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LATE REPRESENTATIONS

Committee PLANNING COMMITTEE

Date and Time of Meeting THURSDAY, 8 DECEMBER 2022, 1.30 PM

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

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PLANNING COMMITTEE

8TH DECEMBER 2022

AMENDMENT SHEET / LATE REPRESENTATIONS

PAGE NO. 48	APPLICATION NO. 22/01636/MNR
ADDRESS:	LAND TO THE REAR OF CANOLFAN GAREN AND SHEDS BETWEEN 238 PANTBACH ROAD AND HEOL Y BONT
FROM:	Rupert Sykes (Applicant)
SUMMARY:	Petition of Support received from Applicant containing 51 signatures.
REMARKS:	The petition does not allow the Lead Petitioner the right to speak at Committee as it was received too late.

PAGE NO. 67	APPLICATION NO. 21/01707/MNR
ADDRESS:	88 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2DB
FROM:	Head of Planning
SUMMARY:	<p>Incorrect plan numbering in condition 2.</p> <p>CXB3/4/a/b/c - Proposed Ground Floor Plan</p> <p>This plan should be revision d</p> <p>CXB2/5/a - Proposed First and Second Floor Plan</p> <p>This plan should refer to CXB3/5/a</p> <p>CXB3/6/a/b - Proposed Elevations</p> <p>This plan should be revision c</p>
REMARKS:	<p>Amend condition 2 as follows:</p> <p>2. The development shall be carried in accordance with the following approved plans:</p>

	<ul style="list-style-type: none"> • CXB3/4/a/b/c/d - Proposed Ground Floor Plan • CXB3/5/a - Proposed First and Second Floor Plan • CXB3/6/a/b/c - Proposed Elevations <p>Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.</p>
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AGENDA ITEM	PAGE NO. 157
APPLICATION NO:	21/02138/MJR
LOCATION:	Cardiff Coastal Flood Defences. The Severn Estuary Coastline and East and West Banks of the River Rhydney, Cardiff
PROPOSAL:	The Construction of a Series of Fluvial and Coastal Flood Defences along the Severn Estuary Coastline and East and West Banks of the River Rhydney, to include Rock Armour Revetments, Concrete Erosion Protection Mats, Earth Bunds, a Double Flood Gate (at the Rhydney River Motor Boat Sail & Angling Club) and Sheet Piling

LATE REPRESENTATIONS

Additional representations have been received in respect of the application from the Council's ecologist.

SUMMARY:

Recommends the following amendments to the Condition 5 (CEMP):

- Reference to piling restrictions under 'biodiversity management' to avoid disturbance to migratory fish and the fish assemblage;
- Add LDP Policy EN7 (Priority Habitats and Species) to reason
- Add phasing reference.

RESPONSE

The request is noted and agreed, with the following amendments thus proposed to Condition 5:

No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

- Construction methods: details of materials, sediment management measures (including if contaminated sediment present); how waste generated will be managed; linked to ~~Construction Method Statement and~~

Contaminated Sediment Sampling Plan or Strategy (subject to separate conditions)

- General Site Management: the construction programme including phasing of development, construction timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain, piling type and timings; vehicle access routes over sensitive habitats e.g. saltmarsh and associated protection measures; contaminated sediment plan and strategy
- Biodiversity Management: details of piling restrictions to avoid disturbance to migratory fish and the fish assemblage; details of saltmarsh habitat protection; measures to avoid disturbance to overwintering and ground nesting birds; invasive species management including link to biosecurity risk assessment and management plan; measures to protect otter and badger during construction and avoidance measures for foraging and commuting bats; Precautionary Working Method Statement for amphibians and reptiles; other species and habitats protection, avoidance and mitigation measures (to include breeding birds, bats, dormouse, water vole and invertebrates). To be informed by update and pre-construction surveys as necessary.
- Soil and Sediment Management: details of topsoil strip, sediment removal, storage and amelioration for re-use. Link to contaminated sediment plan and strategy.
- Measures to ensure new bunds will naturally regenerate or if seeded, the use of locally sourced seeds;
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration including piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies;
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of sediment management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel washing facilities; site hoardings, dedicated vehicle access routes, construction staff parking, traffic management and habitat protection measures;
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan; details of how contaminated sediments will be dealt with.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Contact details of the Community Liaison Officer who will communicate and coordinate between the construction contractor and local residents
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations;
- NVC maps to inform construction access routes and compound locations so to avoid sensitive places.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: In the interests of highway safety, protection of the environment and public amenity in accordance with Local Development Plan Policies T5 (Managing Transport Impacts), T6 (Impact on Transport Networks and Services), EN5 (Designated Sites), EN6 (Ecological Networks and Features of Importance for Biodiversity), EN7 (Priority Habitats and Species), EN10 (Water Sensitive Design), and EN13 (Air, Noise, Light Pollution and Land Contamination).

FROM: The Welsh Ministers

SUMMARY

Having considered the derogation notice submitted to Welsh Ministers on the 16th November 2022, confirms that the Minister has noted the derogation and in considering this and the HRA has agreed to not prohibit or delay the proposal, in effect giving consent for Cardiff City Council to proceed. The proposed compensation measures have also been agreed to.

RESPONSE

Noted.