



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

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

LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 11 JULY 2018, 1.30 PM

Please see attached Late Representation Schedule received in respect of applications to be determined at this Planning Committee

Late Reps 11.07.18 (Pages 1 - 6)

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LATE REPRESENTATIONS SCHEDULE
PLANNING COMMITTEE – 11th JULY 2018

PAGE NO. 1	APPLICATION NO. 18/735/MJR
ADDRESS:	BRAINS BREWERY
FROM:	Agent (Lichfields)
SUMMARY:	<p>Amendments to draft material samples, architectural details, and drainage plan conditions, and new grease trap condition.</p> <p>In response to an email from the agent dated 5.7.18 the following draft pre-commencement conditions are to be amended as follows:</p> <p>3. <i>Material Samples:</i> Excluding demolition, site preparation, ground works (foundations and basement structures to ground floor slab) and construction of building cores no other 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 a satisfactory finished appearance to the development.</p> <p>4. <i>Architectural Details:</i> Excluding demolition, site preparation, ground works (foundations and basement structures to ground floor slab) and construction of building cores no other development shall take place until architectural details of all building facades have 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.</p> <p>5. <i>Drainage Plan:</i> No development shall take place until comprehensive proposals showing how foul and surface water flows from the site have been submitted to and approved by the Local Planning Authority. The works shall be implemented in accordance with the approved details. Reason: To ensure an orderly form of development.</p> <p>The following new condition to be inserted after condition 5.</p> <p><i>Grease traps:</i> Prior to the first operational use of individual café/restaurant uses, details of a grease trap or grease digester system to be installed in the commercial kitchens of the relevant café/restaurant shall be submitted to and approved in writing by the Local Planning Authority. The approved grease trap or digester system shall be installed prior to the occupation of the individual café/restaurant use and shall be permanently maintained thereafter. Reason: To ensure the smooth operation of the drains.</p>

REMARKS:	None
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PAGE NO. 1	APPLICATION NO. 18/735/MJR
ADDRESS:	BRAINS BREWERY
FROM:	Welsh Water (DCWW) consultation response
SUMMARY:	<p>DCWW consultation response dated 5.7.18 has no objection to the proposal subject to a potable water scheme condition to ensure the site is served by a suitable water supply. The response reads as follows:</p> <p><i>'We write further to our previous letter dated 27/04/2018 referring to your planning consultation relating to the above site. We can now provide the following updated comments in respect to the proposed development.</i></p> <p><i>We have been in dialogue with the applicant and their consultant who have commissioned the undertaking of the Hydraulic Modelling Assessment on the potable water supply. Our previous letter requested the determination be held in abeyance until such time that the modelling assessment has been concluded to provide a strategy site wide assessment and where necessary identify reinforcement works to resolve any detriment.</i></p> <p><i>Early indications are that phase one (which forms this application) can be accommodated within the existing potable water network, however this phase will continue to form part of the site wide assessment, incorporated into the detriment analysis and if necessary included as part of any strategic solution to overcome any concerns.</i></p> <p><i>With regards to the proposed drainage arrangement we note that the intention is to drain foul water to the public sewer and surface water to the nearby watercourse. We have no objection to the proposal however, if you are minded to grant planning permission we request that the following Conditions and Advisory Notes are included within any subsequent consent.</i></p> <p>Conditions <i>No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity. Reason: To ensure the site is served by a suitable potable water</i></p>

	<p>supply.</p> <p><i>No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. 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.'</i></p> <p>Draft condition 6 <i>Hydraulic Modelling Assessment</i> to be omitted and replaced with the following condition:</p> <p><i>Potable Water Scheme:</i> No development shall take place until a potable water scheme to serve the application site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the proposed development shall be delivered prior to the occupation of any building. Thereafter the agreed scheme shall be constructed in full and remain in perpetuity. Reason: To ensure the development is served by a suitable potable water supply.</p>
REMARKS:	The potable water scheme condition is considered both necessary and reasonable in order to ensure an adequate water supply. The requested drainage condition is covered by draft condition 5 <i>Drainage Plan</i> .

PAGE NO. 1	APPLICATION NO. 18/735/MJR
ADDRESS:	BRAINS BREWERY
FROM:	Turley Associates Ltd acting for the St. Davids Partnership
SUMMARY:	<p>New condition controlling quantum of retail and size of individual units.</p> <p>In response to a letter from Turleys dated 9.7.18 the following condition to control the quantum of retail and size of individual units is to be added:</p> <p>For the avoidance of doubt, and unless otherwise agreed in writing, the maximum gross internal floor areas for retail use (Use Class A1) are as follows and shall not be exceeded :</p> <ul style="list-style-type: none"> • The Ledger Office Building 1,437sqm • Multi-Storey Car Park 418sqm <p>No retail unit erected pursuant to this permission shall be more than 350sqm of gross floor area. Reason: To prevent any potential adverse impact on the vitality and viability of the Central Shopping Area (CSA).</p>
REMARKS:	The condition is considered both necessary and reasonable

	in order to protect the vitality and viability of the CSA, and deliver the aspirations of the scheme.
PAGE NO. 1	APPLICATION NO. 18/735/MJR
ADDRESS:	BRAINS BREWERY
FROM:	Shared Regulatory Services (Noise & Air)
SUMMARY:	<p>Additional consultation response requesting including control of construction hours of work in Construction & Environmental Management Plan (CEMP) and an amended plant noise condition.</p> <p>Draft conditions 14 and 16 to be amended to address noise concerns as follows:</p> <p>14. <i>Construction Environmental Management Plan:</i> Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority to include details of construction traffic routes, details of the site/ compound, site hoardings, site access/ egress, wheel washing and road cleansing facilities, storage of plant and materials, parking of contractors vehicles, the reinstatement of any part of the public highway affected by construction works, a noise & vibration control plan including details of hours of work, details of how dust and dirt emissions will be controlled, details of how pollution risks to controlled waters will be managed during the works, and a scheme for recycling/ disposing of waste resulting from construction works. The 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, and to prevent pollution of the water environment.</p> <p>16. <i>Plant Noise:</i> The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level minus 10dBA at any time 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.</p>
REMARKS:	The amendments are considered both necessary and reasonable in order to protect the amenity of neighbouring residents during both the construction and the operational phases of the scheme.

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