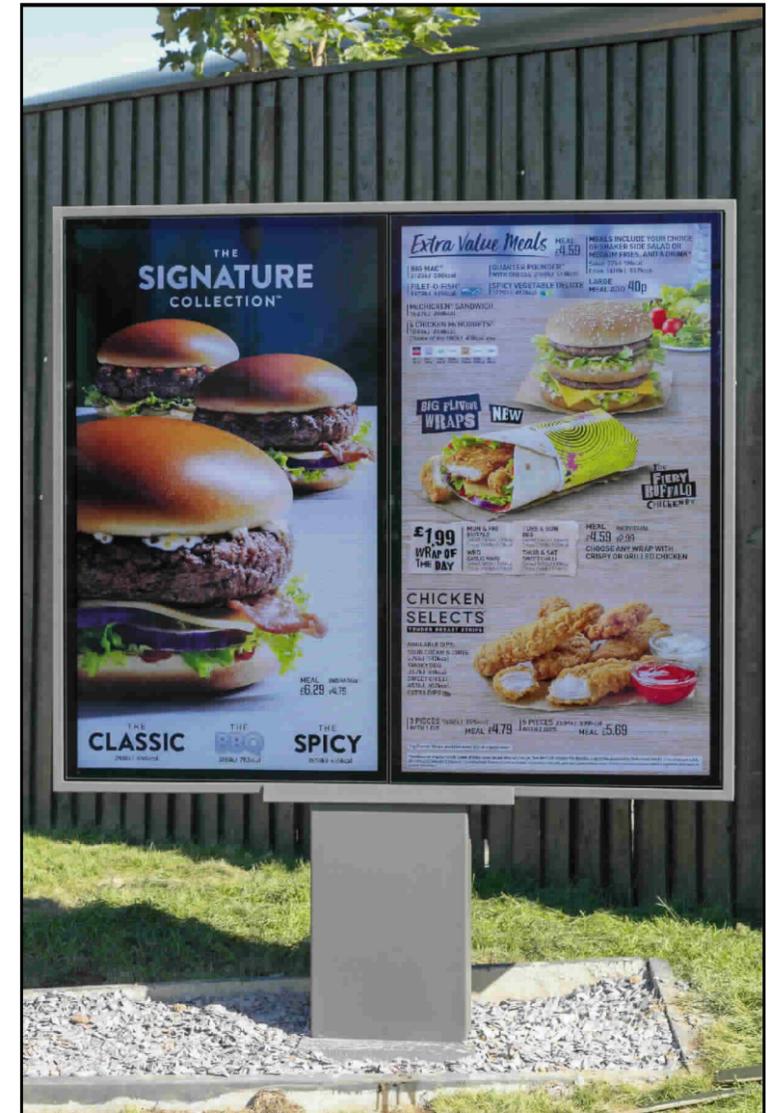
740mm

Side View



108mm

Proposed Signage



Site  
Digital Drive Thru Lane  
McDIGDT

Job Number  
87779A Page 2/3

Drawing Location  
M:\2018 Drawings\McDonalds\87779

Scale  
as shown @ A3

Issue / Rev  
1

Drawn By  
KG

Checked By  
PM

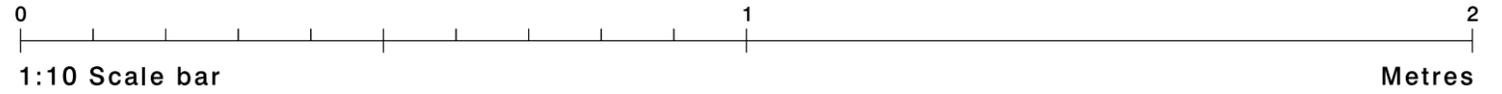
Sales Rep  
ARB

Date  
16/10/2018



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Fax: 01274 848996  
Web: www.butterfieldsigns.co.uk

# Sign 2 - Scale 1:10 Single Digital Menu Board



Front View



1426mm

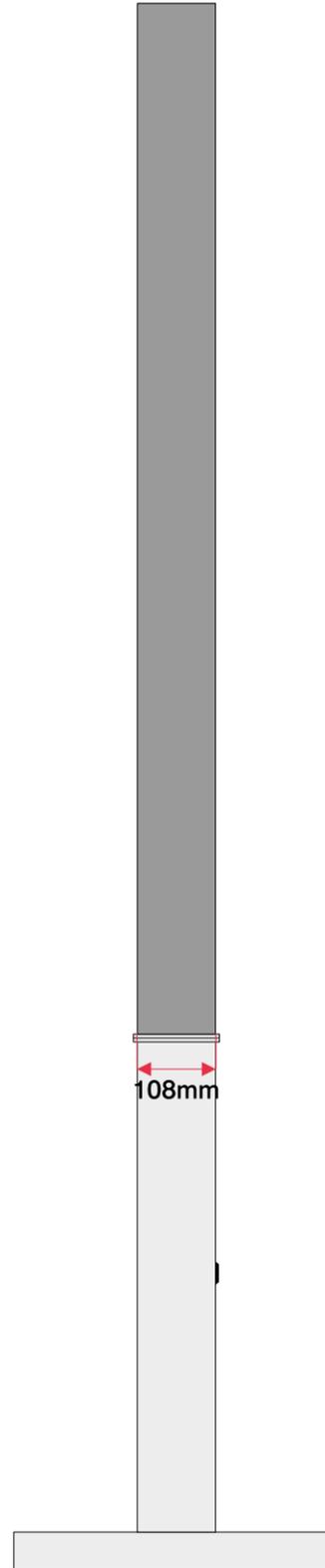
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853mm

740mm

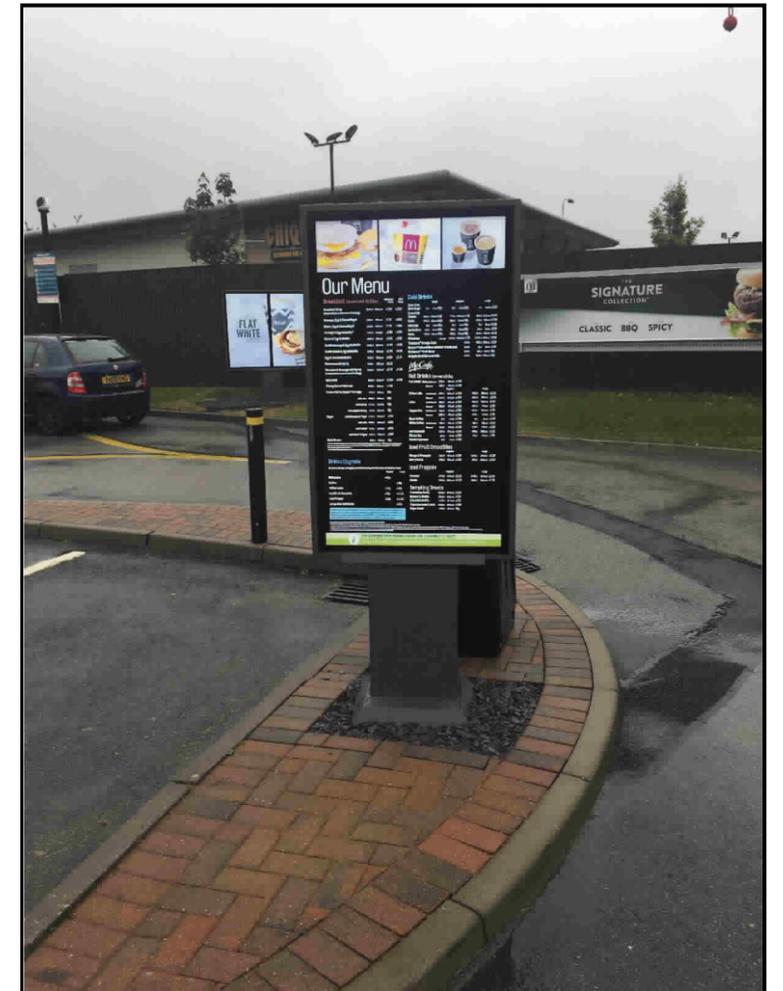
550mm

Side View



108mm

Proposed Signage



**Site**  
Digital Drive Thru Lane  
McDIGDT

**Job Number**  
87779A Page 3/3

**Drawing Location**  
M:\2018 Drawings\McDonalds\87779

**Scale**  
as shown @ A3

**Issue / Rev**  
1

**Drawn By**  
KG

**Checked By**  
PM

**Sales Rep**  
ARB

**Date**  
16/10/2018



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Fax: 01274 848996  
Web: www.butterfieldsigns.co.uk

DATE	28 Sept 2016	SCALE	AS SHOWN @ A4
SALES CONT.	MC	DRAWN BY	KG
JOB NO.	47468	DWG NO.	Generic

10 MPH DISC scale 1:10



**10 MPH DISC**

**DIMENSIONS**

450mm diameter

**DESCRIPTION**

Flat aluminium disc with signfix to rear & applied reflective vinyl display.



1:10 Scale bar

Metres



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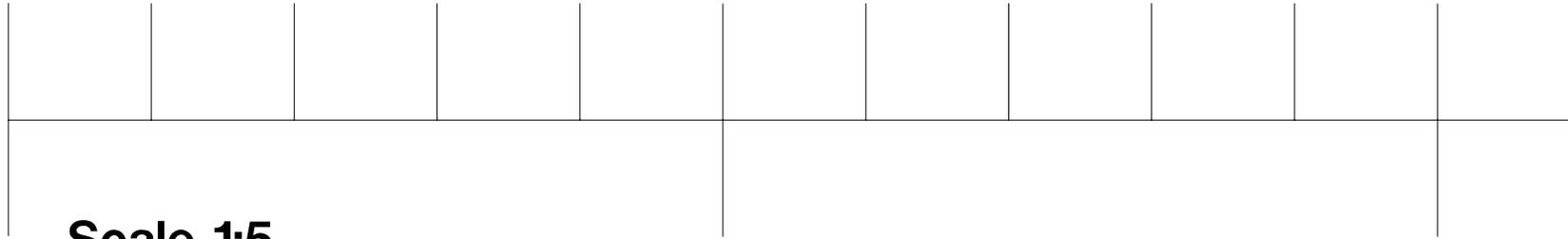
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CERTIFICATE No. FM 32534

0

1



Scale 1:5

Metres

450mm x 300mm

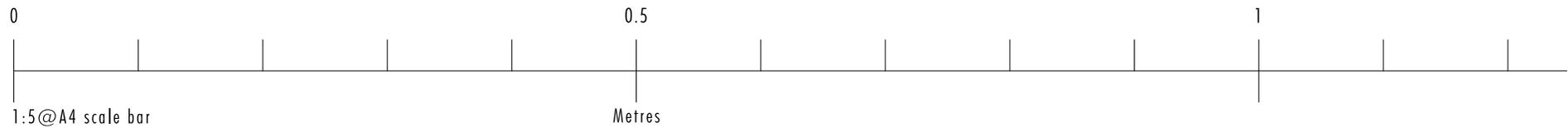
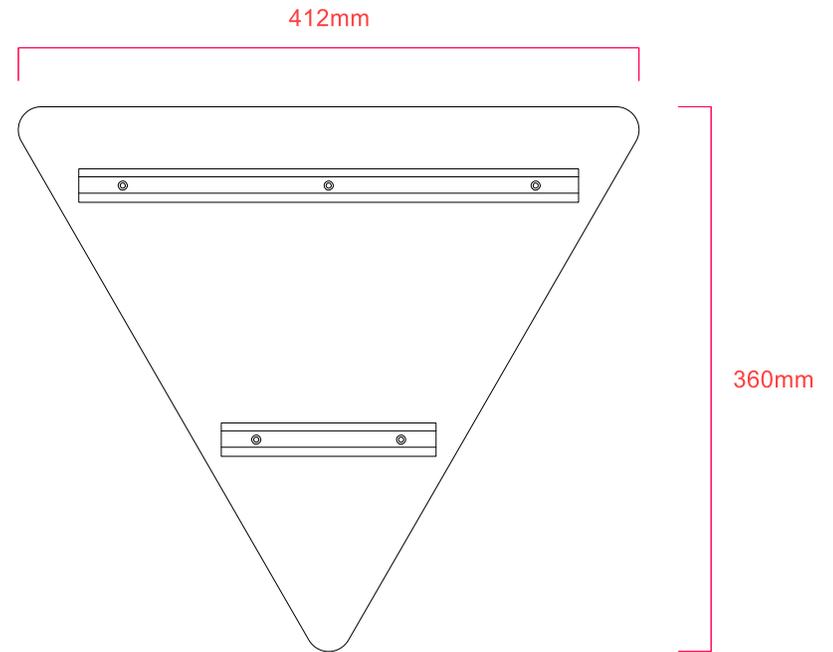
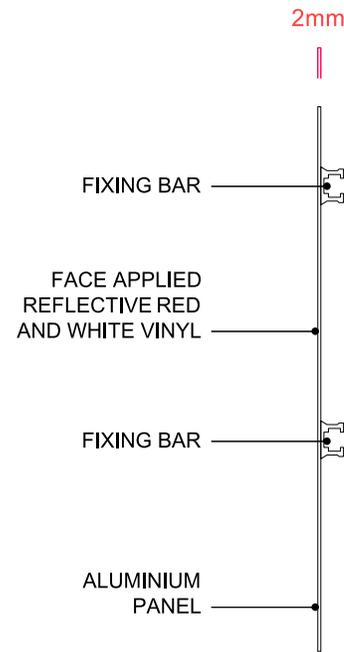


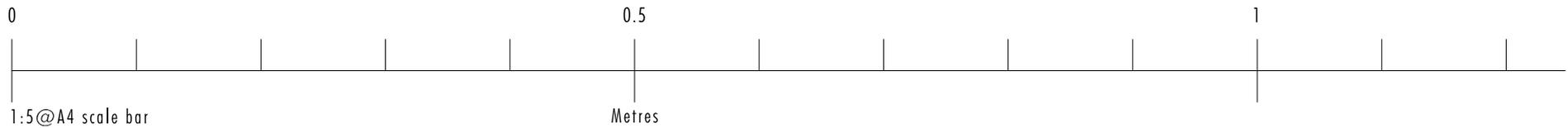
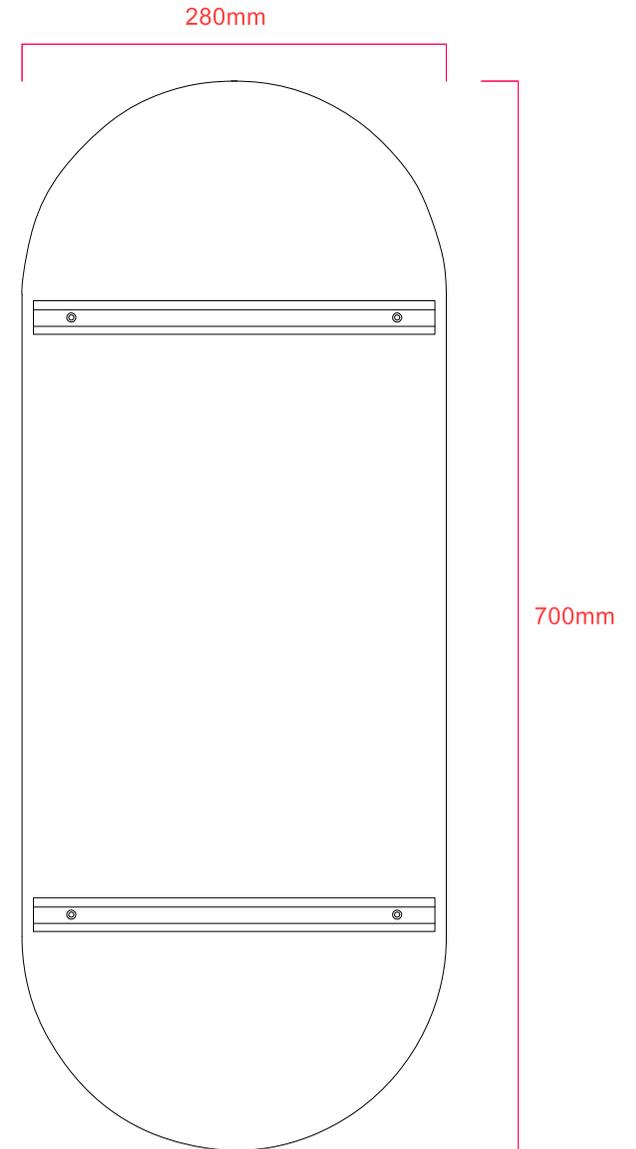
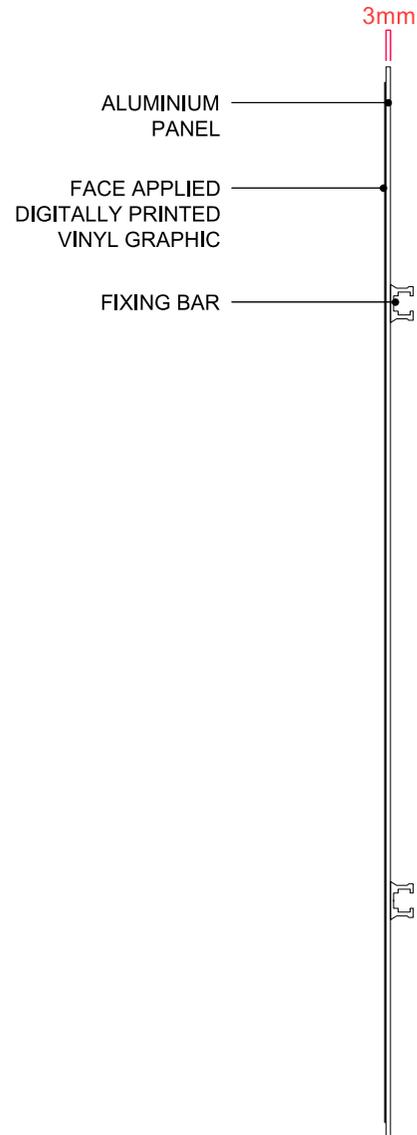
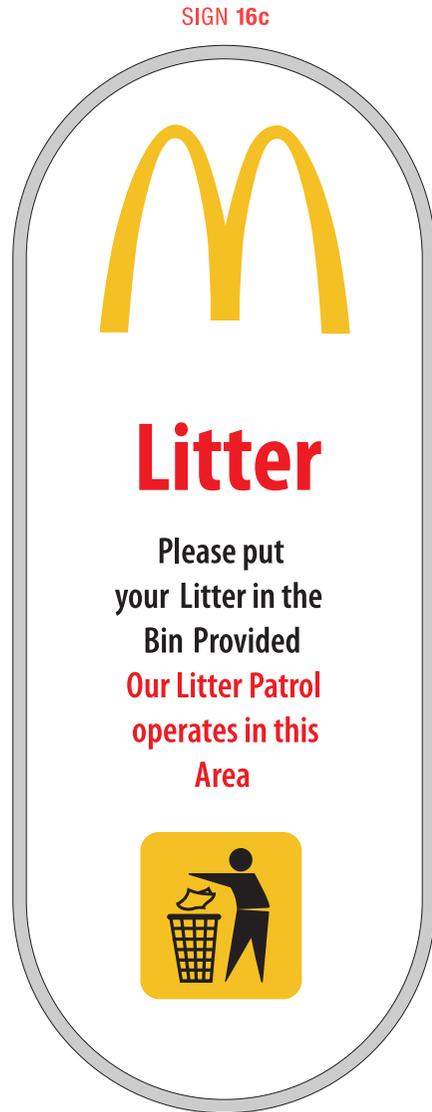
450mm x 300mm



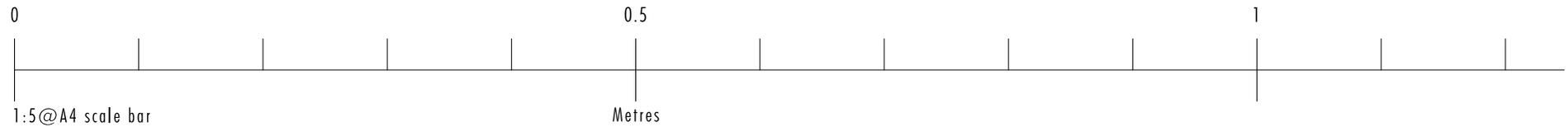
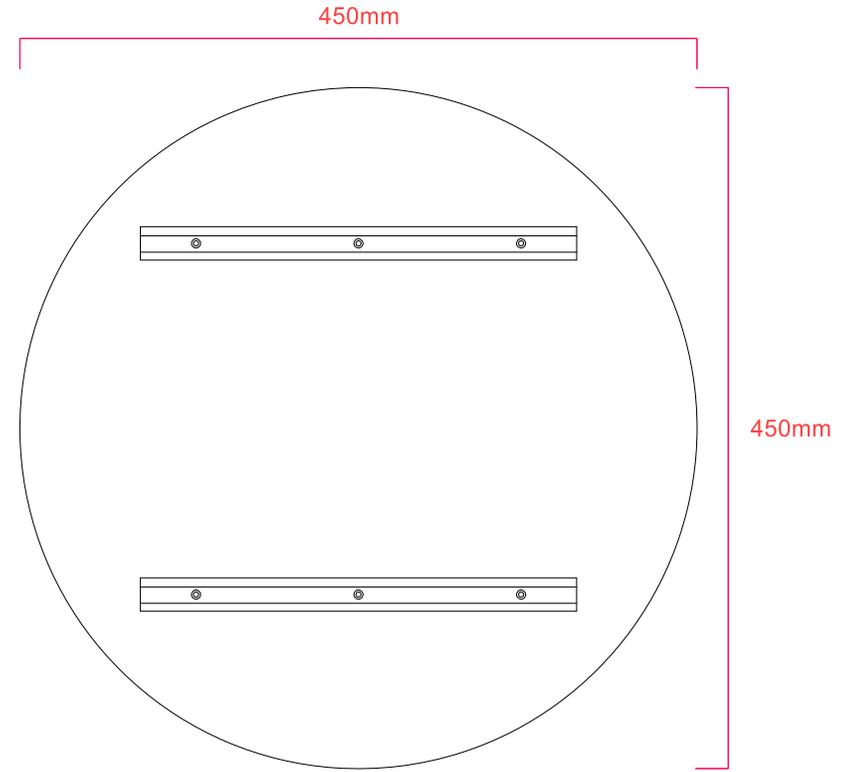
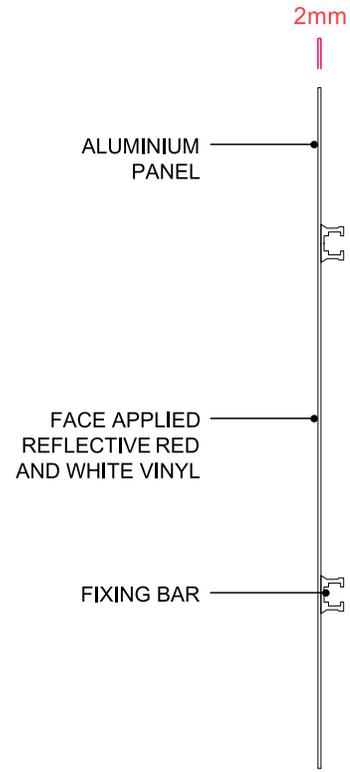
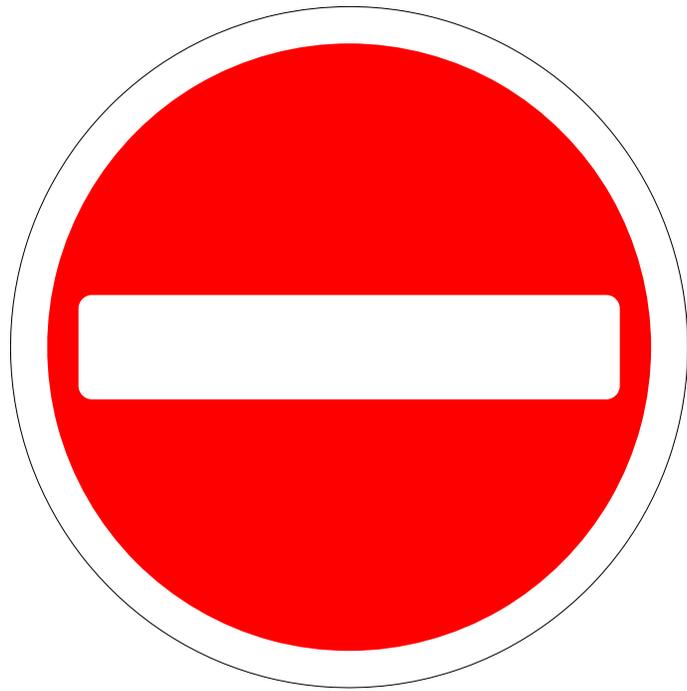
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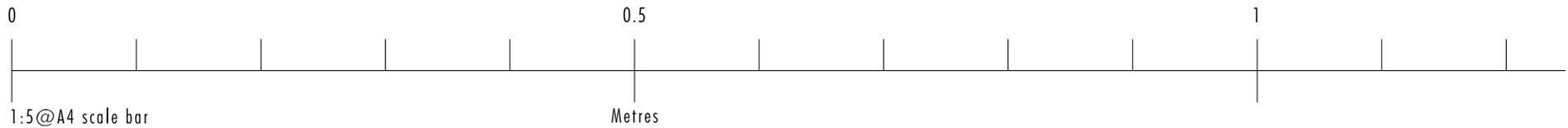
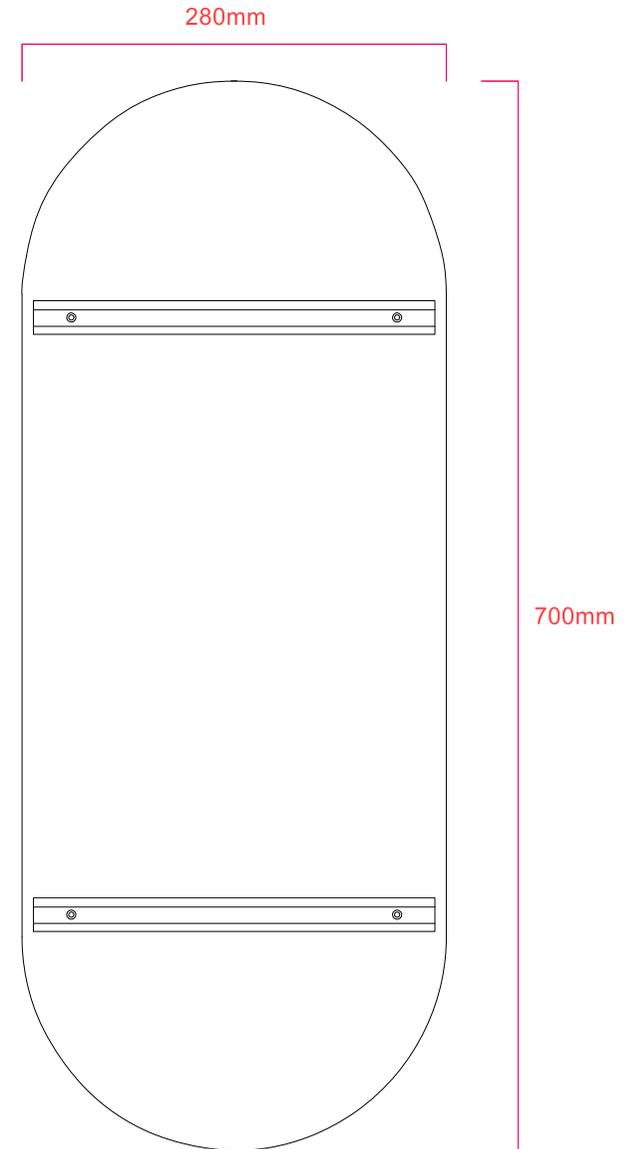
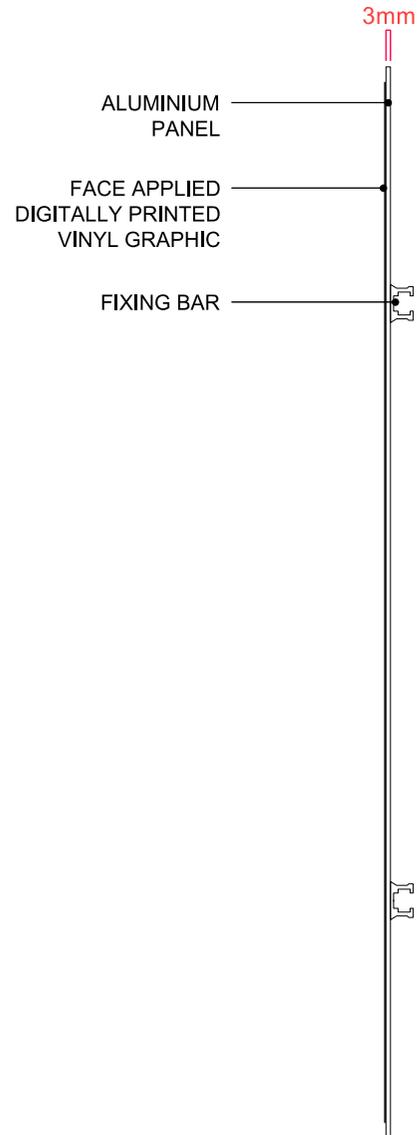
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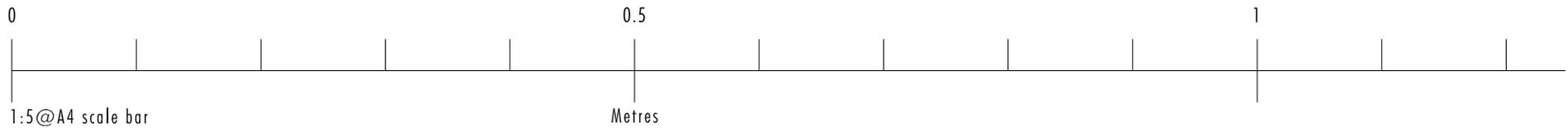
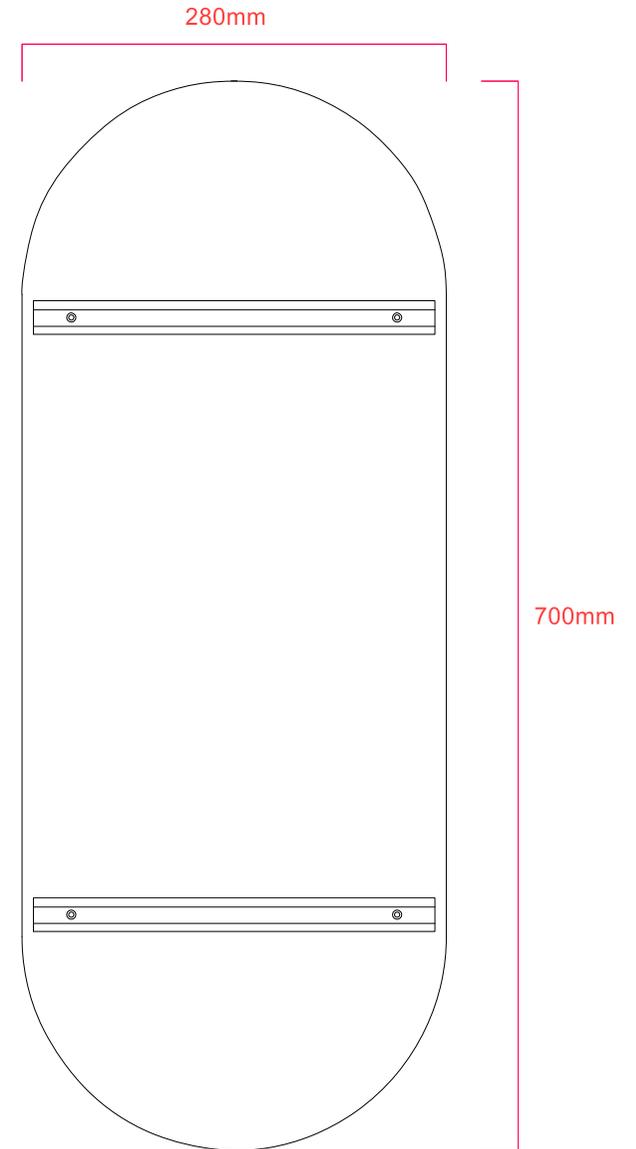
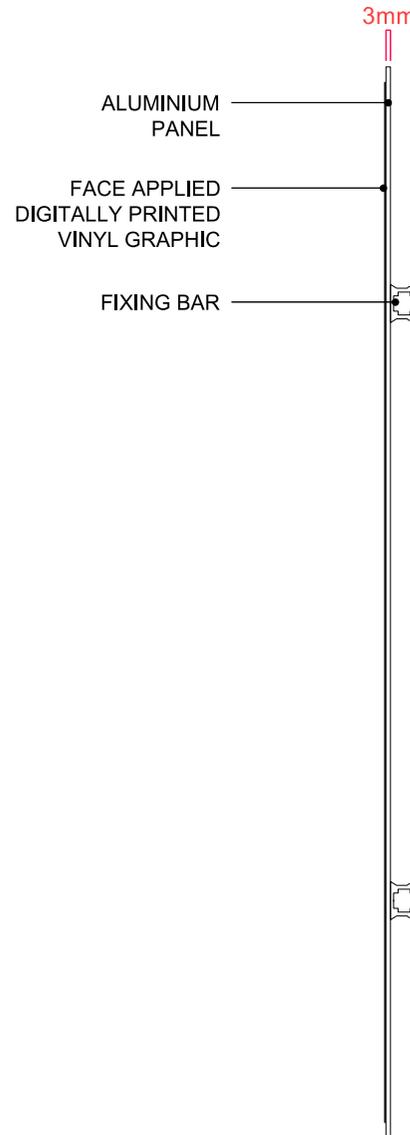
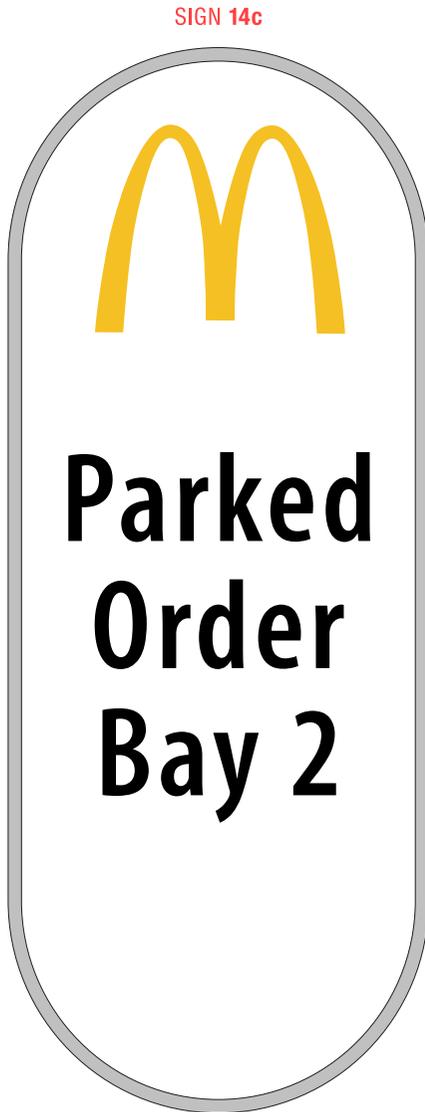




SIGN 25a







SIGN 25d

