



County Hall  
Cardiff  
CF10 4UW  
Tel: (029) 2087 2000  
  
Neuadd y Sir  
Caerdydd  
CF10 4UW  
Ffôn: (029) 2087 2000

## AGENDA

<b>Committee</b>	PLANNING COMMITTEE
<b>Date and Time of Meeting</b>	WEDNESDAY, 13 JULY 2016, 2.30 PM
<b>Venue</b>	COMMITTEE ROOM 4 - COUNTY HALL
<b>Membership</b>	Councillor Michael (Chair) Councillors Ali Ahmed, Manzoor Ahmed, Burfoot, Gordon, Hudson, Hunt, Lomax, Robson and Lynda Thorne

### 1 APOLOGIES

### 2 MINUTES *(Pages 1 - 6)*

To approve as a correct record the minutes of the meeting held on 15 June 2016

### 3 DECLARATION OF INTEREST

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct

### 4 PETITIONS

Petitions have been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners have been advised of their right to speak and the applicants/agents of their right to reply:

Application 16/01016/MJR, Land off Clos-Y-Cwarra, St Fagans

### 5 DEVELOPMENT CONTROL APPLICATIONS

The schedule of development control applications has been circulated separately.

**5a** 16/00181/MNR, Cathedral House, 31 Cathedral Road *(Pages 7 - 20)*

**5b** 16/01046/MNR, 63 Grand Avenue, Ely *(Pages 21 - 30)*

**5c** 15/02834/MJR, Land to the West of Clive Lane, Grangetown *(Pages 31 - 64)*

- 5d** 16/00887/MJR, 11-13 City Road (*Pages 65 - 80*)
- 5e** 16/01016/MJR, Land off Clos-Y-Cwarra, St Fagans (*Pages 81 - 90*)
- 5f** 16/01024/MJR, The Coal Exchange, Mount Stuart Square (*Pages 91 - 118*)
- 6** **APPLICATIONS DECIDED BY DELEGATED POWERS** (*Pages 119 - 166*)

June 2016

**7** **DATE OF NEXT MEETING**

10 August 2016

**David Marr**

**Interim Monitoring Officer**

Date: Thursday, 7 July 2016

Contact: Kate Rees, 029 2087 2427, [krees@cardiff.gov.uk](mailto:krees@cardiff.gov.uk), 029 2087 2427,  
[k.rees@cardiff.gov.uk](mailto:k.rees@cardiff.gov.uk)

**PLANNING COMMITTEE**

15 JUNE 2016

Present: County Councillor Michael(Chairperson)  
County Councillors Lomax, Burfoot, Gordon, Hudson, Robson  
and Lynda Thorne

**44 : APPOINTMENT OF CHAIRPERSON & DEPUTY CHAIRPERSON**

To note that at the Annual Council Meeting on 26 May 2016, appointed Councillor Michael Michael as Chairperson of this Committee and Councillor Manzoor Ahmed as the Deputy Chairperson of this Committee.

**45 : APPOINTMENT OF COMMITTEE & TERMS OF REFERENCE**

The Annual Council meeting on 26 May 2016, appointed this Committee with the following Membership and Terms of Reference.

**Membership**

Councillors Ali Ahmed, Manzoor Ahmed, Burfoot, Gordon, Hunt, Hudson, Lomax, Michael, Robson and Thorne.

(2 vacancies)

**Terms of Reference**

Those functions listed in Section A of Schedule 1 of the Local Authorities Executive Arrangements (Function and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

Those functions listed in paragraph 1 to 12 of Section I of Schedule 1 of the Local Authorities Executive Arrangements (Functions and Responsibilities) (Wales) Regulations 2001 and any amendments thereto and any matters ancillary thereto as defined in Regulation 4 (2) to (6) of the Regulations.

**46 : MINUTES**

The minutes from the meeting of the 18 May 2016 were agreed as a correct record.

**47 : DECLARATION OF INTEREST**

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct.

**48 : WEBCASTING**

The meeting would be filmed and broadcast on the Council's website. The whole of the meeting would be filmed, except where there were confidential or exempt items

and the footage would be on the website for 6 months. A copy would also be retained in accordance with the Council's data retention policy.

#### 49 : PETITIONS

Application 14/02188/MJR, Land South of Pentrabane Road, Creigau/St Fagans  
Application 14/2886/MJR, College Buildings, Courtenay Road, Splott  
Application 16/00678/MJR, Cameo Club, 55 Wellfield Road  
Application 16/00746/MNR, St Mellons Service Station, Newport Road

In respect of all Applications the Petitioners spoke and the Applicants responded.

#### 50 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:  
RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation as set out in the reports of the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 74 of the Planning (Listed Buildings & Conservation Area Act 1990).

## **APPLICATIONS GRANTED**

16/00547/MJR – BUTETOWN

PLOT 5, PIERHEAD STREET, CARDIFF BAY

Hybrid application comprising: Full Planning Application for erection of a 210 bed hotel (Class C1) (9,334 SQM GEA) fronting Bute Place, including access, service area and six disabled car parking spaces. Outline Planning Application for the erection of two office buildings (circa 15,687 SQM GEA) including 106 surface and undercroft car parking spaces with all matters reserved other than means of access.

Subject to the amendment of Condition 2 to read:

'A. Approval of the details of the layout, scale and appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") in respect of the two office buildings and associated surface and undercroft car parking (Phase 2) shall be obtained from the LPA in writing before any development is commenced.

'B. Plans and particulars of the reserved matters referred to in condition 2A above, relating to the layout, scale and appearance of the buildings, and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved'

'C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission'

'D. The phase 2 development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two



years from the date of the last reserved matters to be approved whichever is the later’.

Subject to an additional Condition 3 to read:

‘Prior to the commencement of development a phasing plan for the construction of publicly accessible areas shall be submitted to and agreed with the LPA. The phasing plan shall identify phases of construction of development and where required shall ensure safe and convenient pedestrian, cycle and vehicular access through those areas not under construction or where construction is complete. The development shall be carried out in accordance with the approved phasing plan unless otherwise agreed in writing with the LPA.’

Subject to an amendment of Condition 25 to read:

‘Prior to commencement of development details of the site access junction arrangements and improvements to the footways adjacent to the relevant phase of the site development are to be submitted to and approved in writing by the LPA. The scheme to include details of surfacing, kerbs, edging, drainage, lighting, lining, signing, telematics/signal equipment, street furniture and soft landscaping as may be required as a consequence of the scheme. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the development.

Subject to an additional Condition 29 to read:

‘No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the LPA. The Travel Plan shall set out proposals and targets, together with a timetable to limit or reduce the number of single occupancy car journeys to the site and to promote travel by sustainable modes. The Travel Plan shall set out proposals and targets, together with a timetable to limit or reduce the number of single occupancy car journeys to the site, and to promote travel by sustainable modes. The Travel Plan shall be implemented in accordance with the timetable set out in the plan, unless otherwise agreed in writing with the LPA. Reports demonstrating progress in promoting the sustainable transport measures detailed in the Travel Plan shall be submitted annually to the LPA, commencing from the first anniversary of beneficial occupation of each phase or element of the development.

16/00678/MJR – PLASNEWYDD

55 WELLFIELD ROAD

Variation of Conditions 2 and 4 of 14/01953/DCI to extend the times so that no member of the public shall be admitted to or allowed to remain in the rear outdoor seating area between the hours of 21:00 and 09:30 on any day and that the front balcony area can be used as a seating area between the hours of 09:30 and 21:30

Subject to an amendment of Condition 4 to read:

‘Members of the public shall only be permitted to use the outdoor seating area to the rear of the premises between the hours of 09:30 and 21:00 on any day for a temporary time period of 12 months from the date of the permission hereby granted;

following which access to the outdoor seating area for members of the public shall revert to those hours previously granted i.e. between 10:00 and 20:00 on any day.

Subject to an additional Condition 5 to read:

'Members of the public shall only be permitted to use the outdoor seating area to the front of the premises between the hours of 09:30 and 21:30 on any day.

16/00812/MJR – CANTON

PART OF FORMER PAPER MILL, ARJO WIGGINS, OLD MILL BUSINESS PARK,  
SANATORIUM ROAD

Construction of highway known as Green Street 1 on outline masterplan.

16/00813/MJR – CANTON

PART OF FORMER PAPER MILL, ARJO WIGGINS, OLD MILL BUSINESS PARK,  
SANATORIUM ROAD

Construction of highway known as Green Street 2 on outline masterplan.

## **APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:**

14/02188/MJR – CREIGAU/ST FAGANS

LAND SOUTH OF PENTREBANE ROAD, CARDIFF

Development of up to 290 residential dwellings (C3), open space (including children's play space), landscaping, sustainable urban drainage, vehicular access, pedestrian and cycle accesses and related infrastructure and engineering works.

14/02886/MJR – SPLOTT

COLLEGE BUILDINGS, 1 COURTENAY ROAD, SPLOTT

Construction of 30 1/2 bedroom apartments in 2/3/4 storey detached blocks with associated car parking and amenity space.

Subject to the amendment of draft Conditions 2, 7 and 9 and add S106 contribution for Transportation for investigation and implementation of Traffic Orders.

Subject to Details of bin store location (Condition 19 to be reported to Chairman for final agreement before discharge of condition.

15/00362/MJR – RUMNEY

599 NEWPORT ROAD

Proposed demolition of existing commercial units & erection of new development to form 32 no self-contained flats.

15/02271/MJR – ADAMSDOWN

FORMER RIVA BINGO, AGATE STREET  
Residential development of 47 self-contained flats

## **APPLICATIONS REFUSED**

16/00746/MNR – PONTPRENAU/ST MELLONS

ST MELLONS SERVICE STATION, NEWPORT ROAD  
Extensions at rear and first floor to create two storey building with new office accommodation at first floor.

**51 : APPLICATIONS DECIDED BY DELEGATED POWERS**

May 2016

**52 : DATE OF NEXT MEETING**

13 July 2016

This page is intentionally left blank

## LOCAL MEMBER OBJECTION

COMMITTEE DATE: 13/07/2016

APPLICATION No. **16/00181/MNR** APPLICATION DATE: 02/02/2016

ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: Acorn Cardiff Ltd

LOCATION: CATHEDRAL HOUSE, 31 CATHEDRAL ROAD, RIVERSIDE,  
CARDIFF, CF11 9HB

PROPOSAL: REAR EXTENSION TO ACCOMMODATE 5 APARTMENTS ON  
THE 4TH, 5TH AND 6TH FLOORS

**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding planning obligation in agreement with the Council 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 8.7 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the approved drawings numbered 211, 212, 213, 214, 215 & 216.  
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.
3. Development of the sixth floor shall not take place until full details and specifications of the curtain wall cladding 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 aesthetic appearance of the development.
4. Prior to occupation of the flats hereby approved the car parking spaces shown on drawing numbered 211 shall be provided and shall thereafter be retained and not used for any purpose other than the parking of vehicles.  
Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.
5. Prior to occupation of the flats hereby approved, a covered cycle store shall be provided as shown on drawing numbered 211 to accommodate at least 10 cycles and shall thereafter be retained.

Reason: To ensure that secure and under cover cycle parking facilities are provided to encourage other modes of transport over the private car.

6. Prior to occupation of the flats hereby approved, refuse storage shall be provided within the site to accommodate general waste, recycling and food waste. Refuse storage shall thereafter be retained.

Reason: To secure an orderly form of development and to protect the amenities of the area.

**RECOMMENDATION 2:** The applicant is advised to contact Asset Management (029 2078 8166 [assetmanagement@cardiff.gov.uk](mailto:assetmanagement@cardiff.gov.uk)) to obtain any necessary licenses for skips, containers, scaffolding or hoardings on the adopted highway. Any necessary remedial works to the footway arising as a consequence of the development being implemented shall be carried out to the satisfaction of Asset Management.

**RECOMMENDATION 3 :** 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 4:** The site is located within a flood risk area. Future occupants/owners are advised to sign up to the Environment Agency's Flood Warning service. Additional guidance can be found on the following website: <http://www.environment-agency.gov.uk/homeandleisure/floods/38289.aspx>

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

- 1.1 The application seeks planning permission to erect a fourth/fifth/sixth floor rear extension to a four storey rear annexe of a nine storey building to accommodate five additional flats.
- 1.2 The extension would be 16.4m long and 9.2m wide at fourth/fifth floor levels and 13.2m long and 7.3m wide sixth floor level, the sixth floor would be stepped back from the west side by 3.3m and from north/south sides by 1m, the roof would be 21.7m above ground level. The fourth and fifth floors would be finished in curtain walling of glazing and obscure panels with a cream render frame, and the sixth floor would be finished in grey standing cladding.
- 1.3 Internally the accommodation would comprise two flats of 65 square metres at both fourth and fifth floor levels, and a flat of 82 square metres at sixth floor level. The flats would be accessed via existing stairwell/lift and entrance from the Hamilton Street elevation. One off street car parking space would be provided within the existing ground floor car park and cycle parking would be

accommodated within ground floor cycle store.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a part nine/part four storey 1970s building on the corner of Cathedral Road/Hamilton Street known as Cathedral House which has recently been converted to 20 flats. It is located within the Cathedral Road Conservation Area, there is a three storey office building on the opposite corner south of Hamilton Street, a five storey modern office building adjacent to the north at no. 33-25 Cathedral Road and a terrace of two storey residential dwellings to the rear at Ryder Street.

## 3. **SITE HISTORY**

- 3.1 13/00918/DCI – planning permission granted and implemented for refurbishment and conversion of existing office accommodation to include change of use of part ground floor offices into coffee shop and ancillary accommodation, formation of new entrance to new flats, change of use of 1st to 7th floor offices into 20 no flat units, retention and refurbishment of 8th floor penthouse, demolition of existing external fire escape staircases, retention of rear car parking areas and creation of new front amenity area.
- 3.2 14/01825/DCI – planning permission granted and implemented for variation of condition 10 of 13/00918/DCI to allow for repositioning of entrance doors and the lobby area to become part of the coffee shop.

## 4. **POLICY FRAMEWORK**

### 4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 8, 2016)  
Planning Policy Wales TAN 12: Design  
Planning Policy Wales TAN 15: Development & Flood Risk

### 4.2 Relevant Cardiff Local Development Plan (2006-2026) policies:

Policy KP5 (Good Quality and Sustainable Design)  
Policy H3 (Affordable Housing)  
Policy EN9 (Conservation of the Historic Environment)  
Policy EN14 (Flood Risk)  
Policy T5 (Managing Transport Impacts)  
Policy W2 (Provision for Waste Management Facilities in Development)

### 4.3 Relevant Supplementary Planning Guidance:

*The SPGs were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPGs is pertinent to the assessment of the proposal and remains consistent with the aims of both LDP Policies and guidance in Planning*

*Policy Wales and are afforded significant weight.*

Affordable Housing (2007).

Residential Design Guide (2008).

Access, Circulation & Parking Standards (2010).

Waste Collection and Storage Facilities (2007).

## 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Waste Management – Current site plans do not give enough details on the waste storage arrangements for this proposal. Further details are required to show the waste storage area, and the number of bins to be stored on this site. Until then, Waste Management is unable to assess whether this proposal is acceptable. The kitchens should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste.
- 5.2 Transportation - When considering the site as a whole (25 flats in total) the minimum number of car parking spaces as stated in the Council's adopted Access, Circulation & Parking Standards SPG (Jan 2010) would be 12.5 (on the basis that all of these flats are two bed). The site already benefits from 15 spaces, and as such the increase in the number of flats is still considered to be policy compliant. On the basis of the above, have no objection to the proposal as submitted, subject to a condition to secure additional cycle parking.
- 5.2 Housing Strategy – Cardiff has a high housing need for affordable housing in this area of the City. In line with the LDP, an affordable housing contribution of 20% of the 5 units (2 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements for purchase by a nominated Registered Social Landlord partner. However, given the proposed design of the residential scheme, overall scheme layout, including the proposed size/design of the units, and the potential service charges for this type of residential development, all of these factors could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord. In view of the above, we could accept the affordable housing to be wholly delivered as a financial contribution in lieu of on-site affordable housing provision. On that basis we would seek a financial contribution of £77,430 (in lieu of 1 unit) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).

## 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Natural Resources Wales - do not object to the proposed development. On the basis of the information provided, offer the following advice in relation to the proposal and flood risk management. The application site lies entirely within Zone C1 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Flood Map information, which is updated on a quarterly basis, confirms the site



to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Taff, a designated main river. Records also show this site has previously flooded from the River Taff. Given the scale of the proposed development (and in the absence of a flood consequence assessment) consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development.

- 6.2 Welsh Water – request a condition that no surface water from any increase in the roof area of the building/or permeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

## 7. **REPRESENTATIONS**

- 7.1 The application was publicised by letter, site and press notice. Objections have been received from nos. 4, 7, 11, 13 & 20 Cathedral House and nos. 20, 22, 26 & 38 Ryder St. Full details are viewable online, their comments are summarised as follows:

- a) *The proposal does not provide sufficient car parking, there are insufficient car parking spaces for existing residents of Cathedral House. There is already parking pressure and congestion in surrounding streets which would be exacerbated by the additional flats and by builder's vehicles, skips and cranes during construction;*
- b) *The proposal would change the appearance of Cathedral House and be out of character with the area;*
- c) *Overbearing and overlooking impact upon properties within Ryder Street and the adjoining building at no. 33 Cathedral Road;*
- d) *Overlooking to existing bedroom windows within Cathedral House;*
- e) *Increased density resulting from the additional units;*
- f) *Noise and dust disturbance during construction;*
- g) *The structure of the existing building will not be able to support the additional three floors;*
- h) *The drainage system cannot support the additional units;*
- i) *It appears that the ground floor café is to be used as a wine bar.*

- 7.2 Cllr Iona Gordon objects to the change of use of the ground floor of the premises and also further objects to the extension of 5 flats.

## 8. **ANALYSIS**

### 8.1 **Amenity Considerations**

It is not considered that the extension would result in any amenity impact upon the residential dwellings at no. 16, 18 & 20 Ryder Street as it would be set off from the boundary with these by approximately 20m. The windows in the west elevation and the external roof terrace of the sixth floor flat would be sited 20m and 18m from the rear gardens of these properties, exceeding the minimum of 10.5m specified by the Residential Design Guide SPG. It is not considered that the extension would have any adverse impact upon the rear annexe of the

office building to the north as it would be set off from the boundary by a lesser distance than the existing flats at first/second/third floor levels. It is not considered that the extension would result in any unreasonable amenity impact to the west facing windows of the existing fourth/fifth/sixth floor flats within the main building as the proposed windows in the north elevation would be positioned at an extremely oblique angle in relation to the existing windows.

- 8.2 The internal volume of all flats comfortably satisfies the minimum internal floor space requirement of 30 square metres at an internal height of 2m or more, and the outlook from all living areas is considered adequate. Whilst it is noted that there would be no external amenity space provided, this is consistent with the recent permission granted for conversion of the existing building to flats, it is also noted that a public park exists within 100m of the site.

8.3 Design Considerations

While the proposed extension would necessitate a significant increase in the scale and massing of the rear annexe of the building, it is considered that the annexe could absorb the proposed extension whilst remaining of a subservient scale and form to its Cathedral Road fronting, parent building. The fourth and fifth floors of the proposed extension would be set in and back from the edge of the existing rear annexe by a small distance thereby providing a degree of subservience from it. The sixth floor would be set back further again and finished in a grey standing seem cladding giving it more of a roof like aesthetic. While the addition of three further storeys to the rear annexe would increase its massing relative to the three storey Victorian Terrace to the rear, it is considered that the separation distance between the two is sufficient to allow for the proposed extension to be appropriately accommodated without the spaciousness of the buildings being unacceptably visually eroded.

- 8.4 The south and west elevations of the fourth and fifth floor of the proposed extension would have a curtain wall finish with a stone clad or rendered frame, thereby replicating that of the existing annexe. The northern elevation of the proposed extension would be finished in a stone clad or render finish with vertically emphasised windows. The standing seem cladding finish of the proposed sixth floor would give it a roof like aesthetic which would reduce its visual prominence. The proposed extension is subsequently considered to appropriately respond to the existing building in terms of its form, fenestration arrangement and the finishes proposed. It is subsequently considered that the character of the conservation area would be preserved. The agent was requested to provide details to demonstrate that the finish of the cladding would be of appropriate quality, however has advised the applicant is not in a position to confirm the specific material. Condition 3 is therefore considered necessary to ensure that full details of the sixth floor cladding material are submitted and agreed prior to commencement of development.

8.5 Transport Considerations

The Access, Circulation and Parking Standards SPG identifies a car parking requirement of 12.5 spaces in total for the 20 existing flats and 5 proposed flats.

The site benefits from 14 spaces, therefore the increase in the number of flats is considered to be car parking policy compliant as confirmed by Transportation, subject to the provision of cycle parking. Conditions 4 & 5 are therefore considered necessary to ensure the car parking spaces and covered cycle storage are provided prior to beneficial occupation.

#### 8.6 Other Considerations

The comments from Waste Management are noted, however the agent has confirmed that refuse storage for the additional flats could reasonably be accommodated within the ground floor refuse store for the existing flats. Condition 6 is therefore considered necessary to ensure refuse storage is provided prior to beneficial occupation. The condition requested by Welsh Water with regard to surface water from any increase from the roof area is not considered necessary as the roof area of the proposed extension would be no greater than the existing structure.

#### 8.7 Section 106 Request

The request from Housing Strategy for a financial contribution of £77,430 in lieu of on-site affordable housing provision is considered necessary, fairly and reasonably related to the development and in accordance with Policy H3 of the Local Development Plan.

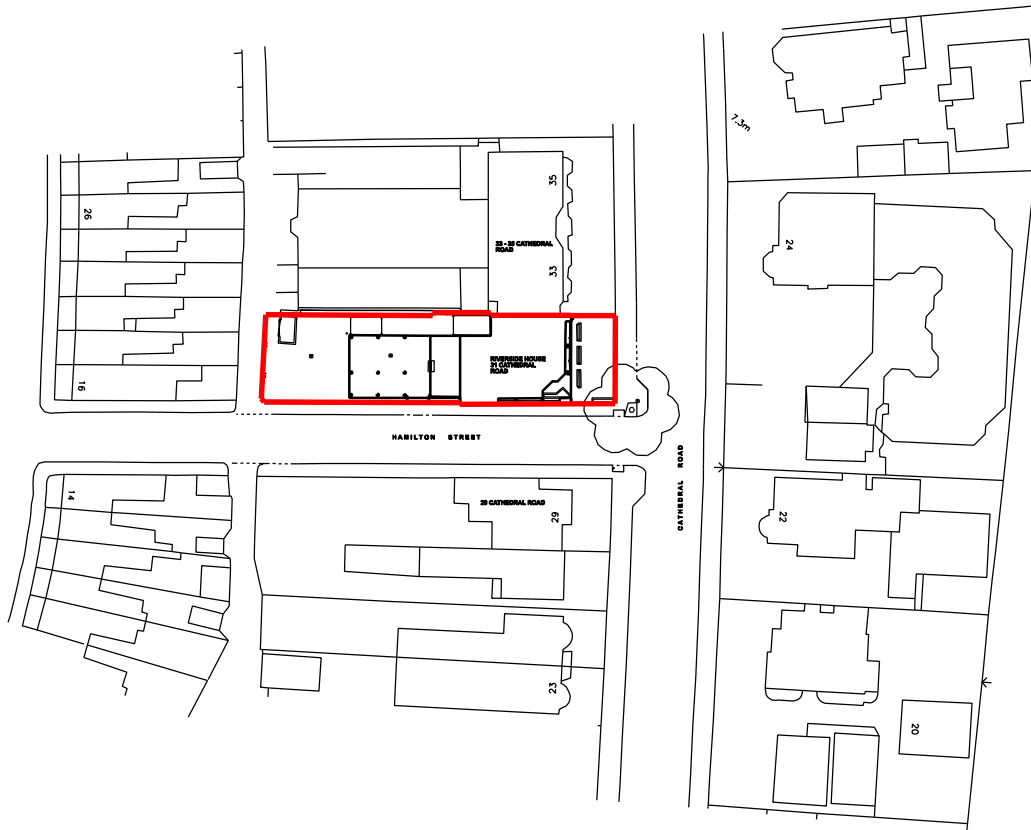
#### 8.8 Representations


The representations received from neighbouring residents and Cllr Iona Gordon are noted. Specific issues are addressed as follows:

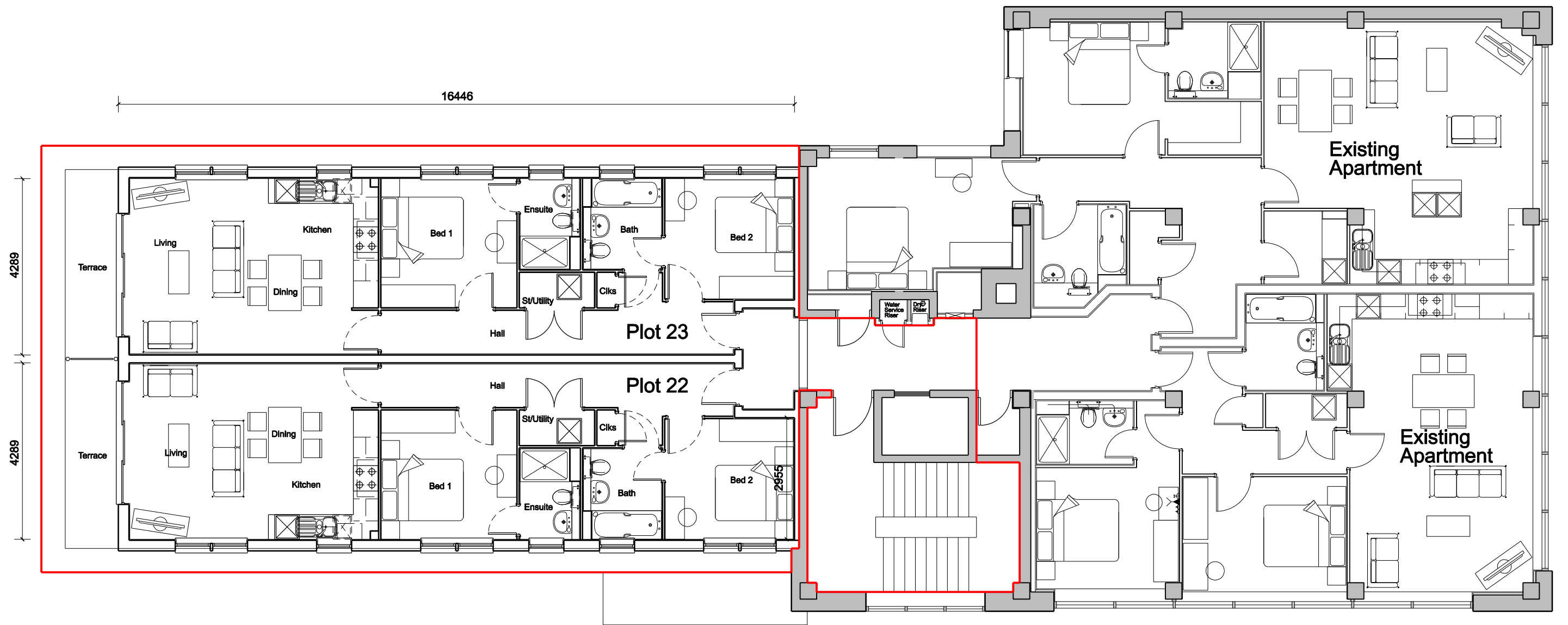
- a) Parking: the proposal is considered policy compliant as confirmed by the Transportation officer and detailed within the above transport analysis. Highways have separate controls relating to construction apparatus on the highway. Recommendation 2 has been included to require any necessary highway licenses to be obtained;
- b) Character: the design is considered appropriate as detailed within the design analysis above;
- c) Overbearing and overlooking impact: the proposed extension would be separated from surrounding properties and buildings by appropriate distances consistent with the existing scenario, as detailed within the amenity analysis above;
- d) Density: the proposed density is considered reasonable in this location;
- e) Noise and dust pollution during construction: not a planning matter, any noise and dust pollution during construction would be controlled by Environmental Health legislation. Recommendation 3 has been included to alert the applicant to their obligations under this legislation.
- f) Structure and Drainage of existing building: not planning matters, these would be controlled by the Building Regulations procedure.
- g) Use of the ground floor café as a wine bar: not relevant to this application, in any case there is nothing to prevent a coffee shop from applying for a license to serve alcohol.

## 8.9 **CONCLUSION**

It is concluded that the application is acceptable in accordance with planning policies, and is recommended that planning permission be granted, subject to completion of the legal agreement and subject to conditions.



Client <b>Acorn Cardiff Ltd</b>	Scale <b>1:1250</b>	 <b>Hammonds Yates</b> Architectural Town Planning Urban Design Civil Engineering Design Planning Supervision Licensed Code Assessor Landscape Architecture	
Project Title <b>Riverside House, 31 Cathedral Road, Cardiff</b>	Date <b>July 2014</b>		
Drawing Title <b>Location Plan</b>	Drawn By		
<small>DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION. THIS DRAWING AND THE INFORMATION HEREBY DEPICTED IS SUBJECT TO COPYRIGHT. NO REPRODUCTION OF THIS DRAWING OR PART THEREOF CAN BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF HAMMONDS YATES LIMITED</small>	Job No. <b>1509</b>	Drg. No. <b>101</b>	Rev. <b>HAMMONDS YATES LIMITED</b> Kestrel Court : Harbour Road : Portishead : BS20 7AN T: 01275 844744 E Mail: info@hammondsyates.com



1 0.5 1 2 3 4 5  
 Fourth Floor Plan (Scale 1:100)

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL, OR OTHER 'SPECILIST' DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

Architectural  
 Town Planning  
 Urban Design  
 Civil Engineering Design  
 Planning Supervisor  
 Licensed Code Assessor  
 Landscape Architecture

**HAMMONDS YATES**

HAMMONDS YATES LIMITED  
 Kestral Court : Harbour Road : Portlhead : BS20 7AN  
 T: 01275 844744 E Mail: info@hammondseyates.com

Client  
**Acorn Property Group**

Project Title  
**Riverside House  
 Cathedral Road, Cardiff**

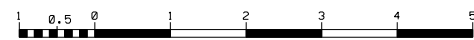
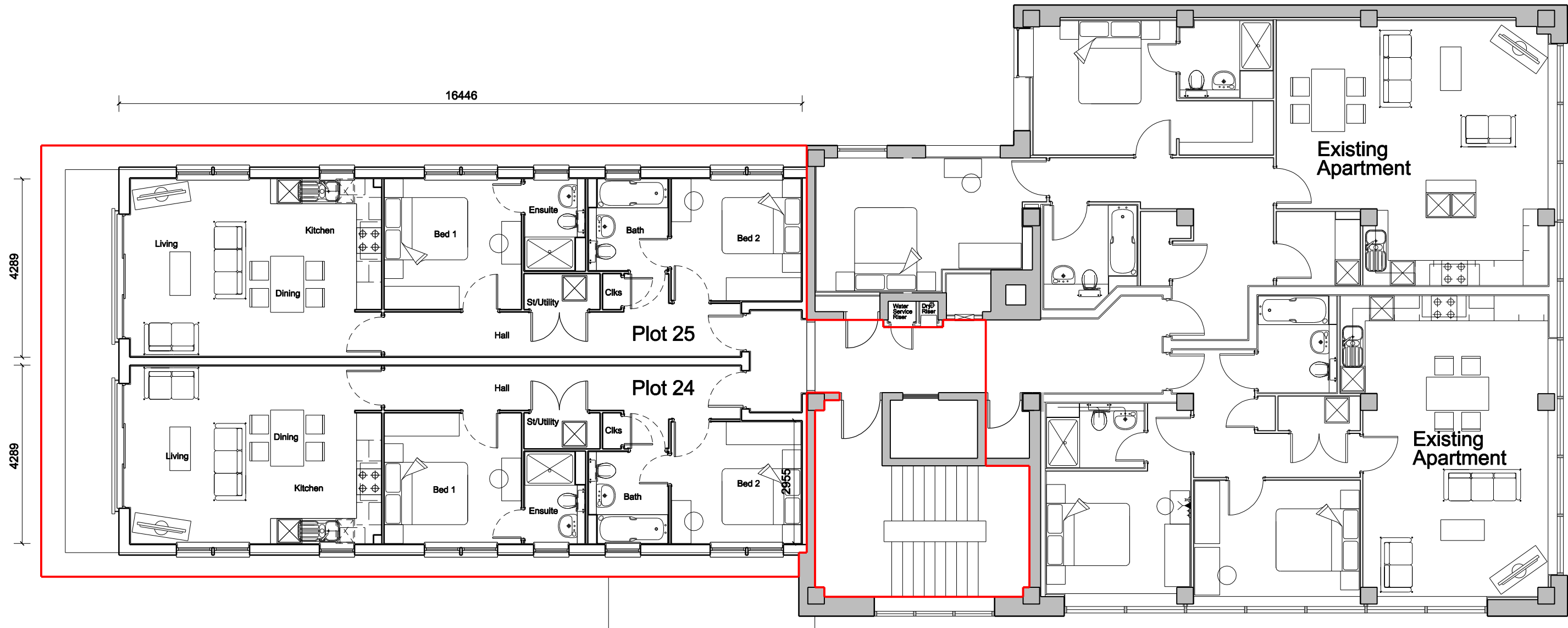
Drawing Title  
**Fourth Floor  
 Proposed**

Drawing Status

Drawn By IB	Scale 1:100	Date A3 Jan 2016
Job No. 1509	Drawing No. 212	Rev.

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.  
 © THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF HAMMONDS YATES LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

Rev	Date	By	Comment



Fifth Floor Plan (Scale 1:100)

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL, OR OTHER 'SPECILIST' DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND BELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

Architectural  
Town Planning  
Urban Design  
Civil Engineering Design  
Planning Supervision  
Licensed Code Assessor  
Landscape Architecture

**Hammonds Yates**

HAMMONDS YATES LIMITED  
Keestral Court : Harbour Road : Portlisshead : BS20 7AN  
T. 01275 844744 E Mail: info@hammondseyates.com

Client  
**Acorn Property Group**

Project Title  
**Riverside House  
Cathedral Road, Cardiff**

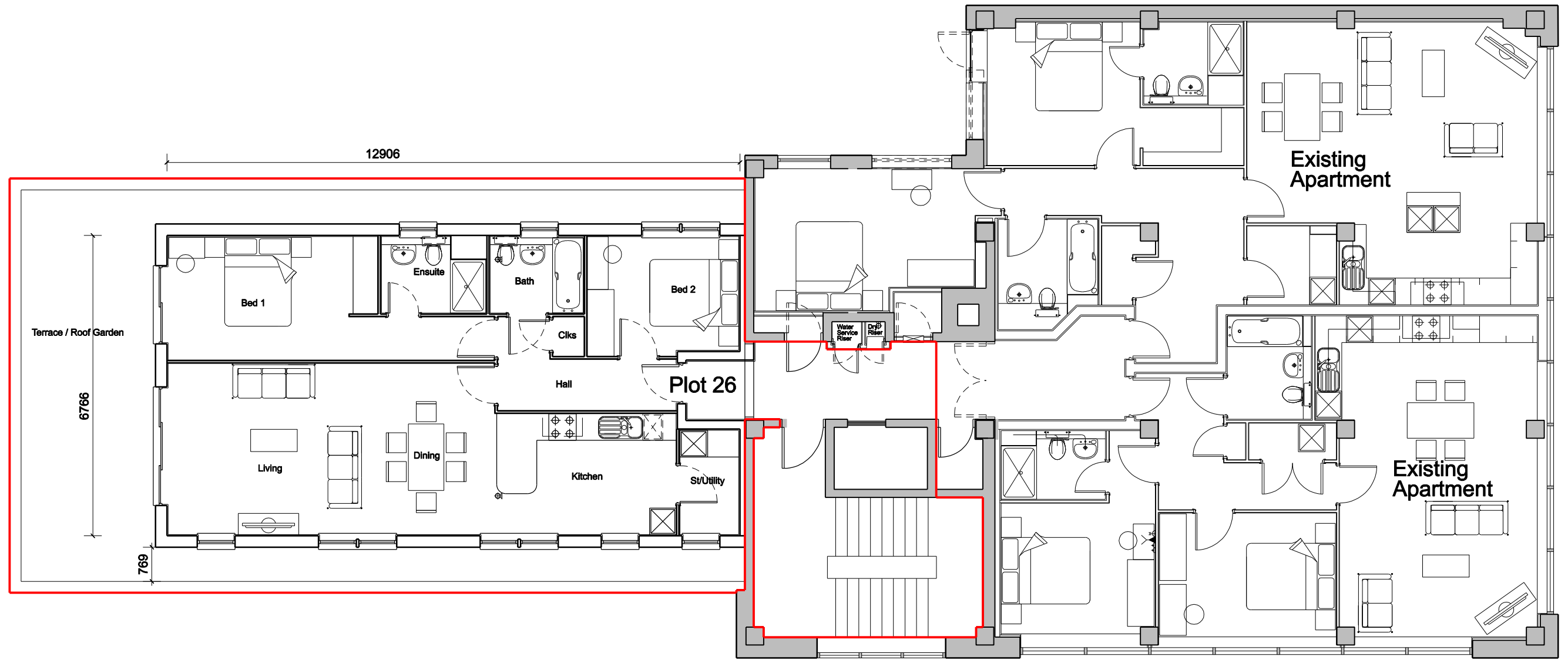
Drawing Title  
**Fifth Floor  
Proposed**

Drawing Status

Drawn By IB	Scale 1:100	Date A3 Jan 2016
Job No. <b>1509</b>	Drawing No. <b>213</b>	Rev.

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.  
© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF HAMMONDS YATES LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

Rev	Date	By	Comment



1 0.5 1 2 3 4 5  
Sixth Floor Plan (Scale 1:100)

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL, OR OTHER 'SPECILIST' DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND BELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.



Architectural  
Town Planning  
Urban Design  
Civil Engineering Design  
Planning Supervision  
Licensed Code Assessor  
Landscape Architecture

**HAMMONDS YATES LIMITED**  
Keestral Court : Harbour Road : Portlisshead : BS20 7AN  
T: 01275 844744 E Mail: info@hammondseyates.com

Client  
**Acorn Property Group**

Project Title  
**Riverside House  
Cathedral Road, Cardiff**

Drawing Title  
**Sixth Floor  
Proposed**

Drawing Status

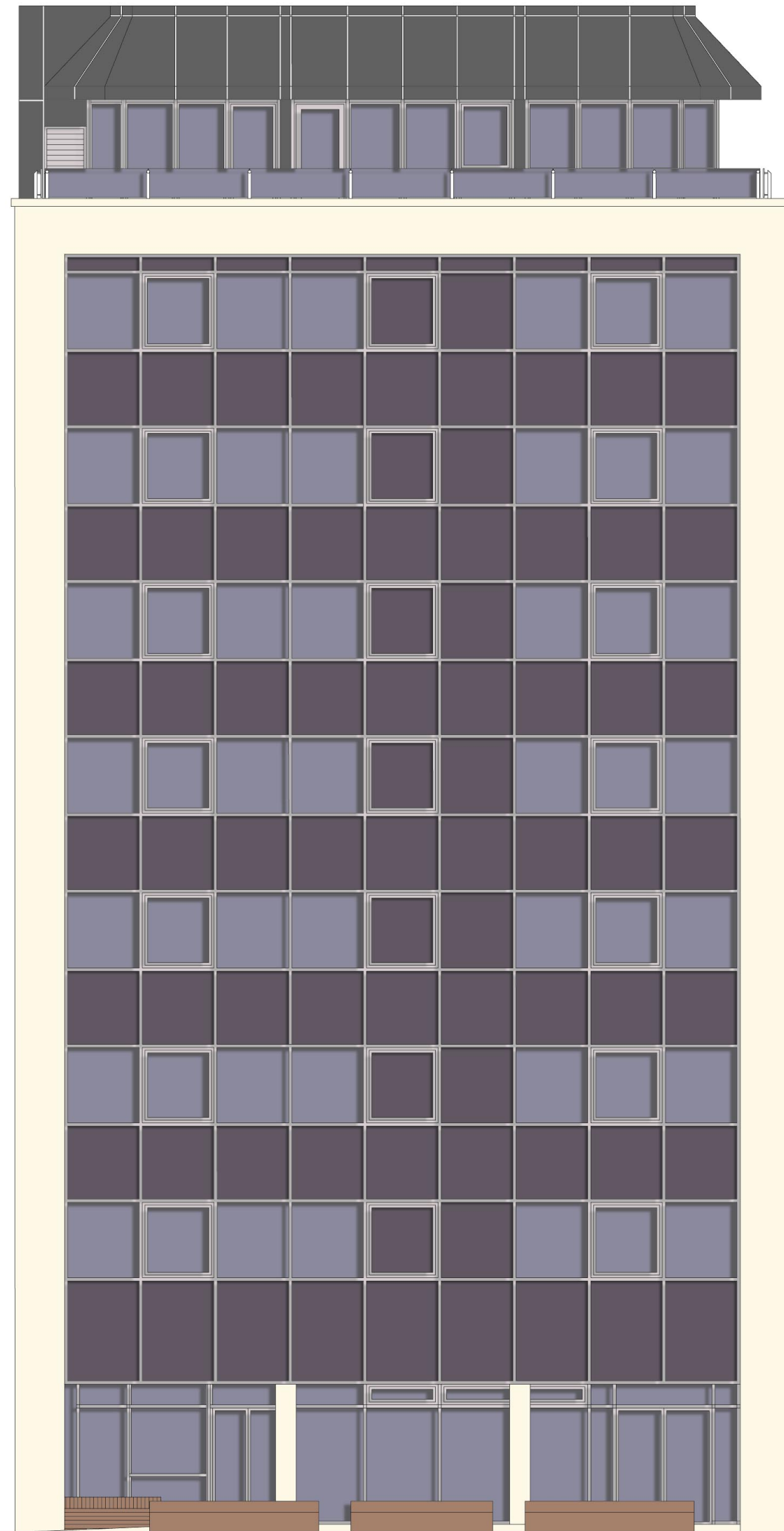
Drawn By: IB Scales: 1:100 Date: A3 Jan 2016

Job No.: 1509 Drawing No.: 214

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.  
© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF HAMMONDS YATES LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

Rev	Date	By	Comment





EAST ELEVATION TO CATHEDRAL ROAD



NORTH ELEVATION TO 33 / 35 CATHEDRAL ROAD

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.

THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECILIST DOCUMENTATION OR PLANS PROVIDED.

THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.



Architectural  
Town Planning  
Urban Design  
Civil Engineering Design  
Planning Supervision  
Licensed Code Assessor  
Landscape Architecture

**HAMMONDS YATES LIMITED**  
Kestrel Court : Harbour Road : Portishead : BS20 7AN  
T: 01275 844744 E-Mail: info@hammondsyates.com

Client  
**Acorn Property Group**

Project Title  
**Riverside House  
Cathedral Road, Cardiff**

Drawing Title  
**East and North  
Elevations  
Proposed**

Drawing Status

Drawn By IB	Scales 1:100	A1	Date Jan 2016
Job No. <b>1509</b>	Drawing No. <b>215</b>	Rev.	

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.  
© THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF HAMMONDS YATES LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

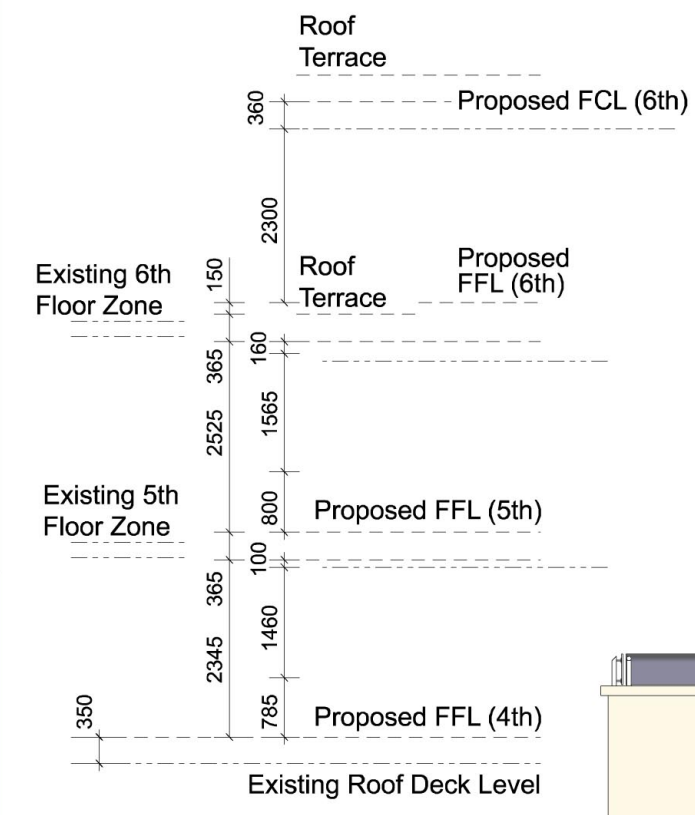
Rev	Date	By	Comment



SEVENTH FLOOR  
 SIXTH FLOOR  
 FIFTH FLOOR  
 FOURTH FLOOR



WEST ELEVATION TO CAR PARK



SOUTH ELEVATION TO HAMILTON STREET

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, N.H.B.C. AND BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.  
 THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.  
 THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCL. DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY EARTHWORK CONSTRUCTIONS SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.  
 WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY. A SUITABLE METHOD OF FOUNDATION IS TO BE PROVIDED TO ACCOMMODATE PROPOSED TREE PLANTING.

Architectural  
 Town Planning  
 Urban Design  
 Civil Engineering Design  
 Planning Supervision  
 Licensed Code Assessor  
 Landscape Architecture

**Hammonds Yates**

HAMMONDS YATES LIMITED  
 Kestrel Court : Harbour Road : Portishead : BS20 7AN  
 T: 01275 844744 E-Mail: info@hammondsyates.com

Client  
**Acorn Property Group**

Project Title  
**Riverside House  
 Cathedral Road, Cardiff**

Drawing Title  
**West and South  
 Elevations  
 Proposed**

Drawing Status

Drawn By IB	Scales 1:100	A1	Date Jan 2016
Job No. 1509	Drawing No. 216	Rev.	

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE VERIFIED PRIOR TO BUILDING OPERATIONS OR CONSTRUCTION.  
 © THIS DRAWING AND THE BUILDING WORKS DEPICTED ARE THE COPYRIGHT OF HAMMONDS YATES LTD AND MAY NOT BE REPRODUCED OR AMENDED EXCEPT BY WRITTEN PERMISSION. NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.

Rev	Date	By	Comment

COMMITTEE DATE: 13/07/2016

APPLICATION No. **16/01046/MNR** APPLICATION DATE: 16/05/2016

ED: **ELY**

APP: TYPE: Full Planning Permission

APPLICANT: Mrs Delwara Choudhury

LOCATION: 63 GRAND AVENUE, ELY, CARDIFF, CF5 4LE

PROPOSAL: CHANGE OF USE FROM A1 (SHOP) TO A3 (CAFE)

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

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:

1, 2

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.

3. The building hereby permitted shall be used for a restaurant, café or coffee shop and for no other purpose (including any other purpose in Class A3 of the schedule to the Town and 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: Permission is granted only because of the characteristics peculiar to this proposal. Other uses within Class A3 could prejudice the amenities of the area.

4. Members of the public shall only be admitted to or allowed to remain on the premises between the hours of 07:00 and 18:00 Monday – Saturday, 07:00 – 16:30 Sundays.  
Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected.

5. All arrival, departure, loading or unloading of delivery vehicles shall be between the hours of 08:00 and 16:00 Monday to Saturday and at no time on a Sunday.  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

6. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time

by more than -10dB(A) at any residential property when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

7. Prior to the commencement of any cooking from the premises the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed in writing by the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment including the chimney shall be submitted to and approved by the Local Planning Authority in writing and the approved details shall be installed prior to the commencement of use for the cooking of food and shall thereafter be retained.

Reason: To ensure the amenity of adjoining neighbours.

8. Prior to the implementation of the use hereby approved a scheme of sound insulation works to the floor/ceiling structure between the ground floor unit and the first floor flat shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.
- Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

9. Prior to the implementation of the use hereby approved details of the bin storage provision shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented prior to the beneficial use and shall thereafter be retained.

Reason: To ensure a satisfactory form of development.

10. Prior to the implementation of the use hereby approved details and siting of CCTV, both internally and externally, shall be submitted and approved in writing with the Local Planning Authority. The submitted details should ensure that the CCTV can identify person(s) entering or leaving the premises and to protect the shop frontage and The CCTV system should be capable of providing evidential quality imagery to at least recognition standards.

Reason : In the interests of community safety.

**RECOMMENDATION 2:** The applicant is advised that a suitable grease trap is fitted to ensure that the integrity of the public sewage system is maintained.

**RECOMMENDATION 3:** the applicant is advised to ensure the following design details are taken into account: The shop/takeaway unit should be fitted with door sets that comply with PAS24 2016 or security rating LPS 1175 SR1, Laminated glazing to a minimum of 7.5mm should be fitted to the shop front, A monitored alarm system which is compliant with the latest version of the National Police Chiefs Council (NPCC) Alarms Policy should be installed.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought to change the use of the existing vacant shop (A1) into a café (A3).

2. **DESCRIPTION OF SITE**

- 2.1 The site is an unoccupied mid terrace shop (A1) with residential above. The adjoining terraces are commercial in nature, on the ground floor with many having residential above. To the front of the parade of shops are parking spaces, which are separated from Grand Avenue.

The site is not located within a conservation area/flood risk zone but is located within a local centre. No Listed Buildings or protected trees are affected by this proposal

3. **SITE HISTORY**

- 3.1 Nil

4. **POLICY FRAMEWORK**

The application site is located within the Grand Avenue Local Centre as defined by the adopted LDP Proposals Map; therefore, the following policies apply

***National Planning Policy***

- *Planning Policy Wales (8<sup>th</sup> Ed) 2016*
- *Technical Advice Note: 4 Retail, 11 Noise, 12 Design, 18 Transportation, 23 Economic Development*

***Cardiff Local Development Plan 2006-2026 (2016)***

- *Policy KP5 (Good Quality and Sustainable Design)*
- *Policy T5 (Managing Transport Impacts)*
- *Policy R5 ( Local Centres)*
- *Policy R8 (Food and Drink uses)*
- *Policy C3(Community Safety/ Creating safe environment)*

***Supplementary Planning Guidance***

- *Access, Circulation and Parking Standards (2010)*
- *Residential Extensions and Alterations (2015)*

*The SPGs were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPGs is pertinent to the assessment of the proposal and remains consistent with the aims of both LDP Policies and guidance in Planning Policy Wales and are afforded significant weight*

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Pollution Control: No objections subject to conditions ( see conditions 4-8)
- 5.2 Operational Manager (Transportation): No objections
- 5.3 Operational Manager (Waste): No details of waste provision have been submitted.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Police Architectural Liaison Officer: No objections subject to conditions.
- 6.2 Welsh Water: Request a grease trap condition

7. **REPRESENTATIONS**

- 7.1 Adjoining neighbours have been notified of this application with additional publicity undertaken by a site notice. Ten letters of representation have been received from properties of 61, 63, 65, 77, 79, 83, 85-87 - Grand Avenue, 2 - Charteris Road and 17 - Treseder Way, who object on the following grounds:

Insufficient parking;  
Anti-social behaviour,  
Oversaturation of A3 uses;  
Lack of consultation;  
Restrictive covenants;  
Smells.

- 7.2 Local Ward Councillors have been notified of this application, while no comments have been received to date any comments received prior to committee will be reported on the late representation schedule.

8. **ANALYSIS**

- 8.1 Key Issues: Land Use considerations, Impact upon the amenity of adjoining residential properties and highway safety/ parking provision.

8.2 **Land Use considerations**

The application site is located within the Wilson Road Local Centre as defined by the adopted LDP Proposals Map.

Policy R5 aims to promote and protect the shopping role of local centres whilst supporting a mix of appropriate uses and permits proposals for uses other than Class A1 at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages. Proposals that result in, or add to a continuous stretch of

non-shopping uses (3 or more units in non-shopping use) will be less favourably considered.

Policy R8 identifies that food and drink uses are most appropriately located in the City Centre, the Bay and District and Local Centres subject to amenity considerations, highway matters and crime and fear of crime considerations and where they do cause unacceptable harm to the shopping role and character of designated centres. Paragraph 5.296 recognises that food and drink uses are complementary, in principle, to the main shopping role of Local Centres as long as they do not adversely affect the living environment of nearby residents or with other non-shopping uses reach such a level that they undermine the shopping character of the area. Paragraph 5.297 recognises that Local centres are generally more residential in nature and A3 proposals may be more difficult to accommodate and are less likely to be acceptable on amenity grounds. As such more emphasis will be placed on protecting residential amenity in these centres through restricting closing times and the type of A3 premises.

Assessed against this policy framework, the proposal would not result in 3 or more non shopping uses in a row and would bring into viable use a vacant retail unit which is not currently contributing to the vitality and viability of the centre As such, the proposal raises no land use policy concerns. However, in order to protect the amenity of the centre it is suggested that a condition is attached to the grant of any planning permission to restrict its use to a café. Officers have also restricted the hours of opening, at this time, to ensure that the use as café during the day to adds to the vitality of the Local Centre.

### 8.3 **Impact upon the amenity of adjoining residential properties**

Paragraph 5.297 of Policy R8 recognises that Local centres are generally more residential in nature and A3 proposals may be more difficult to accommodate and are less likely to be acceptable on amenity grounds. As such more emphasis will be placed on protecting residential amenity in these centres through restricting closing times and the type of A3 premises. The Council's Pollution Control Section raises no objections (in terms of noise and smells) subject to the imposition of conditions. The suggested conditions from Pollution Control meet the requirements of the statutory test of a valid condition as set out in Welsh Government Circular 016/2014; the Use of Planning Conditions for Development Management and will ensure that the amenities of adjoining residential properties are not undermined.

### 8.4 **Highway safety/ parking provision**

In terms of the Councils adopted Access, Circulation & Parking Standards SPG (Jan '10) there is no minimum parking requirement for A3 uses, i.e. in terms of operational use. The parking demand for customers would be expected to be similar for both the A1 and A3 uses and as such it is considered that there would likely be a negligible increase in trips as a direct result of the proposal.

### 8.5 **Crime**

Concern has been raised about potential anti-social behaviour. Officers note that crime and the perception of crime are material considerations and that there is a legal duty on the council to seek to reduce crime ( S78 of the Crime and Disorder Act 1988) and having regard to the above officers have consulted with

South Wales Police who do not object. South Wales Police also state in their response the following:

*“Over a period between June 2015 and June 2016, there were 53 incidents reported to South Wales Police in the vicinity of 63 Grand Avenue. These include 6 thefts, 4 anti-social behaviour, 4 violent incidents, 2 damages and 1 burglary.*

*South Wales Police Neighbourhood Policing Team have advised that they are not currently experiencing any issues with anti-social behaviour in the area and that the adjacent shop owners have not mentioned any ongoing problems. They have no concerns with the possibility of a café opening in the area however it is difficult to say if it would attract incidents of anti-social behaviour.”*

The suggested conditions from the Police are noted but having regard to the statutory test of a valid condition, as set out in Welsh Government Circular 016/2014; the Use of Planning Conditions for Development Management a number of them do not meet that test but the requirements for CCTV, is considered reasonable, necessary and related to planning and therefore this condition has been imposed. In regards to the other suggested conditions, these have been imposed as advisory notes to make the applicant aware of best practise.

#### **8.6 Other matters not assessed above**

It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land or to regulate development for other than land use planning reasons. (Para 1.2.3 Planning Policy Wales).

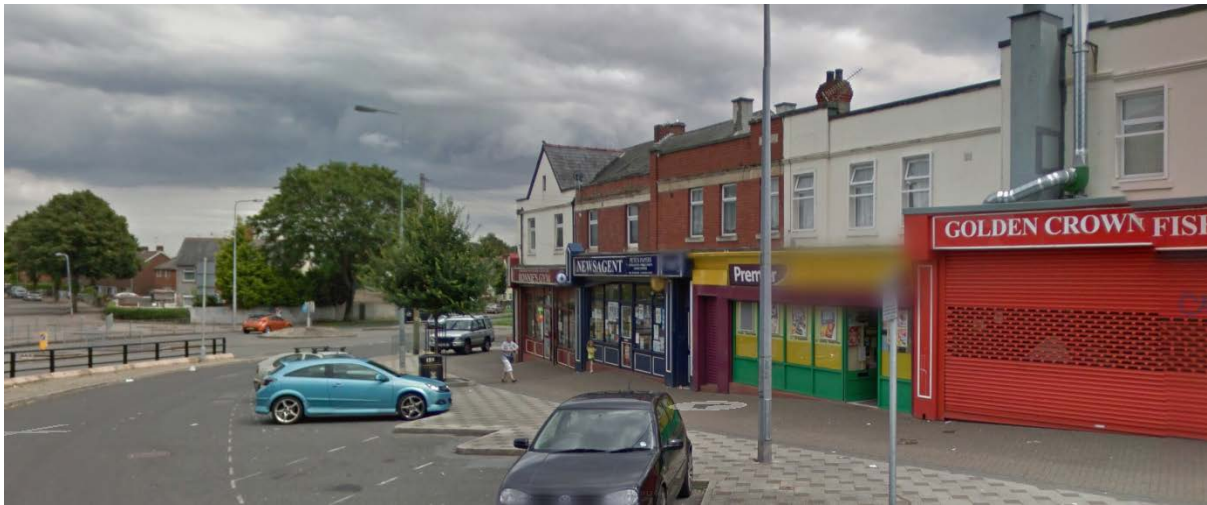
Officers note the requested condition from Welsh Water but as Welsh Water have powers under their own legislation to ensure the drainage system is not polluted these powers should not be duplicated by the Planning system ( para 1.2.4 Planning Policy Wales). However, an advisory note has been imposed to inform the applicant of the requirements of Welsh Water.

Adjoining neighbours have been notified with a site notice within the local centre and close to the site. It is considered by officers that the requirements as set within W/O circular 32/92 ‘Publicity of planning applications’ and Article 12 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 have been met.



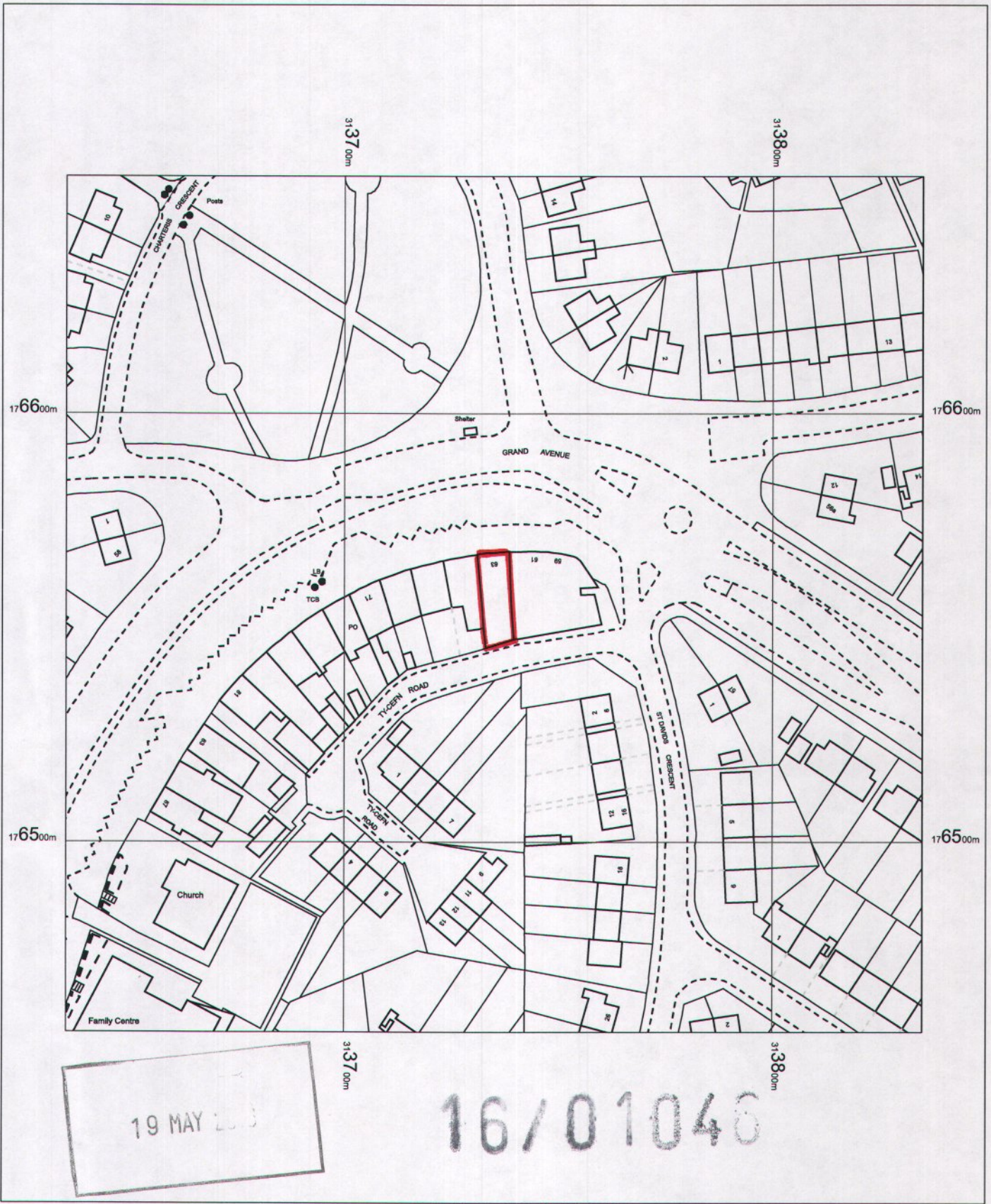
9. **CONCLUSION**

Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.





# 63 Grand Avenue



63 Grand Avenue

OS MasterMap 1250/2500/10000 scale  
03 May 2016, ID: BW1-00524940  
maps.blackwell.co.uk

1:1250 scale print at A4, Centre: 313735 E, 176556 N

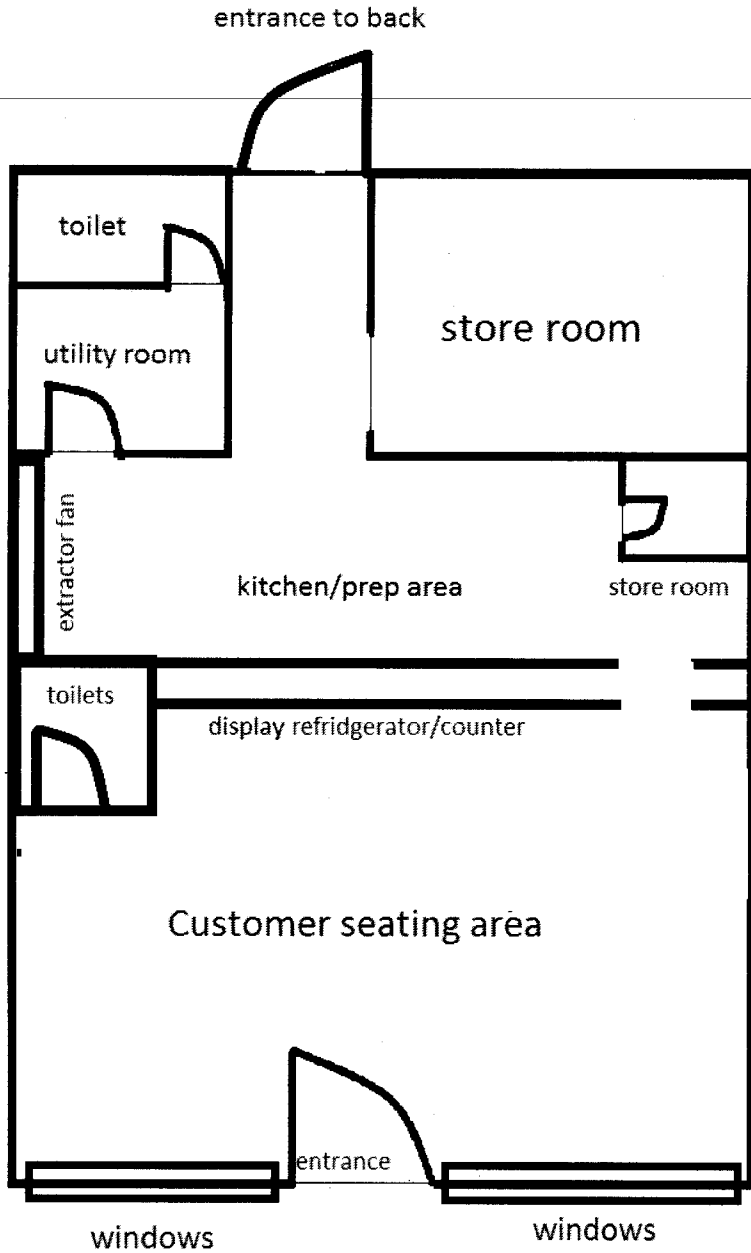
©Crown Copyright Ordnance Survey Licence No. 100041040





Existing floor plan

16/01046



**Proposed floor plan**

10/01048

COMMITTEE DATE: 13/07/2016

APPLICATION No. **15/02834/MJR** APPLICATION DATE: 27/11/2015

ED: **GRANGETOWN**

APP: TYPE: Outline Planning Permission

APPLICANT: Pegasus Developments (Clive Lane) Ltd

LOCATION: LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN,  
CARDIFF

PROPOSAL: HYBRID APPLICATION COMPRISING AN OUTLINE  
APPLICATION FOR RESIDENTIAL DEVELOPMENT (UP TO  
116 NO. NEW DWELLINGS), INCLUDING DEMOLITION OF  
NO. 130 CLIVE STREET AND ASSOCIATED GARAGE TO  
CREATE NEW MEANS OF VEHICULAR ACCESS FROM  
CLIVE STREET AND FULL APPLICATION FOR REMOVAL OF  
APPROXIMATELY 60,000M3 OF MATERIAL TO ENABLE  
LOWERING OF SITE LEVELS

**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **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 Section 9 of this report, planning permission be **GRANTED** subject to the following conditions:

1.
  - A. Prior to the commencement of the approved development, details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") of the development shall be submitted to and approved in writing by the Local Planning Authority.
  - B. Plans and particulars of the reserved matters referred to in condition 1A above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site (where not permitted by this permission) and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.
  - C. Application for approval of the first reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Application for approval of all other reserved matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.
  - D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reasons: A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. B, C and D. In accordance with the provisions of Section 92



of the Town and Country Planning Act 1990.

2. The removal of the material comprising the former railway embankment shall be begun before the expiration of five years from the date of this planning permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

3. The development shall be carried out in broad accordance with the following approved plans:

- (i) Site Location Plan (A-90-01)
- (ii) Existing Site Plan (A-90-02)
- (iii) Indicative Site Plan (A-90-10 Revision D)
- (iv) Indicative Site Layout (A-90-11 Revision B)
- (v) Site Parameters (1) (A-90-31)
- (vi) Site Parameters (2) (A-90-31)
- (vii) Site Parameters (3) (A-90-31)
- (viii) Site Parameters (4) (A-90-31)
- (ix) Site Parameters (5) (A-90-31)
- (x) Site Parameters (6) (A-90-31)
- (xi) Site Parameters (A-90-100 Revision C)
- (xii) Drainage Strategy (July 2015)
- (xiii) Flood Consequences Assessment (July 2015)
- (xiv) Reptile Mitigation Strategy (10 March 2016)

Reason: The plans and documents form part of the application

4. Prior to the commencement of the site clearance works a Management Plan (MP) shall be submitted to and approved in writing by the Local Planning Authority. The MP shall include details of construction traffic routes, times of deliveries, loading/unloading and storage of plant and materials, site compounds, any temporary facilities for construction/sales staff, site hoardings (including the erection, maintenance and security), site access, wheel washing facilities, measures to control the emission of dust and dirt during construction, details of parking for contractors vehicles, site operatives and visitors, and the future arrangements for the cleared site. The approved MP shall be adhered to throughout the site clearance works period.

Reason: In the interests of highway safety and public amenity.

5. Prior to the construction of any dwelling a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of construction traffic routes, times of deliveries, loading/unloading and storage of plant and materials, construction compounds, any temporary facilities for construction/sales staff, site hoardings (including the erection, maintenance and security), site access, wheel washing facilities, measures to control the emission of dust and dirt during construction and details of parking for contractors vehicles, site operatives and visitors. The approved CMP shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and public amenity.

6. Prior to the commencement of development of a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The SWMP shall include measures to reduce environmental impacts of construction waste. Development shall be carried out in accordance with the approved SWMP unless any modification to the approved SWMP is approved in writing by the Local Planning Authority.

Reason: To reduce environmental impacts of construction waste.

7. No part of the demolition of 130 Clive Street shall take place until a demolition management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include, but not be limited to, details of dust control measures, noise management, proposed temporary means of site enclosure, method of protection of the exposed end of 128 Clive Street and the future arrangements for the cleared site. The management plan shall take account of the 'worst case' scenario for demolition activities and the Cardiff Council Pollution Control's "Construction Site Handbook". The demolition shall proceed in accordance with the approved plan.

Reason: To protect the amenities of neighbouring occupiers and the visual amenities of the surrounding area.

8. Prior to the commencement of development, details of the temporary site clearance access junction arrangements and modifications to the central island on Ferry Road south of the site to allow right turn movements from the site onto Ferry Road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of surfacing, kerbs, edging, lining, signing and temporary traffic management. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority prior to commencement of any site clearance and the highway shall be fully restored following completion of the site clearance works and in any event prior to beneficial occupation of the development.

Reason: To facilitate safe access to and egress from the site during site clearance, in the interests of highway safety and so as to minimise the impact of the works on the surrounding residential area.

9. Prior to the construction of any dwelling details of the Clive Lane access road, junction arrangements and improvements to footways together with shortening of the central island on Clive Street, introduction of junction buildouts and provision of crossing facilities, shall be to be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of surfacing, kerbs, edging, drainage, lighting, lining, signing, telematics/signal equipment, street furniture, soft landscaping and Traffic Orders as may be required. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the development.

Reason: To facilitate safe and efficient access to and egress from the

proposed development by the incoming residents, in the interests of highway and pedestrian safety.

10. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for written approval. Following completion of the approved monitoring scheme, the proposed details of any appropriate gas protection measures which may be required to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.  
Reason: To ensure that the safety of future occupiers is not prejudiced.
11. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters; an intrusive investigation to assess the extent, scale and nature of contamination which may be present; an assessment of the potential risks; and an appraisal of remedial options, and justification for the preferred remedial option(s).  
Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.
12. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.  
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.



13. The approved remediation scheme shall be carried out in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.  
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.
14. A monitoring scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with the Local Planning Authority and the provision of reports on the same must be submitted to and approved by the Local Planning Authority, prior to the occupation of any approved building. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring must be produced, and submitted to the Local Planning Authority. Timeframe for the submission of the report(s) to be agreed with the Local Planning Authority.  
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.
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 shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.  
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.

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 which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved in writing by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the Welsh Local Government Association guidance "*Requirements for the Chemical Testing of Imported Materials for Various End Uses.*" Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination. Verification shall be undertaken in accordance with a scheme which has first been approved in writing by the Local Planning Authority.  
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 which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved in writing by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the Welsh Local Government Association guidance "*Requirements for the Chemical Testing of Imported Materials for Various End Uses.*" 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. Verification shall be undertaken in accordance with a scheme which has first been approved 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 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.
19. Prior to the commencement of development, a detailed scheme for the treatment and disposal of soils affected by Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall accord with the advice in the publication *The Eradication of Japanese Knotweed* (WDA: Cardiff 1998) and *Guidance for the Control of Invasive Plants Near Watercourses* (Environment Agency 2001). Thereafter the development shall be carried out in accordance with the approved scheme. Reason: To ensure the safe destruction and prevention of spread of Japanese Knotweed.

20. No demolition of buildings, felling of trees or clearance of structural vegetation shall take place between 1st February and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this building/tree/vegetation immediately (48 hrs) before works commence.  
Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.
21. Prior to the construction of any dwelling a range of measures to encourage biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Such measures may include, but not be limited to, bat bricks, bat tiles/ridge tiles, bat soffit boxes, bat roosting boxes, bug boxes, wildflower meadows, bird nesting boxes and/or bricks, and living roofs or walls. The measures shall be implemented in accordance with the approved details prior to beneficial occupation.  
Reason: To maintain and enhance biodiversity.
22. No construction works shall commence an assessment of the potential to dispose of surface water by sustainable means has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development.  
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.
23. The foul drainage scheme hereby approved shall be implemented in accordance with the approved details prior to the occupation of the development.  
Reason: To ensure an orderly form of development.
24. Prior to the construction of an dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external railway noise in excess of 66 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 59 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per

- square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.

25. Prior to the construction of any dwelling details of proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development

26. The slab level of any building above ordnance datum shall not be less than 7.2 metres.

Reason: To ensure that no building is liable to flooding.

27. The existing boundary wall to the west boundary of the site shall be retained and maintained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the amenities of the area are protected.

**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 affects 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: That the applicant be advised to have regard to the advisory notes contained in Dwr Cymru Welsh Water's letter dated 30 December 2015.

RECOMMENDATION 5: That the applicant be advised to have regard to the recommendations within the South Wales Police Crime Prevention Design Advisor's letter dated 18 December 2015.

RECOMMENDATION 6: That the applicant be advised to have regard to the contents of Wales and West Utilities letter dated 4 December 2015.

RECOMMENDATION 7: The Highway Works condition and any other permanent works to existing or proposed adopted public highway are to be subject to an agreement under Section 38 and/or Section 278 Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 8: That the developer provides new residents with a welcome pack upon their arrival detailing sustainable transport options available in the area in order to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from the Operational Manager, Transportation.

RECOMMENDATION 9: That the applicant be advised to have regard to the advice contained within Natural Resources Wales' letter dated 17 December 2015.

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

- 1.1 A hybrid application on land west of Clive Lane, Grangetown, seeking outline

planning permission for residential development of up to 116 dwellings including the demolition of 130 Clive Street and its associated garage to create a new means of vehicular access from Clive Street and full permission for removal of approximately 60,000 cubic metres of material to enable the lowering of site levels.

- 1.2 Access is included for consideration at this outline stage. Appearance, landscaping, layout, and scale are reserved.
- 1.3 No. 130 Clive Street would be demolished to accommodate a new vehicular access into the site. Options for 3 no. pedestrian links are shown to the north, centre and south of the site. A maintenance access would be retained to enable Network Rail to access existing railway land to the north.
- 1.4 An indicative site plan has been submitted showing the construction of up to 116 dwellings in a mix of two, three and four bedroom houses and apartment blocks. The application envisages that the site will be developed in partnership with Wales and West Housing and Taff Housing Association and the development is intended to be predominantly affordable.
- 1.5 151 no. car parking spaces are shown on the indicative site plan to serve the new development (1.3 spaces per dwelling).
- 1.6 The full element of the application relates to the removal of the existing railway embankment and levelling the site to create a platform for development. Approximately 60,000 cubic metres would be removed and transferred for re-use elsewhere.
- 1.7 The proposals were screened with regard to the need for the preparation of an Environmental Statement to accompany the application, in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended). On 11 May 2015 the Council issued its opinion confirming that the proposed development:
  - Is not a major development of more than local importance, is not proposed within an environmentally sensitive or vulnerable location and is not likely to give rise to particularly complex and potentially hazardous effects; and
  - Would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site extends to approximately 1.97 hectares of redundant railway land to the west of Clive Lane. The IKEA Superstore adjoins the site to the west. The southern boundary of the site is set back from Ferry Road by a minimum of 10 metres. Cardiff Bay Retail Park is further to the southwest. Clive Lane adjoins the east boundary of the site with the rear gardens of two to three-storey dwellings on Clive Street further east

- 2.2 The site is linear in nature with a width of approximately 35 to 55 metres and currently contains a former railway embankment approximately 4 metres high. The embankment was covered in grass and scrub with some tree planting (including 5 no. 'B' Category Trees) prior to the vegetation clearance which took place early in 2016. An element of Japanese Knotweed is present
- 2.3 A secure maintenance access exists into the site from the south via Ferry Road. There is currently no authorised public access to the site.
- 2.4 The site is partially within Zone C1 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004).

### 3. **SITE HISTORY**

- 3.1 None.

### 4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 8 (January 2016).

*1.2.1 The planning system manages the development and use of land in the public interest, contributing to the achievement of sustainable development. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. A well functioning planning system is fundamental for sustainable development.*

*1.4.3 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development.*

*4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when...taking decisions on individual planning applications.*

*4.1.4 The Act puts in place seven well-being goals to help ensure that public bodies are all working towards the same vision of a sustainable Wales:*

- *A prosperous Wales*
- *A resilient Wales*
- *A healthier Wales*
- *A more equal Wales*
- *A Wales of cohesive communities*
- *A Wales of vibrant culture and thriving Welsh language*
- *A globally responsible Wales*

*4.2.4 Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material*

considerations indicate otherwise.

4.3.1 All those involved in the planning system are expected to adhere to (inter alia):

- *putting people, and their quality of life now and in the future, at the centre of decision-making;*
- *engagement and involvement, ensuring that everyone has the chance to obtain information, see how decisions are made and take part in decision-making;*
- *taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*
- *respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- *tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change; and*
- *taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.*

4.4.1 The following sustainability objectives for the planning system reflect our vision for sustainable development and the outcomes we seek to deliver across Wales. These objectives should be taken into account...in taking decisions on individual planning applications in Wales. These reflect the sustainable development outcomes that we see the planning system facilitating across Wales.

4.4.3 Planning policies, decisions, and proposals should (inter alia):

- *Contribute to the protection and improvement of the environment so as to improve the quality of life and protect local and global ecosystems*
- *Ensure that all communities have sufficient good quality housing – including affordable housing – in safe neighbourhoods*
- *Promote access to employment, shopping, education, health, community facilities and green space*
- *Foster improvements to transport facilities*
- *Foster social inclusion.*
- *Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;*
- *Locate developments so as to minimise the demand for travel, especially by private car;*



- *Support the need to tackle the causes of climate change by moving towards a low carbon economy.*
- *Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings.*
- *Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems.*
- *Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.*
- *Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.*
- *Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.*
- *Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.*

#### 4.5 Technical Advice Notes (TANs):

- 1 Joint Housing Land Availability Studies
- 2 Planning and Affordable Housing
- 5 Nature Conservation and Planning
- 11 Noise
- 12 Design
- 15 Development and Flood Risk
- 16 Sport, Recreation and Open Space
- 18 Transport
- 21 Waste

#### 4.6 Local Development Plan (January 2016):

- KP1 Level of Growth
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transport
- KP12 Waste
- KP13 Responding to Evidenced Social Needs
- KP14 Healthy Living
- KP15 Climate Change
- KP18 Natural Resources
- H1 Non-Strategic Housing Sites

H3	Affordable Housing
EN6	Ecological Networks and Features of Importance for Biodiversity
EN7	Priority Habitats and Species
EN8	Trees, Woodlands and Hedgerows
EN10	Water Sensitive Design
EN11	Protection of Water Resources
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
EN14	Flood Risk
T1	Walking and Cycling
T5	Managing Transport Impacts
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6	Health
C7	Planning for Schools
W2	Provision for Waste Management Facilities in Development

- 4.7 The following Guidance Documents were Supplementary to the City of Cardiff Local Plan (1996), now superseded by the Local Development Plan (LDP). They remain a material consideration insofar as they are consistent with LDP policy:

*Affordable Housing (2007) (as amended by the Interim Planning Policy Affordable Housing Delivery Statement (October 2010))*

*Biodiversity (2011)*

*Community Facilities and Residential Development (March 2007)*

*Developer Contributions for School Facilities (March 2007)*

*Developer Contributions for Transport (January 2010)*

*Archaeologically Sensitive Areas (July 2006)*

*Access, Circulation and Parking Standards (January 2010)*

*Trees and Development (March 2007)*

*Waste Collection and Storage Facilities (March 2007)*

*Residential Design Guide (March 2008)*

*Open Space (March 2008)*

## 5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The **Operational Manager, Transportation**, makes the following comments:

- (i) The Traffic generation exercise in the Transport Statement (TS) accompanying the application has been carried out through the TRICS database with a land use category of mixed affordable housing (flats and houses). The land use definition is given in detail, although the quantum of affordable dwellings differs slightly between the TS 75% and DAS 71%. To determine the impact of the proposed development the forecast traffic was compared to the base surveyed traffic to establish the level of impact at key junctions of Clive Street/Penarth Road and Clive Street/Ferry Road.

- (ii) The affordable residential land use category broadly results in a third fewer trips than a standard C3 open market residential land use, and the impact of the development is calculated as 41 two way trips in the AM peak and 37 in the PM peak. The report concludes that this would amount to one trip every two minutes, with a worst case impact of 1.5% at the Clive Street/Penarth Road junction. As such the report considers the proposal is negligible in traffic terms.
- (iii) The TS also identifies that the development will generate a number of local infrastructure changes in order to facilitate direct vehicular access to the site, primarily involving demolition of 130 Clive Street and the construction of a simple priority T-junction onto Clive Street. The proposed the access will have a carriageway width of 6 metres, with 2 metre footways along either side, extending across Clive Lane into the development site.
- (iv) Swept path analysis has been undertaken to ensure that the proposed site access and internal layout will enable a large 3-axle rigid refuse vehicle to enter and leave the site in a forward gear. Although only indicative, given the outline nature of the proposals, turning heads are also proposed at each end of the site, of sufficient size to allow the same rigid refuse vehicle to make 3 point turns.
- (v) Conditions are requested to ensure that full details of the junctions with Clive Street and Clive Lane, and the internal highway layout are submitted for approval by the Local Planning Authority. The highway works condition as drafted would also secure junction/footway buildouts and the installation of a tabled pedestrian zebra crossing on the south side of the new junction on Clive Street. The requested crossing facilities at the new junction will provide existing and incoming residents with safe, commodious pedestrian access to bus services, local schools on Bromsgrove Road and other facilities located on the east side of Clive Street. The provision of the crossing facility is regarded as an essential requirement given the proposal for family housing and will form part of a wider School Safety Zone being considered by the Council as well as support Active Travel.
- (vi) Pedestrian and cycle access to the development appears to be indicatively shown at the south to/from Ferry Road, to/from the existing lane to the side of 174 Clive Street and at the new vehicular site access at 160 Clive Street. He would suggest that cycle/pedestrian access to Clive Lane is also incorporated to the north of the site, to help with access to Grangetown Rail Station located on Penarth Road.
- (vii) The application suggests that 151 car parking spaces will be provided for the mixed 48 dwelling houses and 68 flats, amounting to 1.3 spaces per unit across the development. The submission also confirms that cycle parking will be provided in accordance with the standards detailed in the Council's adopted SPG.
- (viii) In respect of the full element of the application seeking approval for site clearance, an additional Transport Note confirms that the embankment will need to be reduced by approximately 4 metres to create a level development plateau and that the clean excavated material will be transported to two other construction sites for use as fill. The note estimated the operation will take approximately 12 months and will

generate approximately 30 loads per working day (60 combined in/out traffic movements), which it estimates will amount to approximately 8 movements per hour (4 in and 4 out). It is proposed that the vehicles will utilise what is described as the existing Network Rail access at the southern end of the site, to/from Ferry Road. However, inspection of available Council records suggests that the land to be crossed is actually owned by Cardiff Council. The note goes on to suggest a 'left in left out' traffic management system will be employed at the junction with Ferry Road; such that vehicles travelling to the site will approach from Ferry Road to the south, turning left into the site after the Ikea roundabout, and then leave turning left out towards Clive Street and onto Penarth Road. However, he is not comfortable with the heavy muck shift lorries, of the size that will be required or frequency suggested travelling along the full length of Clive Street, onto Penarth Road and then onto the A4232 south or north. Given that the A4232 is the ultimate destination for either route identified and that the impact on Clive Street is considered excessive and inappropriate for a residential area, a construction route from and to Ferry Road south of the site should be established by temporarily modifying the central island of Ferry Road to allow right out movements from the site. A Temporary Access Works condition is therefore required to secure the implementation of a temporary access arrangement to/from the south of the site for the purpose of site clearance.

- (ix) Given the policy compliant nature of the proposed development he concludes that an objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. He therefore has no objection to the application subject to relevant conditions.

5.2 The **Operational Manager, Environment (Contaminated Land)**, notes that the site is located on a former railway and as such there is the potential for contamination of the land at the site. Further, there are a number of former landfill sites within 250m of the site which may pose a risk of ground gas to the site. He has read the Geotechnical and Geo-environmental Report (Terra Firma, 2014). The report provides evidence of land contamination at the site from a limited number of sampling locations. Given the size and proposed residential end use of the site then further site investigation is required to determine the presence, nature and extent of contamination at the site. The report itself acknowledges the initial investigation sampling limitations. Therefore he would recommend relevant conditions.

5.3 The **Council's Tree Officer** notes that the submitted tree assessment reports the presence of over an acre of 'B' (moderate quality and value) category trees at this site, with the largest concentration towards the northern end. These trees essentially represent early successional woodland and he would expect to see them retained unless there is an overriding design necessity for their removal and their loss can be fully mitigated.

5.4 Aside from their ecological value, these trees have visual amenity and environmental value that the development ought to acknowledge. As things stand the development offers up just two very small areas of land at the

northern and southern ends of the site that could be given over to early successional woodland. To have meaningful ecological, environmental and visual amenity value, avoid becoming 'lurking space' and help offset the very substantial losses of 'B' category trees proposed, he suggests that the x15 and x8 unit blocks at the northern and southern ends of the site (and associated car-parking) be deleted and given over to early successional woodland planting, to be managed thereafter to maintain the ecotype.

- 5.5 Whilst the layout makes indicative provision for 68 no. trees, the great majority of these will be in very tight spaces only capable of supporting small or tightly fastigated trees that will offer only minimal long-term amenity and environmental benefits. It would be better to provide for fewer but larger trees in spaces designed to support their unconstrained above and below ground growth and he suggests that the layout is amended to provide for this. If the woodland blocks he requests are provided for along with spaces deliberately designed to support the unconstrained above and below ground growth for 10 no. large, long-lived tree species, then he considers it can be argued that the scheme successfully mitigates the losses and will be better proofed against the predicted effects of climate change.
- 5.6 Since this site is extensively vegetated, it is likely that a potentially valuable and re-usable soil resource is present. The geotechnical/geo-environmental report highlights the presence of made ground with no high levels of industrial contamination. Subject to the outcome of a Soil Resource Survey (SRS) and Plan (SRP) prepared in accordance with the 2009 DEFRA Code, he considers that soils should be re-used for landscaping purposes as appropriate. It is unlikely that reused soils will be a suitable medium for the planting of large root-ball or container trees, but it may be suitable for less demanding planting such as small, bare-root trees and hedging, some shrubs and some herbaceous planting. The loss of 60,000m<sup>3</sup> of existing materials without consideration of its suitability for re-use as part of landscaping, would represent a potentially massive waste of resources.
- 5.7 Any reserved matters application would need to be supported by a detailed upfront landscaping scheme that has been informed by the SRS and SRP and comprises a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views, planting methodology and aftercare methodology.
- 5.8 The **Operational Manager, Waste Management**, notes that current site plans give no details of waste storage arrangements for the proposed residential units. She requires these details before recommending their approval.
- 5.9 She confirms that Blocks A, C, and D will require a communal bin store to accommodate one 240 litre bin for compostable waste, and two 1100 litre bins for recycling and general waste. Block B will require one 240 litre bin for compostable waste and three 1100 bins (two for recycling). She confirms that communal bin stores should be no further than 30 metres from the collection vehicle or the dwelling. Ideally communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit

cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided- natural or artificial, and good natural ventilation if completely enclosed. Access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps to facilitate access for bulk bins. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle. Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access gates to the site must be left open. Bulk containers must be provided to the Councils' specification as determined by Section 46 of the Environment Protection Act 1990 and can be purchased directly from the Council.

- 5.10 A designated area for the storage of bulky waste is a requirement of all communal bin stores. The City of Cardiff Council offers residents a collection service, at a small fee, for items which are too large to be disposed of in general waste bins (i.e. fridges, televisions, mattresses etc). There must be a designated area where these items can be left, with appropriate access to allow Council collection crews to remove. This area will prevent unwanted waste being left in the communal bin store or other areas, thereby improving the aesthetics of the site.
- 5.11 She advises that each house will require one 140 litre bin for general waste, one 240 litre bin for recycling and one 25 litre kerbside caddy for food waste. Refuse storage should be sensitively integrated within the design.
- 5.12 The developers of all new residential units are required to purchase the bin provision required for each unit.
- 5.13 The submitted swept path analysis clearly shows the access on the site is sufficient for refuse collections.
- 5.14 All road surfacing must have suitable foundations to withstand the weight of a refuse collection vehicle (27 tonnes). Block paving is not appropriate as it can break/sink over time, particularly where vehicles are manoeuvring.
- 5.15 Concerning fly tipping in Clive Lane, she can confirm that 7 reports were received from local residents between June 2015 and January 2016. The Council's fly-tipping clearance crews visit Clive lane every week to deal with issues, mainly for the clearance of large fly-tipped items, such as fridges and televisions. The proposed design will not improve the way Clive lane is treated. This will impact on the environmental quality of the area and could encroach on the aesthetics of the proposed site. They recommend that the detailed design of this development is adapted to design-out the current issues and preventing them from escalating further. The design should improve the appearance of the lane, enhancing ownership and pride of space and therefore discourage fly-tipping.
- 5.16 The **Council's Ecologist** expresses concern at the lack of green infrastructure that has been incorporated into the proposed layout of the scheme. Although it is a 'brownfield' site, it supported secondary woodland, grassland and scrub

which would have provided a range of green infrastructure benefits, including for biodiversity and climate change mitigation. The existing green infrastructure should have influenced and been reflected in the final layout of the scheme, in compliance with policy KP16. Similarly, Policy EN6 requires that ecological networks and connectivity features should be protected. From aerial photographs it is evident that this site would have formed a green corridor between the railway network and Sevenoaks park to the north and Ferry Road to the south.

- 5.17 In respect of **reptiles** the only condition he would suggest would be to secure full implementation of the Reptile Mitigation Strategy, as provided by Wildwood Ecology and dated 10<sup>th</sup> March 2016.
- 5.18 He accepts that the **bat survey** of 130 Clive Street produced a negative result. The Bat surveyors' recommendation that bat roost features should be incorporated into new build can be picked up by a relevant condition.
- 5.19 The proposal entails loss of 'Greenfield habitat', which constitutes foraging habitat for birds and bats, among others. Whilst opportunities to compensate directly for this loss of foraging habitat are limited, there are nonetheless opportunities for indirect compensation for the wider impact upon these species. Specifically, nesting/roosting opportunities should be required by planning condition to be built in to new build, in accordance with the advice given in the TCPA's '*Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009*', and in the Bat Conservation Trust's '*Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build 2010*'.
- 5.20 The **Operational Manager, Environment (Noise & Air)**, having considered the noise assessment, requests a condition to secure the correct standard of mitigation at certain properties on the site. Mitigation measures include sound reduction specifications for walls, roofs, and glazing, no rooms in the roof space, provision of trickle vents compliant with specifications, and gardens to be enclosed by 1.8m close board fencing with a minimum density of 12kg per square metre.
- 5.21 The Council's **Access Officer** has been consulted and any comments received will be reported to Committee.
- 5.22 The **Chief Schools Officer** advises that the local English-medium primary school (Grangetown Primary) and secondary school (Fitzalan High School) are each projected to be over-subscribed from within catchment, and requests are accordingly made for £163,041 and £155,061 respectively. The catchment WM secondary school/ sixth form (Ysgol Gyfun Gymraeg Glantaf) is also projected to be subscribed from within catchment, and a request for £38,765 is made. No request is made towards Welsh-medium primary school provision as there are sufficient places available. As it is not considered possible to expand the above schools on-site, financial contributions towards the purchase of land to accommodate new school provision would be sought. The combined (primary and secondary schools) calculated contribution towards land costs amounts to £228,027, assuming approximate land costs of £600,000 per acre as previously

advised. The total contribution is therefore £584,894.

- 5.23 The **Operational Manager, Parks and Sport**, given the proposed number of properties on site, including a number of apartments (which appear from the indicative site layout to have limited sized gardens for residents), and houses where children are likely to be present, the provision of on-site space where residents could sit or children play would be preferable. There are several Parks within the locality, notably Grangemoor, Ferry Road Nature Reserve and The Marl. The latter contains a play area, teen equipment and formal recreation. Therefore duplicating these elements on site would not be viable or desirable. However the access to these is very difficult, particularly for unaccompanied children, due to the high levels of traffic and large number of busy junctions, which cut off the site from surrounding spaces. The crossing points and access routes to parks like Grangemoor and the Ely Trail are currently poor. Therefore improvements to this would be highly beneficial.
- 5.24 The rear gardens of houses provide some private play space, and in theory the road could be designed to provide a more homezone approach to allow some recreational use, but the number of cars using it will be quite significant given the number of properties. The site itself presents challenges in terms of designing an open space due to its narrow width, so creating an open space would inevitably mean omitting houses. Maintenance of a small on-site open space by the Council could also be an issue, unless there is a housing association on site which could provide maintenance. The Council owned area at the Ferry Road end of the site could be used to create an open space, although proximity to the busy junction doesn't make this ideal, so screening from traffic would need to be good.
- 5.25 The indicative layout (Drawing A-90-11) has the benefit of most land being clearly allocated to individual properties, although a couple of areas of verge for which maintenance would have to be determined.
- 5.26 He agrees with the Tree Officer's comments about the lack of trees on site to replace the substantial amount lost. One definite option (assuming underground services aren't an issue) would be to increase the width of verge along the west boundary adjacent to the Ikea car park as this could accommodate a significant row of trees planting. Overall a few substantial trees on this site would have a large impact but again this requires space.
- 5.27 Policy C5 of the Cardiff Local Development Plan 2006-2026 (Provision for open space, outdoor recreation and sport on new residential developments) requires the provision of open space for recreational activity. The Open Space Supplementary Planning Guidance (SPG) (2008) requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Based on the information provided on the number and type of units, he has calculated the additional population generated by the development to be 199.70. This generates an open space requirement of 0.485 ha of on-site open space based on the criteria set for Housing accommodation. These figures are



based on 49 houses and 67 apartments, and makes assumptions on the number of habitable rooms and therefore final projected population. Therefore the figures will vary once detailed once the final numbers of properties and habitable rooms are known.

- 5.28 As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality. Based on the above assessment the contribution payable will be £216,812. In the event that the Council is minded to approve the application, it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution. Information on the open space projects reasonably related to the development, to which the contribution will be allocated, will be provided for inclusion within the Section 106 Agreement. This would involve local consultation with various parties and be subject to Member approval.
- 5.29 The Public Open Space Contribution shall be used by the Council towards the design, improvement and/or maintenance of public open space within the locality of the development site. The closest areas of recreational open space are Grange Gardens, The Marl and Grangemoor Park. Based on the 2009 Cardiff Council Open Space Survey there is a deficiency in open space provision of 23.43 hectares in the Grangetown Ward, in which the development is situated (Measured by the Fields in Trust recommended standard of 2.43 hectares per 1000 population). The quality and facilities of existing open spaces also require improvement, with additional capacity to take into account the increased residential population resulting from the development.
- 5.30 The **Operational Manager, Regeneration**, advises that, as stated in the Community Facilities and Residential Development Supplementary Planning Guidance (SPG), *“the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities.”* If no on-site 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. No on-site community facilities have been proposed in the application therefore a contribution towards local community facilities will be required. No exact number of dwellings or details of dwelling types is provided. Consequently, the developer is requested to provide a community facility contribution in line with the SPG. If the development contains 116 dwellings, an indicative amount which could be required towards community facilities would be in the region of £114,666 (based on £988.50 per dwelling. Several community facilities are located in proximity to the site and are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards one of the many local community facilities, which could include Channel View Leisure Centre and Grangetown Play Centre.

- 5.31 The **Operational Manager, Drainage Division**, accepts the principle of surface water management (subject to permeability testing). He advises the applicant that any attenuation plastic boxes under an active highway may make the road unadoptable from a Local Authority perspective. In terms of using permeable surfacing, I request that in the deeds for the proposed properties that the permeable credentials of the surfacing are to be maintained, to the design standards of the original construction.
- 5.32 The **Housing Development (Enabling) Officer** notes that the development will consist of 71% affordable housing units, to be delivered by Wales & West Housing Association. Although they are aware of the plans and are working with Wales & West Housing Association to deliver a higher than policy percentage of affordable housing development on the site, this has not yet been finalised. It must therefore be ensured that this application meets the requirements of Technical Advice Note (TAN) 2. The application has been submitted by a private company and Para 3.3 of the Design and Access Statement states “...it is envisaged the site will be developed in partnership with Wales & West Housing Association and the dwellings will be predominantly affordable, but with some for sale on the open market”. Based on this DAS submission it does not contain a secure mechanism to ensure that the affordable housing remains as affordable housing on first and subsequent occupations, particularly as a Registered Social Landlord (RSL) would not be party to the s106 agreement.
- 5.33 The Council therefore needs to ensure that a policy compliant affordable housing contribution is secured as part of the planning application. In line with the Local Development Plan, an affordable housing contribution of 20% of the total number of units would be sought on this brown-field site.
- 5.34 Their priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements for purchase by a nominated Registered Social Landlord (RSL) partner. For information, any affordable housing scheme should be appraised on a NIL Social Housing Grant (SHG) basis, and for the affordable intermediate rented housing, the amounts that a Registered Social Landlord (RSL) would pay for the units is based on an intermediate rent level and is specified below:
- (i) 1 bed apartments (at an RSL purchase price of £60,000)
  - (ii) 2 bed apartments (at an RSL purchase price of £77,548)
  - (iii) 2 bed houses (at an RSL purchase price of £89,829)
  - (iv) 3 bed houses (at an RSL purchase price of £110,000)
  - (v) 4 bed houses (at an RSL purchase price of £143,578)
- These prices relate to the properties only and any additional service charges for un-adopted roads, public open space, public realm etc will not be due by any future residents of the affordable housing units or the Registered Social Landlord.

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 **Welsh Water** refers to the drainage strategy ref 14099-D101 dated July 2015 submitted alongside the application and note that soakaway testing has not

been undertaken. They therefore request that if the Local Planning Authority is minded to grant permission for the development that relevant conditions and advisory notes are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

6.2 **Glamorgan Gwent Archaeological Trust** advise that the the information held in the Historic Environment Record (for which they are curators) indicates there are no recorded archaeological features within the application area. It is therefore unlikely that archaeological material would be disturbed. The record is not definitive and previously unknown archaeological features still may be disturbed. Should this occur, the Trust should be informed. They have no archaeological objection to this application.

6.3 **Natural Resources Wales** does not object to the proposed development. Regarding flood risk management, they note that the application site is partially within Zone C1 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Their Flood Map information, which is updated on a quarterly basis, confirms the site to be partially within the 0.1% (1 in 1000 year) annual probability tidal outlines. Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. The Flood Consequences Assessment accompanying the application confirms:

- (i) The site levels will be lowered to between 7.2-7.5m AOD. The FCA has not assessed how this lowering will impact the flood risk to the site. However, given that the site is currently not at risk from fluvial flooding and the proposed site levels will remain higher than the perimeter levels (between 6.6 – 7.2m AOD), there should be no fluvial flood risk to the site as a result of lowering the site levels; Therefore, the proposed development is not located within the 1% (1 in 100 year, plus 20% for climate change) or 0.1% (1 in 1000 year) annual probability fluvial flood outlines. This is compliant with A1.14 and A1.15 of TAN 15;
- (ii) The flood map outlines indicate the site could be at risk from tidal flooding, however the site is afforded protection by Cardiff Bay Barrage. Cardiff Bay Barrage is a flood defence structure that provides protection to Cardiff from tidal flood risk. In this instance, they advise that no further assessment is required from the applicant regarding tidal flood risk. Notwithstanding this, the FCA has proposed management of this risk, recommending that the occupiers sign up to NRW's flood warning service and a flood plan be developed and all residents made aware of its content.

6.4 In areas at risk from flooding they recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor, and locating electrical sockets/components at a higher level above possible flood levels. Additional guidance can be found on the gov.uk website. The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood

Resistance of Domestic and Small Business Properties', which is available from the Planning Portal website.

- 6.5 As it is for the Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, they recommend the Authority considers consulting other professional advisors on the acceptability of the developer's proposals, on matters that they cannot advise on such as emergency plans, procedures and measures to address structural damage that may result from flooding. They refer to the above information and the FCA to aid these considerations. They do not normally comment on or approve the adequacy of flood emergency response and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.
- 6.6 Regarding **European Protected Species**, the submitted Preliminary Roost Assessment Report accompanying the application concludes further surveys will be required in order to determine the impacts upon bats as a result of the development. They advise that these surveys should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 2nd Edition' published by the Bat Conservation Trust 2012. They request to be consulted again if any survey undertaken finds bats are present at the site and further advice is required.
- 6.7 In respect of **land contamination**, they consider the controlled waters at this site are not of the highest environmental sensitivity, therefore they will not be providing detailed site-specific advice or comments with regards to land contamination issues. They recommend the requirements of Planning Policy Wales and the Guiding Principles for Land Contamination (GPLC) should be followed. These comments are based on our assumption gross contamination is not present at this location. Please consult us again if, during development, gross contamination is found to be present at the site and further advice is required.
- 6.8 **Wales and West Utilities** advise that they have pipes in the area and their apparatus may be affected and at risk during construction works. In the event of planning permission being granted they require the promoter of the works to contact them directly to discuss their requirements in detail before any works commence on site. Any diversion works will be fully chargeable.
- 6.9 The **South Wales Police Crime Prevention Design Advisor** refers to Section 17 of the Crime and Disorder Act 1998 which states: *"It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder."* Paragraph 5.17.1 of Technical Advice Note 12 (Design) states: *"Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder*

*and anti-social behaviour.*” Paragraphs 4.10.12, 8.2.1, 9.1.1 and 9.1.2 of Planning Policy Wales are relevant.

6.10 The Design Advisor confirms that crime in the vicinity of the application site is high when compared to other areas of Cardiff and they list a number of recommendations for consideration to demonstrate the discharge of the Local Authority’s functions under the Crime and Disorder Act. They would welcome the opportunity for detailed consultation with the developers to explore opportunities for designing out crime prior to any decision. Their recommendations include:

- (i) Lighting on all roads, pavements and parking areas to comply with BS 5489-1-2003;
- (ii) Defensible spaces to front of dwellings;
- (iii) Natural surveillance to all parking, with on plot parking preferred. Gating to large parking areas;
- (iv) Roads designed to limit vehicle speeds to a maximum of 20mph in residential areas;
- (v) Natural surveillance to all pedestrian routes;
- (vi) Excessive permeability to the site should be avoided;
- (vii) Natural surveillance to public open spaces, particularly play areas;
- (viii) Secure enclosures and access to rear gardens;
- (ix) Doors, ground floor windows and vulnerable windows to meet PAS 24 2012;
- (x) Where applicable, communal entrances equipped with electronic door release and phone/video links;
- (xi) Service meters to be external;
- (xii) Provision of secure cycle storage to apartments;
- (xiii) All affordable/social housing and WG funded projects are required to meet Secured by Design Standards.

6.11 **Cardiff Bus** has been consulted. Any comments received will be reported to Committee.

6.12 **Network Rail** has been consulted and any comments received will be reported to Committee.

## 7. **REPRESENTATIONS**

7.1 **Local Members** for Grangetown have been consulted and any comments received will be reported to Committee.

7.2 In accordance with Article 12(4) of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the proposals were publicised as a major development in the press and by site notice on 10 December 2015.

7.3 The occupier of 66 Clive Street does not object to the application but expresses the following serious concerns:

- (i) Traffic congestion at the Clive Street/Penarth Road junction can be severe at peak times, and has worsened since the recent remodelling. The increase in traffic from the development would worsen this situation. The junction should be redesigned or the phasing of the traffic lights improved;
- (ii) Clive Lane may be used as an access road to allow new residents to access Clive Street further north than the dedicated access road created by demolishing 130 Clive Street. This must be prevented by installing bollards either side of the new access (on Clive Lane).
- (iii) Clive Lane suffers from a serious fly tipping problem and while this development will help improve the situation along the length of the development itself, it will push the problem to the northerly end. This development must therefore pay for CCTV to cover the lane and the installation of fencing to separate the Network Rail land from Clive Lane. It should also pay for vehicle gates that can be closed after business hours to be installed to prevent vehicles fly tipping waste at night on the northern half of Clive Lane;
- (iv) A contribution should also be sought to eradicate the Japanese Knotweed currently spreading along the railway embankment, otherwise in time this will affect this development and existing properties.
- (v) This development will further increase the pressure on local schools and other services and adequate additional provision will need to be made.

7.4 IKEA expresses concern regarding their boundary wall, noting that the application seeks permission to remove the embankment. They confirm that several repairs have been carried out to this wall as several parts were deemed unsafe therefore they have concerns on the impact of the ground works on the safety of their customers and employees.

7.5 Objections have been received from 6 no. residents of Clive Street (Flats 1 and 3 at 154, 164, 168, 198, and Flat 3 at 210). Their objections are summarised as follows:

- (i) Change of use from green land to housing;
- (ii) Impact on traffic and parking. Applicant's car ownership predictions of 33% of dwellings owning a car are likely to be incorrect. 45% of homes have 1 car;
- (iii) Questions whether priority would be given to pedestrians and cyclists along Clive Lane;
- (iv) Increased risk of flooding from replacing soil with tarmac including concerns over the capacity of the existing system.
- (v) Impact of building heights on adjacent properties including concerns regarding overlooking and their proximity to existing houses on Clive Street;
- (vi) Increased noise pollution and inconvenience during construction;
- (vii) Concerned regarding positioning of new street lights and resulting light pollution;
- (viii) Impact upon endangered wildlife including nesting birds and bats;
- (ix) Loss of 'A', 'B' and 'C' Category trees;

- (x) No neighbour consultation was carried out by the applicant despite the application form indicating so;
- (xi) Expects to receive compensation for disruption of their personal space and wellbeing and quality of life;
- (xii) Negative impact upon existing property values;
- (xiii) A part completed building site will invite vandalism and anti-social behaviour;
- (xiv) Increase in vermin moving into local houses from the site;
- (xv) Noise and air pollution arising from increased residents and traffic;
- (xvi) Future occupiers may not respect surrounding area;
- (xvii) Impact upon existing businesses along Clive Lane;
- (xviii) Lack of existing school and nursery places in Grangetown. Development will increase pressure for places;
- (xix) Lack of parking provision within the development;
- (xx) Disturbance of Clive Lane as a daily cycling and walking route;
- (xxi) Many local residents do not speak English as a first language or have lack of IT skills to put their concerns across. Recommends that the applicant meets with local residents to discuss the proposed development;
- (xxii) Loss of views;
- (xxiii) Increased litter and rubbish dumping;
- (xxiv) Works began in January 2016 to clear the site causing harm to the environment and wildlife;
- (xxv) Heights of proposed buildings are unclear;
- (xxvi) Loss of daylight;
- (xxvii) Cardiff does not have the infrastructure (jobs, transport and schools) to cope with all the new homes that need to be built;
- (xxviii) Siting of new buildings too close to existing dwellings;

## 8. **ANALYSIS**

### **Principle of Development**

- 8.1 This brownfield site is allocated in the Local Development Plan as a non-strategic housing site which has the potential to accommodate approximately 80 units, therefore its re-development is considered to be acceptable in principle.

### **Highways and Transportation**

- 8.2 This hybrid application contains two important highways issues for consideration: The impacts of transporting the material excavated from the removal of the former railway embankment to another location for fill (for which full permission is sought) and the creation of a new vehicular access into the site off Clive Street to facilitate traffic movements for the new housing development. Details of site layout, including internal access arrangements, are reserved for subsequent approval.
- 8.3 The removal of approximately 60,000 cubic metres of material is estimated to take 12 months, generating approximately 30 loads per day (60 vehicle

movements in and out), which equates to approximately 8 movements per hours (4 in, 4 out). The application originally intended for vehicles to travel along Clive Street and Penarth Road before joining the A4232, however the Operational Manager, Transportation, considers it would be preferable to utilise Ferry Road to minimise vehicle movements along Clive Street (paragraph 5.1). This has been accepted by the applicant and a relevant condition is attached to agree highway works necessary to facilitate this.

- 8.4 The demolition of 130 Clive Street to facilitate the creation of a new 6 metre wide access with 2 metre wide footways is supported by the Operational Manager, Transportation. Relevant conditions are attached to secure highway improvements to Clive Street, including a tabled pedestrian zebra crossing immediately south of the new junction which improves pedestrian access to local schools and facilities and will form part of a wider School Safety Zone being considered by the Council as well as support Active Travel.
- 8.5 Although layout is reserved for subsequent approval an indicative site plan accompanies the application illustrating the potential arrangement for dwellings, apartments and car parking provision. 151 car parking spaces are shown on the plan, which equates to 1.3 spaces per unit. As the site is located in a highly sustainable location, well served by public transport (Clive Street is sited on a bus route linking the City Centre with the International Sports Village and Grangetown railway station is approximately 300 metres to the north), and being mindful that affordable housing provision is intended to be greater than private market housing, the precise level of parking provision is a matter for further negotiation and can be confirmed at the reserved matters stage.
- 8.6 The indicative site plan has been amended to show the potential for an additional pedestrian access at the north end of the site to improve walking routes for those residents. Due to the site's narrow and linear nature, four possibilities for pedestrian links are shown, with three accessing Clive Lane to the east and the potential for a southern access across land in the Council's ownership adjacent to Ferry Road.

### **Design and Place Making**

- 8.7 The application has been received following a pre-application discussion in which various aspects of the proposals were discussed. It is recognised that layout and appearance are reserved for subsequent approval which, if this application is approved, will enable officers to ensure the delivery of a high quality development that makes a positive contribution to the locality, in accordance with the aims of Local Development Plan (LDP) Policy KP5 (Good Quality and Sustainable Design).
- 8.8 The density of the scheme is considered to represent an efficient use of land in this inner urban area. The layout and illustrative sketches suggest the creation of apartment blocks to site entrance to give a sense of arrival when entering the site which is supported in principle. Further apartment blocks are proposed to the north and south boundaries of the site, with two-storey dwellings linking these together. The approach is considered to be acceptable in design terms.



- 8.9 Amendments to the indicative layout were submitted to show increased potential for soft landscape and amenity space provision. Whilst this is encouraged, officers would encourage the provision of a meaningful area of on-site amenity open space to serve future occupiers of the development, which will include a significant provision of family housing. It is recognised that this is a matter for further negotiation at reserved matters stage.
- 8.10 Consideration of enclosures, surveillance, parking, landscaping, and use of materials are detailed matters that will be considered at reserved matters.

### **Residential Amenity**

- 8.11 The indicative site plan shows apartment blocks being sited 10.5 metres (Block A) and 9 metres (Blocks B) from the rear boundaries of properties on Clive Street with the proposed building heights ranging between 18 and 24 metres. Further consideration will be required at reserved matters stage to ensure that the heights are acceptable in relation to the Clive Street properties to the east. If designed towards the minimum end of the range, it is considered that satisfactory relationships can be achieved.
- 8.12 No indication is given that this outline stage in respect of floor layouts or window arrangements. Again, it is considered that these can be achieved without resulting in a loss of privacy for neighbouring occupiers.

### **Open Space Provision**

- 8.13 The Operational Manager, Parks and Sport is willing to accept a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality in the absence of any on-site provision (although he does favour the latter). The precise sum will be agreed once the characteristics of the dwellings and their habitable rooms are known. It is likely that Grangemoor Park, Ferry Road Nature Reserve and/or The Marl would be beneficiaries of any contribution that is secured.

### **Trees and Ecology**

- 8.14 Whilst the comments of the Council's Tree Officer and Ecologist are noted, the removal of the existing railway embankment will necessitate the loss of existing habitats and this must be considered in the light of the site's allocation for residential development in the Local Development Plan. Layout and Landscaping are reserved for subsequent approval, at which time the applicant will need to submit proposals for a high quality landscaping scheme across the whole site, including the provision of tree planting.

### **Flood Risk and Drainage**

- 8.15 In respect of flood risk, it is noted that Natural Resources Wales (NRW) has no objection to the determination of the application, having considered the Flood

Consequences Assessment (FCA). The recommendations made by NRW include informing residents of a flood warning service and this advice is included as an advisory.

- 8.16 It is noted that the lowered ground level will be between 6.6m -7.2m AOD and the finished floor level of all buildings will be at least 7.2m AOD. In view of NRW's consultation response, and having considered the submitted FCA, it is considered that that the flooding risks can be acceptably managed in accordance with Technical Advice Note 15.
- 8.17 Relevant conditions are attached regarding foul and surface water drainage.

### **Objections**

- 8.18 In respect of the issues raised during the public consultation process which have not already been addressed in this report, the following comments are made:
- (i) Clive Lane is an adopted highway and therefore the suggestion that this route be gated and/or bollarded is not supported by officers;
  - (ii) It is reasonable to assume that, in the event development proceeds, any fly tipping issues will cease due to increased surveillance and activity in this location. In the meantime, tipping is a matter for the land owner. The Council's Waste Management team regularly visit Clive Lane to manage the problem;
  - (iii) A condition is recommended to ensure for the appropriate treatment of Japanese Knotweed on the site;
  - (iv) It is the applicant's intention to retain the boundary wall to IKEA following the removal of the material. A relevant condition can be attached at outline stage to ensure for a satisfactory enclosure in the event that the wall cannot be retained;
  - (v) The applicant is reminded of the permitted hours for construction activities in recommendation 2, which are covered under separate legislation;
  - (vi) Street lighting is not considered to result in unacceptable levels of light pollution;
  - (vii) There was no requirement for the applicant to carry out a public consultation prior to the submission of the application;
  - (viii) There is no prospect of compensation being awarded to neighbouring occupiers in the event that permission is granted as planning does not exist to protect the private interest;
  - (ix) Potential impact upon property values is not a material consideration;
  - (x) There is no evidence to suggest that the development will result in an increase in vandalism and anti-social behaviour;
  - (xi) Local residents are encouraged to contact the Council's Pest Control team to address vermin problems;
  - (xii) It is not considered that unacceptable levels of noise and air pollution will arise in the event that development proceeds;
  - (xiii) Loss of private views are not a material consideration;

- (xiv) If English is not spoken as a first language by neighbouring occupiers, and IT skills are insufficient to enable comments, relevant persons are encouraged to seek support from willing neighbours to make representations;
- (xv) Site clearance works undertaken since January 2016 comprise vegetation clearance works which have been authorised by the Council's Ecologist.

## **Other Considerations**

- 8.19 *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.
- 8.20 *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.
- 8.21 *Wellbeing of Future Generations (Wales) Act 2015* – 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.

## **9. SECTION 106 AGREEMENT**

- 9.1 The following planning obligations have been agreed to mitigate any significant adverse impacts of the proposed development and to provide essential, enabling and necessary infrastructure as defined within LDP Policies KP6 and KP7:
- (i) Affordable Housing: 20% on site provision (100% intermediate rented accommodation).
  - (ii) Public Open Space: A financial contribution towards the improvement (including design and maintenance) of Grange Gardens, The Marl and/or Grangemoor Park.
  - (iii) Education: £584,894 towards the purchase of land to accommodate new primary and secondary school provision as existing schools in the vicinity are over-subscribed (based on 116 no. dwellings).

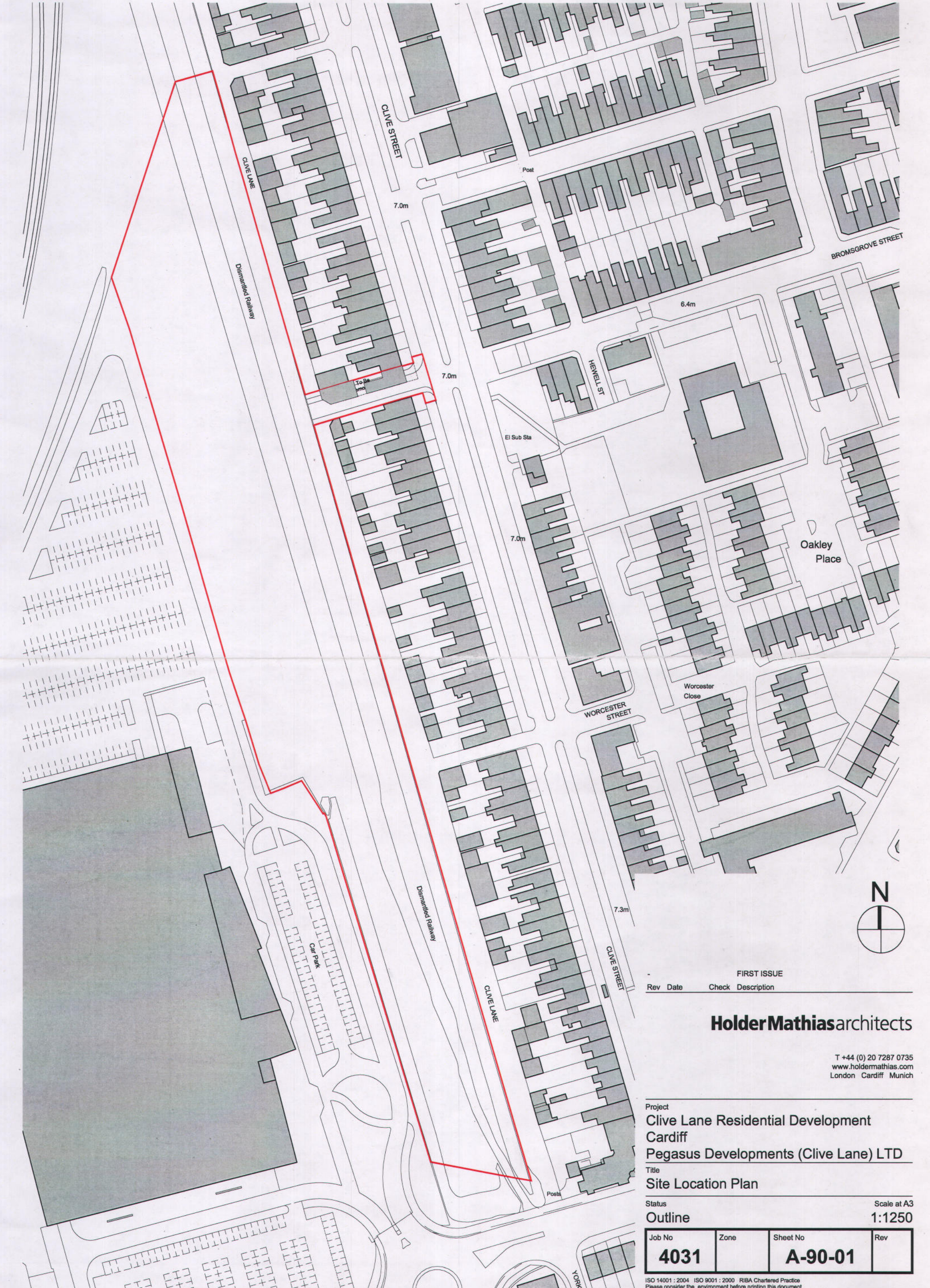
- (iv) Community Facilities: £988.50 per dwelling unit, in lieu of on-site provision;
- (v) Waste Management: Financial contribution for provision of waste and recycling bins £50 (plus VAT) per dwelling house and £805 plus VAT for every 10 flats.

9.2 It is considered that these Heads of Terms satisfy the requirements of Circular 13/97 Planning Obligations and the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations.

## 10. **CONCLUSIONS**

10.1 The principle of the development of this brownfield site is firmly established by virtue of the site's allocation in the Local Development Plan as a non-strategic housing site. The site is located in a highly sustainable location with excellent access to public transport services and local services and amenities. It is considered that the site is able to contribute to meeting the City's housing need through the creation of a high quality, sustainable development. It is recommended that, subject to relevant conditions and the completion of a Section 106 Agreement to secure the contributions in Section 9, that full permission be granted for the removal of the existing railway embankment material and outline permission, including access, be granted for the redevelopment of the site for residential purposes.





FIRST ISSUE

Rev	Date	Check	Description

**HolderMathias**architects

T +44 (0) 20 7287 0735  
 www.holdermathias.com  
 London Cardiff Munich

Project  
**Clive Lane Residential Development**  
**Cardiff**  
**Pegasus Developments (Clive Lane) LTD**

Title  
**Site Location Plan**

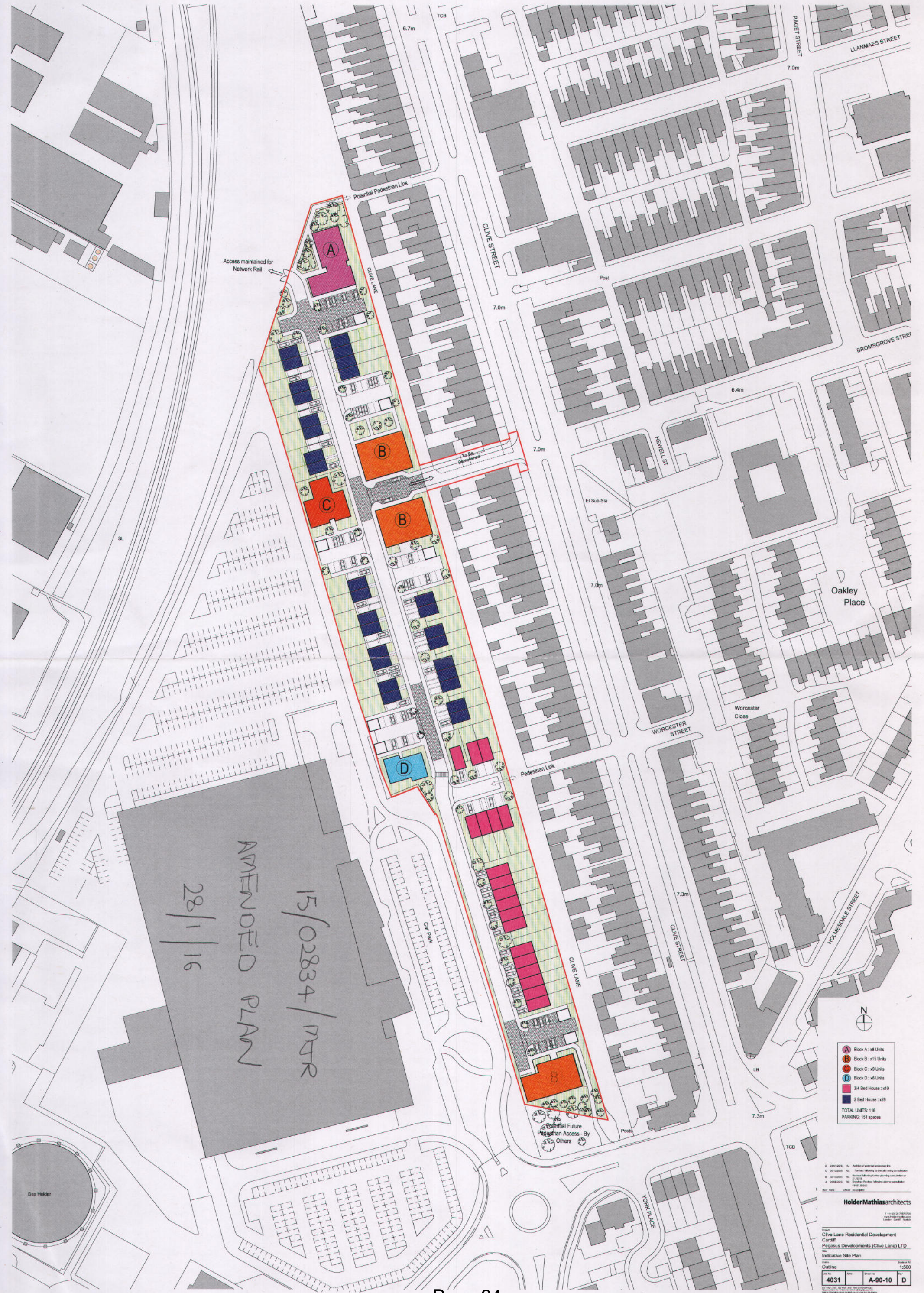
Status  
**Outline**

Scale at A3  
**1:1250**

Job No	Zone	Sheet No	Rev
<b>4031</b>		<b>A-90-01</b>	

ISO 14001:2004 ISO 9001:2000 RIBA Chartered Practice  
 Please consider the environment before printing this document  
 Refer to dimensions where provided - do not scale from this drawing





AMENDED PLAN  
 28/1/16  
 15/02834/MTR

- Legend:
- Block A : x8 Units
  - Block B : x15 Units
  - Block C : x9 Units
  - Block D : x8 Units
  - 3/4 Bed House : x19
  - 2 Bed House : x29
- TOTAL UNITS: 116  
 PARKING: 151 spaces

HolderMathias architects  
 Clive Lane Residential Development  
 Cardiff  
 Pegasus Developments (Clive Lane) LTD  
 Indicative Site Plan  
 Scale: 1:500  
 Date: 4/03/16  
 Drawing No: A-90-10 D



COMMITTEE DATE: 13/07/2016

APPLICATION No. **16/00887/MJR** APPLICATION DATE: 27/04/2016

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Parade Cardiff Ltd

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

PROPOSAL: FULL PLANNING APPLICATION FOR THE DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A NEW NINE STOREY BUILDING (3556 SQM FLOORSPACE) COMPRISING 106 STUDENT APARTMENTS (109 BEDS) ALONG WITH GROUND FLOOR A1/A3 USES (106 SQM) AND ASSOCIATED INFRASTRUCTURE AND FACILITIES

**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 8.5 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; 2002; 2004; 2005; 2006; 2007; 2008; 2020; 2021; 2022A; 2023; 2024; 2025; 2026; 2027A.  
1502\_SK\_160517; 160610; 160818.

T2 Architects Design & Access Statement ref. 1502  
LRM Planning Ltd. Planning Statement dated April 2016  
Soltys Brewster Ecology, Building Inspection Survey dated 18 April 2016.

Waterman Assessment of Residential Amenity dated April 2016  
Waterman Traffic & Parking Technical Note ref. WIE10921  
Email dated 23 June 2016 from LRM Planning with attached document '1502 South Wales Police – Response'

Reason : The plans and documents form part of the application.

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.  
Reason. To protect the amenities of the area.
5. Prior to the commencement of development a scheme of construction management shall be submitted to and approved by the LPA to include details of construction traffic routes, site hoardings, site access, delivery and storage of materials, parking by construction staff, and wheel washing facilities. It should also include for the taking of photographs to demonstrate the current condition of the existing frontage footway in order to accurately assess any damage that may be cause during the course of construction operations.  
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 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.
8. 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.
9. C7X No Takeaway Sales
10. 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.



11. Mitigation measures to control the impact of Traffic Noise shall be implemented in accordance with Section 6 of submitted noise report drafted by Waterman dated April 2016 (ref: WIE10921-101-R-1-1-3-RA). Reason. To protect the amenities of future occupiers.
12. 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.
13. G7Q Future Kitchen Extraction
14. C7Zd CLM - UNFORESEEN CONTAMINATION
15. D7Z Contaminated materials
16. E7Z Imported Aggregates
17. 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 in accordance with policy 2.63 of the Cardiff Unitary Development Plan.
18. C2N Drainage details
19. D4A Landscape Scheme
20. C4R Landscaping Implementation
21. C20 Architectural Detailing
22. E1B Samples of Materials
23. 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.
24. 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.

**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 affects 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.

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

- 1.1 An application for the demolition of an existing two/three storey premises, in use as a restaurant/club, and the construction of a 9 storey building with a ground floor commercial unit and 8 floors of student accommodation

comprising 109 bedroom in 106 student apartments.

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 tones 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.

- 1.2 The application indicates that the commercial unit will occupy approx. 106sqm 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 (7 above).
- 1.3 The development subject of this application is to be physically linked to the adjacent premises (35 The Parade), which is in the process of conversion 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.
- 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 'Coleg Glan Hafren' (35 The Parade) building, currently in the process of refurbishment to provide student accommodation (and linked to the current application).

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 been withdrawn as it is superseded by the current application.

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

Infill Sites 2011

5. **INTERNAL CONSULTEE RESPONSES**

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

*I'd have no objection in principle to this application for student accommodation in this very sustainable location close to the university and with ready access to public transport and shops/services etc – and indeed I'm aware that a number of similar consents have been granted recently for student accommodation on/near City Road.*

*Though 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 along the following lines;*

*'No part of the development hereby permitted shall be occupied until a travel/parking/traffic/resident letting management plan to include, but not be limited to: the promotion of public transport and other alternative modes of*

*travel to the private car, the management of traffic at the start and end of term, and the exclusion and control of student resident car parking within the surrounding area, has been submitted to and approved by the LPA. Reason: in the interests of highway safety and to regulate the impact of the development on use of the adjacent highway.*

*I'm pleased note the provision of secure cycle parking which will encourage this mode of travel – and condition C3S is appropriate in this respect.*

*A S106 contribution of £15,000 towards the provision of an RTI unit and crime camera within an adjacent bus shelter was agreed in connection with the withdrawn previous application for this site (15/417/MJR) and I'd request the same contribution in association with this application also. However, mindful that this is significantly more intense application (106 units compared to 30) I'd seek an additional contribution towards cycling improvements, as indicated on the attached plan, which would comprise part of an aspirational cycle route to the university avoiding Newport Road i.e. an overall financial contribution of **£30,000**.*

*This is more consistent with the contributions agreed recently in association with a number of other similar student accommodation schemes in the vicinity. e.g. 21-27 City Road (15/2057/MJR), 199-203 City Road (15/2500/MJR) and Oxford Street (12/309/DCI) - though these were Section 278 works requirements rather than financial contributions. A lesser £15,000 contribution was agreed in association with the similar development at 35 The Parade (15/1036/MJR) though this was in the context of the existing college use (and associated numbers of pedestrian movements) which accommodates over 1000 students.*

*A further condition relating to a Construction Management Plan condition is required ; 'Prior to the commencement of development a scheme of construction management shall be submitted to and approved by the LPA to include details of construction traffic routes, site hoardings, site access, delivery and storage of materials, parking by construction staff, and wheel washing facilities. It should also include for the taking of photographs to demonstrate the current condition of the existing frontage footway in order to accurately assess any damage that may be cause during the course of construction operations. Reason: in the interests of highway safety and public amenity.*

*I'd also suggest a second recommendation advising the developer to secure a licence from the Operational Manager, Street Operations prior to the erection of any hoarding, or storage of materials, on the adopted highway.*

- 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 **£55,481** 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:

*Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'. If there are no onsite communal facilities provided in proposed student accommodation, an off-site contribution of £410 per person is required.*

*In this instance, the development would house 109 students. Therefore, a contribution of **£44,690** is sought from the developer (109 x £410).*

- 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 objected to the application as originally submitted on a number of anti-social behaviour and crime & disorder grounds. However, in light of the conditions recommended above (relating to the A3 use and management plan), and having regard for the agent's response to the Police representation (indicated in the approved documents in conditions 2 above), their objection is withdrawn.

## 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 34 The Parade objects to the proposals on grounds of loss of light & privacy; overbearing overdevelopment, noise disturbance and inability to provide cycle and refuse facilities as required. In conclusion of the representation, the following summary is made:

*“In summary, the proposed development, i.e. the increases in width and depth is a clear over development of the property and will have a huge impact on its neighbours i.e. us at 34 The Parade, by reducing the natural daylight available, a right to which we are entitled to. The development is over bearing and does not take account of the needs of a development for 109 bedrooms where no car parking is available and the needs are to be in tandem with the property at 35 The Parade. It is clear that the requirements for such a development are far greater than those that are being offered by the developer. Due to the size constraints of the property, the site cannot physically offer the storage space for the cycles required, the refuse requirements for the number of bedrooms and hence should be refused.”*

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

## 8. **ANALYSIS**

8.1 An application for the demolition of an existing two/three storey premises, in use as a restaurant/club, and the construction of a 9 storey building with a ground floor commercial unit and 8 floors of student accommodation comprising 109 bedroom in 106 student apartments.

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. Centre therefore remain busy and populated beyond business hours, increasing surveillance and providing a market for ancillary uses associated with the night time economy.

The ground floor premises are currently vacant and not 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 height of the proposed building is such that it would sit comfortably between the adjacent former Coleg Glan Hafren building to the south (No. 35) and recently approved 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 marginally higher than the rest of the building, this would be located towards the middle of the site and tucked back from the buildings frontage thereby reducing the angles by which it would be visible.

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 from 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 outline proposals approved under application 15/00417/MJR, it has been found that the design, scale and massing of the



current proposal is acceptable. In respect of the specific light, privacy, amenity and provision of facilities issues raised :

- The application site is located to the north of no. 34 The Parade. In this case, the amount of direct natural light to the rear office windows would be limited. Whilst it is acknowledged that in having the built form closer to the shared boundary is likely to have an impact on ambient light, it is considered that this impact would not cause sufficient harm to sustain refusal of consent. In addition, it is important to note that the original fire escape stair to no. 35 The Parade has been demolished. Plans have been submitted that demonstrate that this demolition offers a significant improvement in the spacing between no. 35 and the proposed building, which will allow more early morning sunlight to permeate through the site to the car park of no. 34;
- The rear of no. 34 is in use as a car park and not as amenity space for staff. In this case, overlooking into the car park would not sustain refusal of consent. The windows to the rear elevation of the proposed building are angled away from any rear facing windows to no. 34 The Parade. In this case, there are no sustainable grounds to refuse consent in terms of loss of privacy or amenity to users of those offices;
- There is no evidence that future occupiers would generate such noise as to cause unacceptable harm to the amenity of occupiers of no. 34. The available outdoor space is limited, and is likely to be used primarily for access to the cycle and refuse storage facilities. In addition, given the District Centre setting, and the use of the rear of no. 34 as a car park, there would be no sustainable grounds to refuse consent in terms of noise disturbance. It is also important to note that the Pollution Control (Noise & Air) Manager has not raised any concern relating to noise disturbance;
- The application details have been considered by the Operational Manager Transportation and the Waste Manager. No concerns regarding the provision of cycle parking, or refuse storage are raised. In this case, there are no sustainable grounds to refuse consent in terms of any perceived lack of provision;
- Access to the proposed accommodation for disabled users is along the same route as able bodied occupiers – via a ramped access off The Parade (through 35 The Parade), and along a level corridor through the previously approved ground floor link, with ongoing access to the upper floors via a lift. Access facilities for disabled occupiers is therefore considered to be acceptable

8.5 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 – £44,690 – towards the improvement of community facilities in the vicinity of the site.

Parks – £55,481 – 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.

- 8.6 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.



Data provider : Ordnance Survey  
 Data provider copyright : © Crown Copyright 2015. All rights reserved. Licence Number 100047514

© T2 architects  
 do not scale, except for planning

revisions



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

client  
**Parade Cardiff Limited**

drawing  
**Location plan**

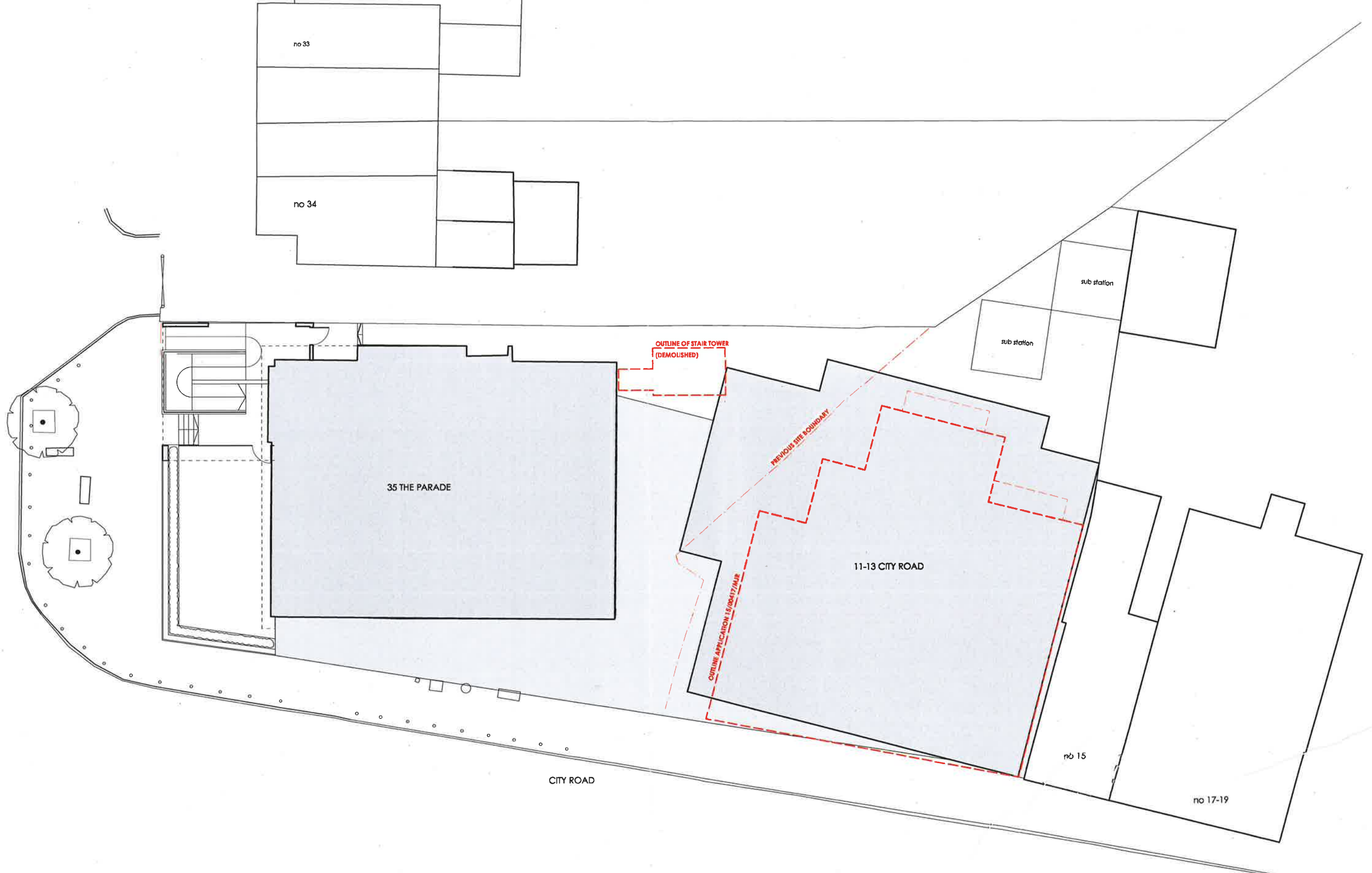
scale @ A3      date  
**1:1250**      **April 2016**

job n°\_drwg n°\_revision  
**1502\_2001**



Cromwell House, 15 Andover Road, Winchester, SO23 7BT

T 01962 856255  
 E info@T2architects.com  
 www.T2architects.com



0 1 2 4 6m

do not scale, except for planning  
© T2 architects

notes

revisions



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

client  
**Parade Cardiff Ltd**

drawing  
**Site Plan  
 As Proposed**

stage  
**Planning**

scale  
**1:200 @ A3**

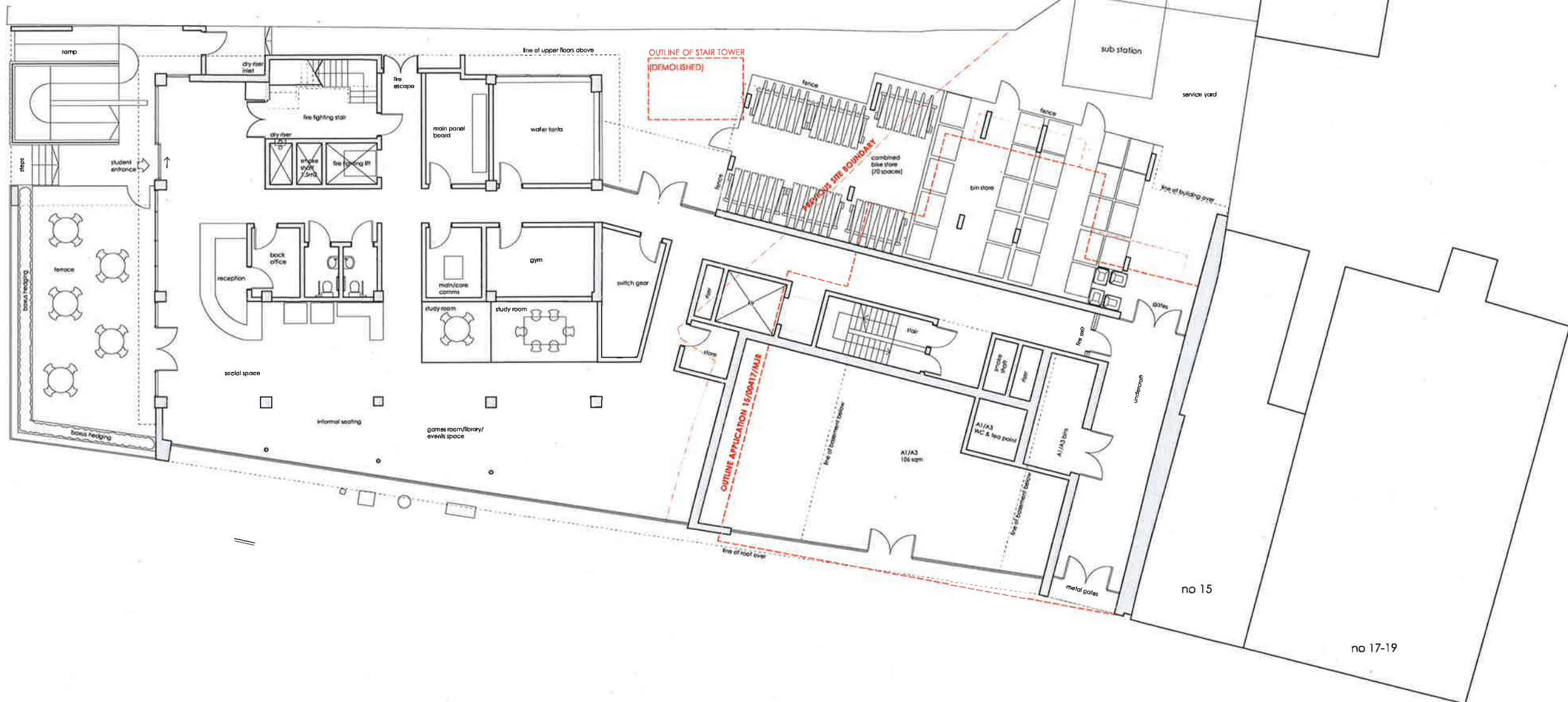
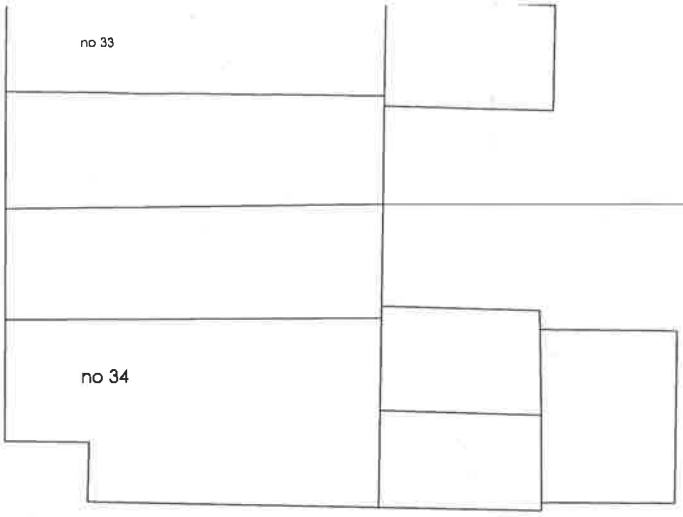
date  
**April 2016**

job no. / dwg no. / revision  
**1502\_2020**

**T2 architects**

Cromwell House  
 15 Andover Road  
 Winchester  
 SO23 7BT

T 01962 854255  
 E info@t2architects.com  
 www.t2architects.com



Page 79



revisions
A: 17.05.16 • Split of 1100 ltr & 240 ltr bins altered within bin store



do not scale, except for planning  
© T2 architects

notes

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

client  
**Parade Cardiff Ltd**

drawing  
**Ground Floor Plan  
As Proposed**

stage  
**Planning**

scale  
**1:100 @ A1  
1:200 @ A3**

date  
**March 2016**

job no./dwg no./revision  
**1502\_2022\_A**



Cromwell House  
15 Andover Road  
Winchester  
SO23 7BT  
T 01942 654255  
E info@t2architects.com  
www.t2architects.com





CITY ROAD ELEVATION SHOWING MASSING OF OUTLINE PLANNING APPLICATION



CITY ROAD ELEVATION AS PROPOSED

0 2 4 6 8 10 12m

do not scale, except for planning  
© T2 architects

notes

revisions

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

client  
**Parade Cardiff Ltd**

drawing  
**Street Elevation:  
 Comparisons**

stage  
**Planning Application**

scale  
**1:200 @ A1**

date  
**June 2016**

job no. / drwg no. / revision  
**1502\_SK\_160610**

**T2 architects**

3rd Floor  
 Cramwell House  
 15 Andover Road  
 Winchester  
 SO23 7BT  
 T 01962 856255  
 E info@t2architects.com  
 www.t2architect.com

## PETITION

COMMITTEE DATE: 13/07/2016

APPLICATION No. **16/01016/MJR** APPLICATION DATE: 05/05/2016

ED: **ELY**

APP: TYPE: Discharge of Conditions

APPLICANT: Waterstone Homes

LOCATION: LAND OFF, CLOS-Y-CWARRA, ST FAGANS, CARDIFF, CF5  
4QT

PROPOSAL: DISCHARGE OF CONDITIONS 3 (CONSTRUCTION  
MANAGEMENT SCHEME) OF PLANNING PERMISSION  
15/02847/MJR

**RECOMMENDATION:** That consent be **GRANTED** for the partial discharge of condition 3 of planning permission 15/02847, in accordance with the details submitted with this application.

### 1. **DESCRIPTION OF PROPOSAL TO DISCHARGE CONDITION**

- 1.1 Full planning permission was granted earlier this year for 44 affordable houses on land at the end of Clos y Cwarra subject to conditions. The applicant has submitted details to address the following condition:-

Condition 3:- Prior to commencement of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority to include details of construction traffic routes, site hoardings, site access, wheel washing facilities and parking of contractors vehicles. The development construction shall be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety, public amenity and to protect water quality and the integrity of the Ely Valley SSSI.

- 1.2 Construction traffic will use the only vehicular access to the site which is Clos y Cwarra. The submitted plan identifies the location of the materials storage area and site office (shown as two blocks with a unit stacked on each other) behind 42,44 and 46 Clos y Cwarra and the contractors car park behind 43 Clos y Cwarra. The development will be carried out in 3 phases. Phase 1 will be the estate road, phase 2 the lower part of the site and phase 3 the upper part of the site. The hardstanding for the jetwash will be at the entrance to the site. The site will be enclosed by a heras fence.

### 2. **INTERNAL CONSULTEE RESPONSES**

- 2.1 The Highways Officer states: I can confirm that the submitted document is generally acceptable for the purpose of discharging the associated condition

(3). I note that the contractor has already responded to you on outstanding matters and queries that have been raised and the responses are acceptable where they relate to highways and transport matters.

Our Highways Team have raised the following:

- (i) Is there a start date for commencement of the works? If not yet known, could we be informed when this information is available?
- (ii) Will there be any new service works located within the existing adopted highway for which reinstatement etc will be necessary.

2.2 The developer provided the following response.

- 1. The contractors have a site target start date of the 4th of July, this may be in jeopardy but they need to get on site somewhere near that date
- 2. No there are no anticipated works to the existing highway, services connections are in the footpath at the entrance to the site and the drainage connection will be installed in to the existing pumping station adjacent to the scheme

2.3 Following the submission of this additional information by the applicant the Highways Officer considers the submitted details to be acceptable.

2.4 The Tree Officer has no adverse observations

### 3. **EXTERNAL CONSULTEE RESPONSES**

3.1 NRW has no comments to make with regard to the discharge of condition 3.

### 4. **REPRESENTATIONS**

4.1 It is not normal practice to notify local residents or local members of an application to discharge a condition but in this case objections had been made by local residents to the construction traffic and the site compound to the rear of 4 existing dwellings. Residents who objected to application 15/02847 or resided to the rear of the site compound were notified of this application.

4.2 A local resident has resubmitted a petition made after the determination of application 15/2847 to accompany his objection to the current proposal. He advocates that construction traffic should access the site from Drope Road, to use and upgrade an existing private roadway for 200m going north and then construct a road base and creek crossing for a further length to access the site from the west. He also says that construction traffic to the Ecohomes at Ffordd y Barcar development had to come off Michaelston Road rather than Denison Way.

4.3 The petition signed by 176 residents' states: "We the undersigned reject the proposal regarding the transport route to the development at the bottom of Clos y Cwarra we request that you put this application on hold pending further investigation regarding alternative building service route."

4.4 Individual letters of objection have been received from 13 residents to the



access route for construction vehicles along Clos y Cwarra and Denison Way as they consider that the safety of residents and their vehicles and their amenities will be prejudiced. Some of the residents also object to the material store's position next to housing, which they say will result in an adverse impact on privacy, noise, dust and odour issues, and that the on-site parking area for workers is insufficient. One of the objectors submitted a lengthy criticism of errors he considers are contained in the submitted Construction Management Report.

- 4.5 Four other residents, and some of the residents objecting to construction traffic, have repeated original objections to the overall development which was approved by Committee earlier this year.

5. **ANALYSIS**

- 5.1 Applications to discharge conditions are normally determined under the delegated power arrangements, however, in this case a petition of objection has been received which has made it necessary to report this application to Committee.

- 5.2 The developer has been contacted to seek clarification on the following matters:-

Whilst jet and wheel washing are referred to in your submission no details of these facilities have yet been provided.

Reference is made to site offices in the Construction Method Statement (CMS) but it does not specify that the offices will be single storey, or, if 2 storey how far they will be from the boundary with adjoining properties and confirmation that there will be no clear glazed windows facing those properties. The height of the fence next to the compound and site office has not been specified.

In paragraph 2.1 of the CMS Jehu says it will use its expertise to communicate and engage with the local community. Has Jehu discussed their CMS with the immediately adjoining neighbours who will be most affect by this part of the development?

In paragraph 3.3 of the CMS reference is made to parking on public roads. You should clarify whether public road is a reference to the new estate road rather than the existing public road Clos y Cwarra.

- 5.3 The developer has provided the following information:

Jet Washing, - A dedicated operative will be employed to guide traffic in and out of the scheme, there will be a holding area within the scheme where all wheels of the delivery traffic will be cleaned prior to leaving the scheme to prevent and ensure no mud or debris is laid along the Clos-y-Cwarra road. It is also the developer's intention on the scheme to install all the access roads up to and including base tarmac prior to any of the plots being constructed again to ensure and control both dust in dry spells and mud in the wetter periods

A copy of the site accommodation layout proposed for the scheme has now been provided. The units will be double stacked due to the limited space on the scheme and to install the security cameras to protect the scheme; these will need to be elevated to get the best panoramic view of the scheme for the monitoring.

Confirmed that the reference to contractors on road parking is in respect of the new road within the development.

Confirmed that they have met with the residents of Clos-y-Cwarra, including the home owners from number 43 & 46. They have also been in contact via email with the occupier of Number 43 to discuss the reconfiguration of his drive way and rear boundary fencing. There is another proposed meeting with the residents to further discuss their concerns and issues, exact dates yet to be confirmed.

The applicant's agent has reviewed the arboricultural plans and the construction plan that was submitted and can see that although the compound areas do appear to encroach onto a construction exclusion zone, this plan is indicative and these areas are marked out on the plan only as a rough outline.

The arboricultural plan, attached, states within the Key that works associated with the construction are an exception to the 'Construction Exclusion Zone' and there are also specific mitigation measures included within. The contractors will ensure that no construction related materials or equipment will encroach on to the area of the tree protection zone.

The protection barriers will still be erected, in line with the arboricultural plan. The heras fencing will not override the approved tree protection plan and barrier specification.

- 5.4 The applicant's agent has further confirmed that:-
1. Routing of Construction Traffic is from Culverhouse Cross to the site;
  2. Confirmation that the stacking of the on-site cabins will be limited to 2 storey;
  3. Confirmation that the security cameras will not point into the existing properties
- 5.5 The staff canteen and toilets would be approximately 15m from the rear wall of the dwelling at no 46 but angled towards the road and no 46's garage. The base of the proposed units would be set 2.5 m below the level on no 46's garden. The material storage areas would be approximately 15m from the rear of nos. 42 and 44. Contractor car parking would be located behind part of the rear garden of no 43.
- 5.6 When planning application 13/00444 for up to 50 dwellings with access off Clos Y Cwarra was considered highway objections were received from St Fagans Community Council and 12 local residents. Those highway objections and others were detailed and assessed within the report to the Planning Committee. There was no objection to the access arrangements from the Council's

Highways Officer.

- 5.7 The Planning Committee deferred consideration of that application until they had conducted a Committee site visit. After visiting the site Committee met again to reassess the proposal and resolved to approve. The approval notice was issued on 12/2/16 following a delay in concluding a Section 106 Agreement.
- 5.8 Planning application 15/2847 for 44 affordable dwellings on the same site with the same access arrangements was also subject to highway objections from the St Fagans Community Council and 17 local residents. These objections were reported to and carefully considered by the Planning Committee on 9/3/16. There was no objection to the access arrangements from the Council's Highways Officer. Committee were mindful of the objections received, their previous planning decision on this site and that the Highway Officer's position remained unchanged. Committee resolved to approve the application with access from Clos Y Cwarra, the only vehicular access to the site. The approval notice was issued on 19/4/16 following the conclusion of a new Section 106 Agreement.
- 5.9 Creating an alternative access to the site would involve an additional cost for the developer which was not considered when the full application was determined. The report on application 15/2847 referenced the District Valuer's assessment that the viability of the site only provided for a Section 106 contribution of £105,000. The earlier application for 50 dwellings, the majority private, made the site more profitable and allowed for a larger S106 contribution. However, the issue of profitability of the site is not relevant as to the consideration of whether the existing access arrangements are satisfactory or otherwise. In the case of both applications the Highway Officer had no objections to the access arrangements and the Planning Committee concurred.
- 5.10 If the Highway Officer had considered in 2013 that access was unacceptable from Clos Y Cwarra then it would have been open to the developer at that time to investigate the feasibility of an alternative access. The access route that objectors are currently suggesting for construction vehicles runs through a Special Landscape Area, as shown on the Cardiff Local Development Plan. Policy EN3 of the Local Development Plan seeks to protect, manage and enhance such areas. In addition the access road would need to bridge Nant Y Plac, would cut through a Site of Nature Conservation and through an area of deciduous woodland protected by a Tree Preservation Order. In my opinion it is questionable that the Local Planning Authority or Natural Resources Wales would have been happy if such an access route had been proposed, even for a temporary period. However, this is a hypothetical as the developer has never proposed an alternative access.
- 5.11 Notwithstanding the above issues regarding a possible alternative access for construction vehicles, neither United Welsh nor Waterstone Homes own any of the adjoining land. The construction route proposed by the objector/petitioners could not be required from Drope Road, to the south, as this is on land outside the application site and outside the control of the Housing Association or their

house builder.

5.12 The developer's agent for the Ecohomes development has confirmed that it was a voluntary offer by his client to access their development by vehicles associated with its construction from Michaelston Road, over land in their control and through an existing access, rather than use Denison Way.

5.13 Paragraph 3.25 Welsh Government circular "The Use of Planning Conditions for Development Management" states:-

"Whether compliance is possible

3.25 A condition should only be imposed if a developer can reasonably be expected to fulfil its requirements. If not, then the condition may be unlawful and enforcement action cannot be taken. One type of case where this might happen is where a condition is imposed requiring the carrying out of works (e.g. construction of a means of access) on land within the application site, but not under the control of the applicant at the time of the grant of planning permission. Conditions may be imposed on land that falls outside the planning application site provided the land is under the control of the applicant. Conditions should not be imposed on land that is not under the control of the applicant, but see paragraph 3.27."

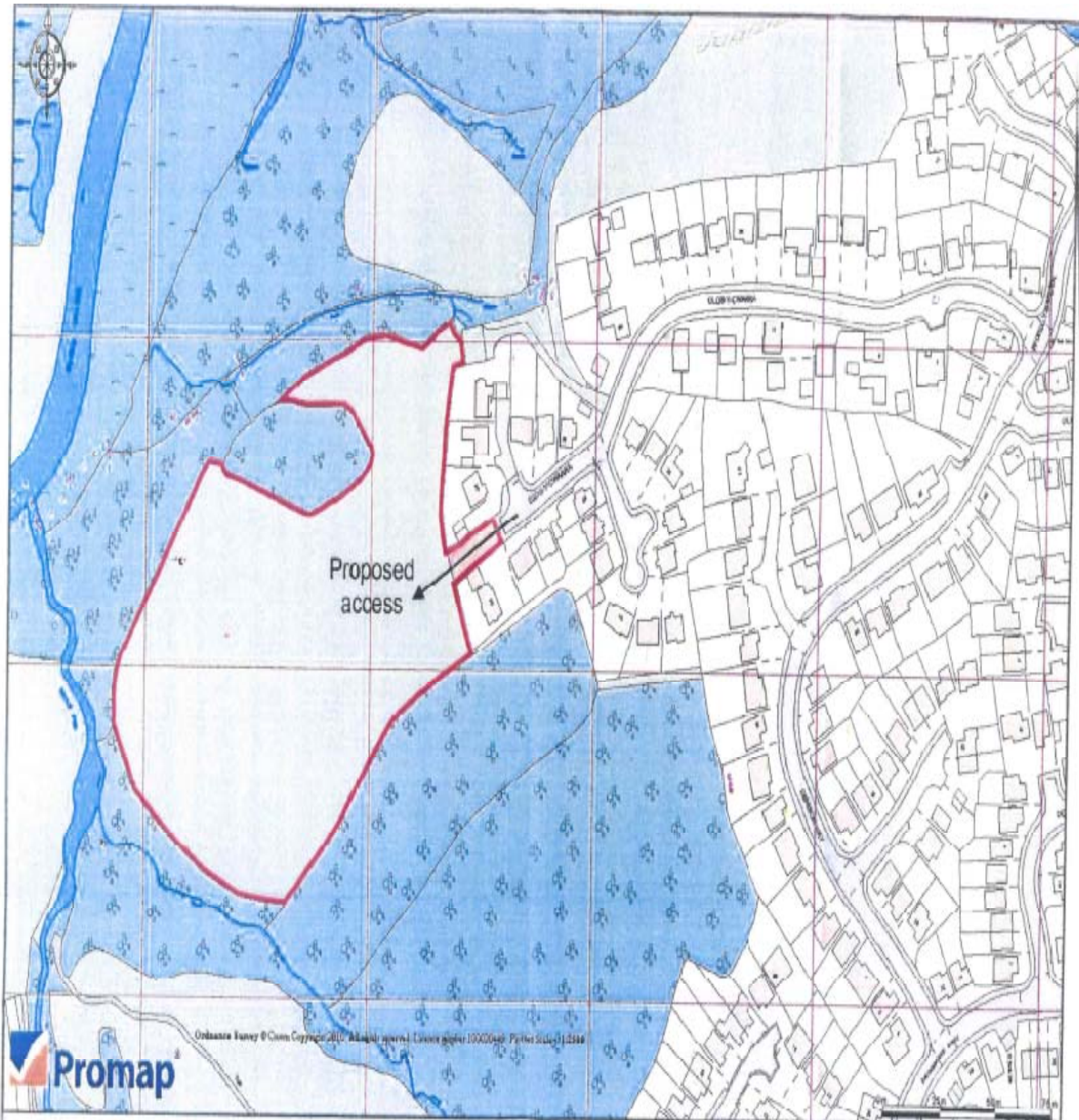
5.14 Paragraph 3.27 of the Circular states "Case law<sup>8</sup>, however, has demonstrated that scenarios may occur where conditions can be imposed when land falls outside applicant's control, if they are nevertheless able to comply with it. An example condition would be one which prevents the collection of passengers from a taxi office."

5.15 In this case condition 3 was imposed in accordance with the Welsh Government circular on The Use of Planning Conditions for Development Management. There is no alternative access for construction vehicles or land where such constructional vehicles could access the site that is under the control of the developer. The developer has to use the public highway from Culverhouse Cross along Clos y Cwarra to develop this site.

5.16 The Highways Officer, Tree Officer and NRW have no objections. It is considered that the details submitted to address condition 3 are acceptable and it is the responsibility of the developer to ensure that he carries out the development in accordance with the submitted construction management scheme.

## 6. **CONCLUSION**

6.1 For the above reasons it is recommended that condition 3 of 15/02487 can be partially discharged as the submitted details are considered acceptable.



Land to the west of Clos y Cwarra, Michaelston-super-Ely.

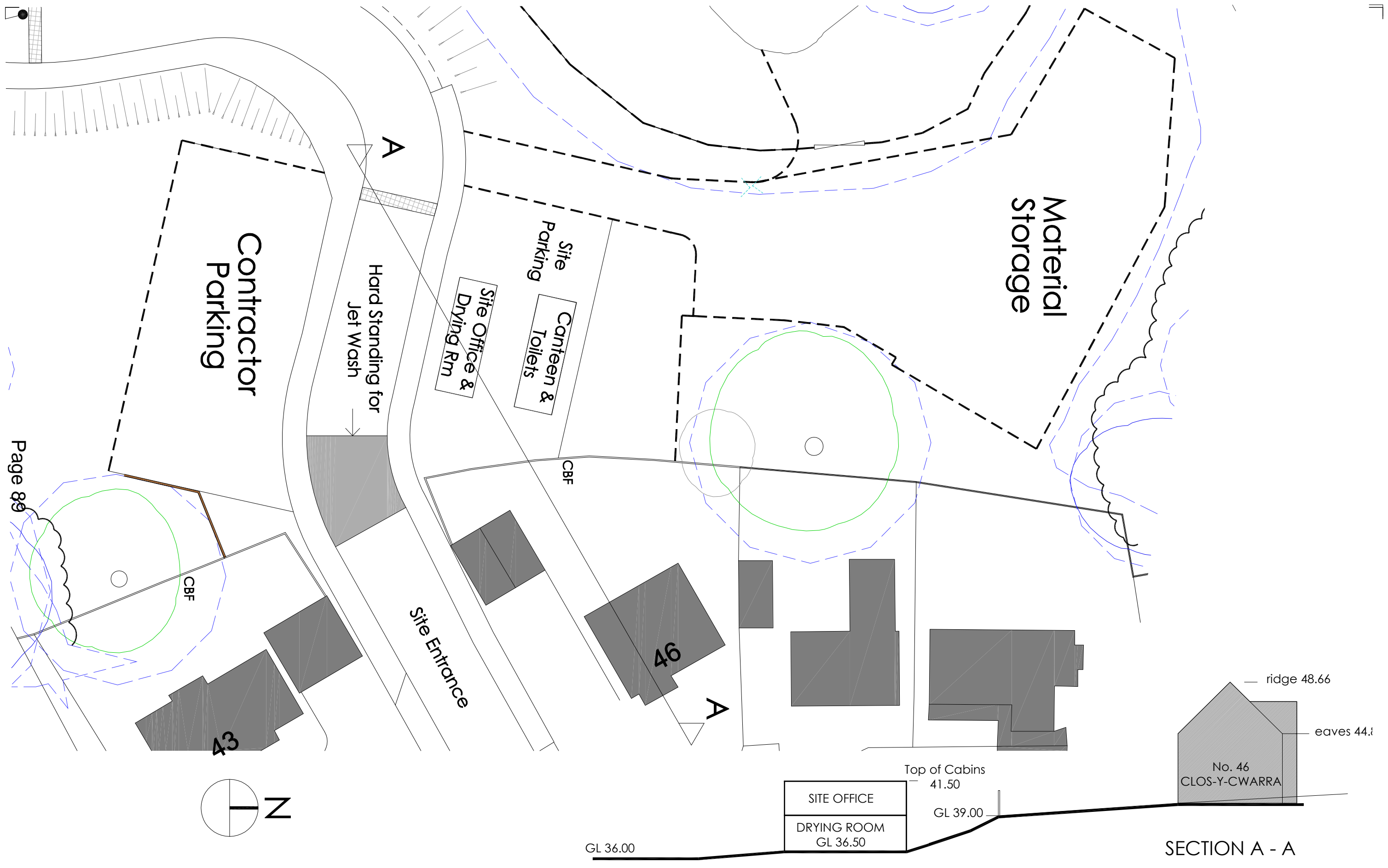
Scale 1 : 2500

October 2011

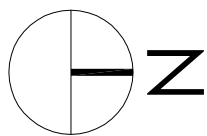


Appendix A



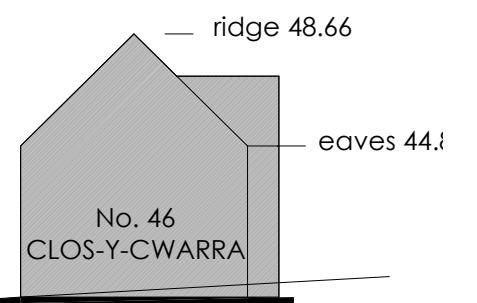


Page 89



GL 36.00

SITE OFFICE	Top of Cabins 41.50
DRYING ROOM	GL 39.00
	GL 36.50



SECTION A - A



Number One Waterton Park  
Bridgend  
CF31 3PH  
Tel: 01656 644500  
Fax: 01656 644555

Rev.	Description.	Date.	Initial.
------	--------------	-------	----------

Drg Title:  
**Site Compound / Parking  
& Material Storage Plan**

NHBC Ref:  
Date: **May 2016**  
Scale: **NTS**

Drawn: **MD**  
Checked:  
Drawing No: **2066 - 103** Revision:

This page is intentionally left blank



COMMITTEE DATE: 13/07/2016

APPLICATION No. **16/01024/MJR** APPLICATION DATE: 03/05/2016

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Signature Living (Coal Exchange) Ltd

LOCATION: THE COAL EXCHANGE, MOUNT STUART SQUARE,  
BUTETOWN, CARDIFF, CF10 5EB

PROPOSAL: APPLICATION FOR THE CHANGE OF USE OF THE COAL  
EXCHANGE TO FORM CIRCA 200 BED HOTEL WITH  
FUNCTION ROOMS, RESTAURANT/BAR, HERITAGE  
EXHIBITION SPACE AND SPA

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

1. C01 Statutory Time Limit
2. This permission does not extend to any building operations, but to the change of use of the building for use as a Hotel and for ancillary uses as described within the development description only.  
Reason: For the avoidance of doubt.
3. The hotel shall not be brought into beneficial use until a scheme of public realm improvements and a timeframe for their implementation has been submitted to and approved by the local planning authority in writing; thereafter the scheme shall be implemented in accordance with the approved details at the developers expense, within the agreed time frame.

The scheme shall include, but not be limited to:

- The removal of the section of carriageway between the Coal Exchange / Baltic House and the creation of a new public square.
- The resurfacing of the footways and public spaces.
- Kerbstone replacement.
- The retention / replacement and introduction of street trees.
- The replacement of street furniture, including benches, cycle stands, litter bins, tree grilles, bollards and street lighting
- The removal of raised brick planters.
- Carriageway and parking bay resurfacing / repair / reinstatement.

within the area defined on PLAN A attached to and forming part of this permission.

The Developer shall also collaborate with the Local Planning Authority in respect of the area defined on PLAN B attached to and forming part of

this permission in respect of the undertaking of further public realm enhancements in the wider area.

Reason: to ensure for the future integrity of the public highway, the aesthetic enhancement of the conservation area, and the safety and amenity of pedestrian and vehicle users of the development in a timely manner.

4. The public realm enhancements required by condition 3 shall include for an assessment of the condition and likely longevity of existing street trees around the building in accordance with BS 5837:2012. Thereafter the Public Realm Improvements shall incorporate measures to improve the health of existing trees, or for their replacement / supplementation with new tree planting (where appropriate) Details of such works should be provided as part of a landscaping scheme to include a scaled planting plan, planting schedule, topsoil and subsoil specification, and tree pit section and plan views, planting methodology and aftercare methodology as a component of the public realm scheme.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity.

5. Prior to the beneficial use of any part of development for the purposes approved, a delivery and servicing strategy shall be submitted to and approved by the Local Planning Authority in writing. The strategy shall include for details of delivery and collection times, service vehicles, waiting expectations and measures to be incorporated to avoid nuisance to adjacent occupiers in terms of noise and accessibility, Thereafter all servicing shall be managed in accordance with the approved strategy.

Reason: To ensure for the amenities of nearby residential occupiers.

6. Prior to beneficial use, the development shall make access provisions for those of impaired mobility in accordance with a scheme of detail which shall first have been submitted to an approved by the Local Planning Authority in writing.

Reason: To ensure for the opportunity of access for all for all services offered.

7. Prior to beneficial use, the development shall make provision for sheltered and secure cycle parking facilities for use by guests and staff in accordance with a scheme of detail which shall first have been submitted to and approved in writing by the local planning authority. Thereafter the cycle parking facilities 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 with the aim of accommodating and encouraging travel by sustainable modes.

8. Prior to beneficial use of the site as a hotel, a Travel Plan shall be submitted to and approved by the local planning authority in writing. The plan shall confirm the measures to be undertaken by the hotel operators

to promote travel to the hotel by sustainable modes/public transport. The travel plan should include targets and monitoring proposals for employees, guests, and those servicing the hotel for a period of 5 years. Reason: In the interests of sustainability.

9. Prior to the beneficial use of any part of development for the purposes approved, waste and recycling storage facilities and collection arrangements shall be provided and confirmed in accordance with a waste management strategy which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter all waste shall be managed and collected in accordance with the approved strategy.  
Reason: To secure an orderly form of development to protect the amenities of the area.
10. Prior to the cooking or preparation of food in any part of the premises, all kitchen and food preparation areas shall be provided with a system of mechanical fume extraction and deodorisation in accordance with a scheme of detail which shall first have been submitted to and approved by the local planning authority in writing. The scheme shall include for specific details of the route, components and point of discharge of the system having special regard to the architectural and historic interest of the building, thereafter the equipment shall be maintained in accordance with the manufacturers' guidelines, such guidelines also having 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, and that the installation will be provided with minimum interference with historic fabric.
11. The Restaurant/Bar hereby permitted is approved on the basis of an integral/ancillary component of the principal hotel use and this permission does not constitute a permission for any separate / independent A3 planning unit.  
Reason: For the avoidance of doubt, and because the operation of independent Class A3 uses could prejudice the amenities of the area.
12. No bar or restaurant within the hotel shall be open to the public (defined as patrons not having a valid booking for dormitory accommodation within the hotel) between the hours of 00.00 and 07:00 on any day.  
Reason: To protect the amenities of hotel guests and occupiers of adjoining residential accommodation.
13. The use of the function room facilities hereby approved shall accord with a list of function types which shall first have been submitted to and approved in writing by the local planning authority, The function rooms shall not thereafter be used for any purpose not approved in writing by the Local Planning Authority.  
Reason: To ensure for the amenities of nearby residential occupiers.

14. Should any Groundworks be proposed, prior to any ground works commencing, a scheme to investigate and monitor the site for the presence of gases\* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA.

If no protection measures are agreed to be required by the LPA, then no further actions will be required and this will be confirmed in writing.

All required gas protection measures shall be installed and appropriately verified before beneficial use of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.  
Reason: To ensure that the safety of future occupiers is not prejudiced.

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 and where remediation is necessary a remediation scheme and verification plan must be prepared 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. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.  
Reason: To ensure that any unacceptable risks from 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.

16. 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 which shall 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, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.  
Reason: To ensure that the safety of future occupiers is not prejudiced.
17. The disposal of foul, surface, and land water drainage from the development shall accord with a scheme of detail which shall first have been submitted to and approved in writing by the Local Planning Authority, The scheme shall include for an assessment of the potential to dispose of surface and land water by sustainable means. and thereafter the scheme shall be implemented in accordance with the approved details prior to the development coming into beneficial use. Thereafter no further foul water, surface water and land drainage from the development shall be allowed to connect directly or indirectly with the public sewerage system without further approval being obtained from the Local Planning Authority.  
Reason: To prevent hydraulic overloading of the public sewerage system.
18. The drainage scheme submitted pursuant to the discharge of condition 17 shall incorporate a grease trap(s) from all wastes discharging to the public sewerage system from food prep/kitchen areas or related equipment. No food shall be served on the premises until the grease trap(s) are installed and thereafter the grease trap(s) shall be maintained and serviced in accordance with manufacturers guidelines.  
Reason: To protect the integrity of the public sewerage system.
19. All site survey works and future building operations shall be undertaken in accordance with a development management plan, which shall include for details of construction and trades vehicle parking, deliveries, site hoarding, and measures to mitigate against any potential nuisance to neighbours in respect of access, noise, and site practices during the course of development.  
Reason: to mitigate any nuisance factors during the course of works necessary to realise the change of use hereby approved.

**RECOMMENDATION 2:** That the applicant be reminded that:

Any material changes to the external appearance of the building will require Planning Permission; and that any works, internal, external, structural or decorative, which affect the character of the building as a building of

architectural and historic interest will require Listed Building Consent.

The Local Planning Authority can advise as to whether they consider that any proposed works or development will require such permissions; However the applicant is also advised that the only legally binding Authorisation for works to a Listed Building in Wales, is that of the obtaining of Listed Building Consent; and for Development, that of obtaining planning permission or a Certificate of Lawfulness.

**RECOMMENDATION 3:** That the applicant be advised that:

Former landfill/raise sites have been identified within 250m of the proposed development: The line of the infilled former Glamorganshire Canal also lies approximately 40m west of the development site. Records from ground investigations nearby, indicate low levels of methane and carbon dioxide. The potential risks from the migration of ground gases to human health and the environment, for the proposed end use cannot be ruled out.

Shared Regulatory Services confirm this to you in order that you / your consultants are fully informed prior to commencing development of the site. This will enable you to assess the need for any design changes / need for mitigation to the development design if considered appropriate.

**RECOMMENDATION 4:** That the applicant be advised that:

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;
- (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 5.** That the applicant be advised that:

The recommendations of the submitted bat scoping survey should be followed through (further surveys to be undertaken with regard to bats/bat roosts and potential mitigation) and that if bats/bat roosts are present then works affecting these (even if they don't require planning permission) are likely to require a European Protected Species (EPS) licence from Natural Resources Wales.

**RECOMMENDATION 6:** That the applicant be advised:

To contact Welsh Water in respect of the design of the drainage system required by condition 17.

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

- 1.1 The applicant proposes the change of use of the predominantly vacant Grade II\* (Two Star) Listed Coal Exchange building for purposes of a Circa 200 bed hotel with nominated ancillary uses [function rooms, restaurant/bar, heritage exhibition space and a spa].
- 1.2 Plans and documentation submitted confirm the intention to refurbish the existing building, using the existing floor layouts and room arrangements as the basis for conversion.
- 1.3 No building operations, demolitions, adaptations or extensions or enabling development are proposed under this application, which simply seeks to confirm the acceptability of a Hotel (C1 land use) for the building in planning policy terms. The Planning Officer is advised that the application is submitted with the intent of providing confidence to financiers and to access funding streams to support the project.
- 1.4 Should Planning Permission for the proposed change of use be granted, further application(s) for full planning permission for any external material changes, and for Listed Building Consent for any internal or external works which would affect the character of the building as a building of architectural and historic interest will be submitted for consideration. A design and Access statement has been submitted with the application which can be considered a statement of intentions regarding future works and building alterations.

## **2. DESCRIPTION OF SITE/SURROUNDS**

- 2.1 The site encompasses the whole of The Coal Exchange building central to Mount Stuart Square – an area of approximately one third of a hectare; but excludes the 1970s concrete car park extension to the South of the building.
- 2.2 The building is Grade II\* (Two Star) listed as a building of architectural and historic interest, and also lies within the Mount Stuart Square Conservation Area.
- 2.3 The building is largely vacant but some businesses still occupy parts of the South West wing.
- 2.4 The Exchange is surrounded by Baltic House offices to the south, A surface level car park to the South West, Mixed use (office and residential) properties to the west (Aberdare House and St. Stephen's Mansions), further residential accommodation to the north (Empire House and St. James' Mansions), interspersed with office uses, and other commercial (A3) and office premises (A2/B1) to the east.
- 2.5 The building itself has been surrounded by a perimeter safety hoarding to the East, West and North to contain falling masonry and any potential collapse.
- 2.6 The building is in a very poor state of repair, with extensive loss of friable masonry, notable loose stonework, ongoing expansion of mortar joints; and leaning or poorly supported masonry roof structures and chimneys. Historically the building has also been subject to fire damage in the SE wing, and engineering reports suggest the loss of integrity of the NW roof structure and building elevations below.
- 2.7 Recent verbal reports suggest the failure of parts of the lantern rooflight over the main exchange hall, allowing water ingress. This has been confirmed on site.
- 2.8 The building is noted as a 'Building At Risk' on the most recent Cadw/Local Authority Listed Building's at Risk Survey.
- 2.9 Some short term parking remains in the square, however the public realm in the area appears tired and in need of refurbishment.

### **3. RELEVANT PLANNING HISTORY**

Application No :	A/14/00056/DCI
Proposal :	APPLICATION OF LETTERING AND IMAGES TO PERIMETER SAFETY HOARDING
Application Type:	ADV
Decision :	PER
Decision Date :	03/06/2014

Application No :	13/00374/DCI
Proposal :	VARIATION OF CONDITION 1 OF LISTED BUILDING CONSENT 06/764/C TO EXTEND THE TIME PERIOD WITHIN WHICH THE



WORKS MUST BE BEGUN; SO THAT THE PERMITTED WORKS SHALL BEGIN NO LATER THAN 4TH MARCH 2018 (S19 - PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.  
 Application Type: VAR  
 Decision : DEEMED WITHDRAWN

Application No : 13/00371/DCI  
 Proposal : REMOVAL OF CONDITION 8 OF LISTED BUILDING CONSENT 06/764/C TO ENABLE THE APPROVED DEMOLITION WORKS TO TAKE PLACE PRIOR TO A CONTRACT FOR THE NEW BUILD WORKS BEING SIGNED (S19 - PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.  
 Application Type: VAR  
 Decision : DEEMED WITHDRAWN

Application No : 12/00015/DCI  
 Proposal : VARIATION OF CONDITION 1 OF PLANNING PERMISSION 06/00760/C TO EXTEND THE COMMENCEMENT PERIOD OF DEVELOPMENT BY FIVE YEARS  
 Application Type: VAR  
 Decision : RESOLVED TO GRANT (SUBJECT TO A DEED OF VARIATION TO THE S106 AGREEMENT PREVIOUSLY SIGNED).  
 Decision Date : 18/04/2012

Application No : 06/00764/C  
 Proposal : PARTIAL DEMOLITION AND MIXED USE DEVELOPMENT COMPRISING: RESIDENTIAL, COMMERCIAL OFFICE, RETAIL AND CAFE/RESTAURANT SPACE INCLUDING THE EXCHANGE HALL RETAINED FOR PUBLIC ACCESS  
 Application Type: LBC  
 Decision : MINISTERIAL APPROVAL FURTHER TO CALL IN  
 Decision Date : 04/04/2008

Application No : 06/00760/C  
 Proposal : MIXED USE DEVELOPMENT COMPRISING: RESIDENTIAL UNITS; COMMERCIAL OFFICE SPACE; RETAIL AND CAFE/RESTAURANT USES AT GROUND AND LOWER GROUND FLOORS. THE EXCHANGE HALL WILL BE RETAINED FOR PUBLIC ACCESS  
 Application Type: FUL  
 Decision : PERMITTED  
 Decision Date : 23/03/2007

Application No : 04/00633/C  
 Proposal : Disabled Ramp  
 Application Type: FUL  
 Decision : PERMITTED  
 Decision Date : 06/08/2004

Application No : 04/00632/C  
 Proposal : Disabled Ramp  
 Application Type: LBC  
 Decision : PERMITTED  
 Decision Date : 02/09/2004

Application No : 01/02225/C  
Proposal : Extension to Existing Bar Facility, Provision of Cellar within Basement and Ground Floor Access via Lift and Staircase

Application Type: LBC  
Decision : PERMITTED  
Decision Date : 24/01/2002

Application No : 86/01849/R  
Proposal : Demolition of existing "lean-to" porch and making good walls; 2) Form new fire escape door within existing window opening

Application Type: FUL  
Decision : PERMITTED  
Decision Date : 05/01/1987

#### **4 RELEVANT PLANNING POLICY**

##### **4.1 Planning Policy Wales**

WO circular 61/96 Planning and the Historic Environment

WO Circular 1/98 Planning and the Historic Environment

TAN 11: Noise

TAN 12: Design

TAN 15: Development and Flood Risk

##### **4.2 Cardiff Local Development Plan 2016**

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

KP8: SUSTAINABLE TRANSPORT

KP10: CENTRAL AND BAY BUSINESS AREAS

KP12: WASTE

KP13: RESPONDING TO EVIDENCED SOCIAL NEEDS

KP15: CLIMATE CHANGE

KP17: BUILT HERITAGE

EC2: PROVISION OF COMPLEMENTARY FACILITIES FOR EMPLOYEES IN BUSINESS, INDUSTRIAL AND WAREHOUSING DEVELOPMENTS

EC4: PROTECTING OFFICES IN THE CENTRAL AND BAY BUSINESS AREAS

EC5: HOTEL DEVELOPMENT

EN7: PRIORITY HABITATS AND SPECIES

EN9: CONSERVATION OF THE HISTORIC ENVIRONMENT

EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION

EN14: FLOOD RISK

T1: WALKING AND CYCLING

T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

R8: FOOD AND DRINK USES

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

##### **4.3 Supplementary Planning Guidance:**

Open Space

Restaurants, Takeaways and Other Food and Drink Uses

Premises for Eating, Drinking & Entertainment in Cardiff City Centre  
Access Circulation and Parking Requirements  
Developer Contributions for Transport  
Waste Collection and Storage Facilities

4.4 **Other Material Considerations**  
City Centre Strategy

5 **INTERNAL CONSULTEE RESPONSES**

**Trees Officer**

Highway trees bound this site, roughly positioned to mark the four corners of the building. These trees may be harmed directly or indirectly by development (service repair and installation, scaffolding erection, construction operations, vehicle and material storage, amended paving treatments). Consequently they should be assessed in accordance with BS 5837:2012 and the assessment used to inform design. Notwithstanding the outcome of such an assessment, consideration should be given to highway improvements as part of development, including new tree planting (where appropriate) and amended existing tree pit opening treatments, to benefit tree health. Details of such works should be provided as part of a landscaping scheme to include a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views, planting methodology and aftercare methodology.

**Pollution Control Officer**

In reviewing available records and the application for the proposed development, former landfill/raise sites have been identified within 250m of the proposed development: The line of the infilled former Glamorganshire Canal lies approximately 40m west of the development site. Records from ground investigations nearby indicate low levels of methane and carbon dioxide. The potential risks from the migration of ground gases to human health and the environment, for the proposed end use cannot be ruled out.

Shared Regulatory Services requests that the applicant is advised of the above matter so that they/ their consultants are fully informed prior to commencing development of the site. This will enable the applicant to incorporate any changes to the development/design they may consider appropriate.

Should there be any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services requests the inclusion of conditions and an informative statement in accordance with CIEH best practice to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

## **Transportation Officer.**

I refer to the above and would confirm that the submission has been assessed and is considered to be acceptable in principle subject to the following comments and conditions:-

Conditions:

- Servicing plan/Delivery strategy
- Cycle parking provision
- Construction Management plan
- Travel plan
- Public Realm enhancements to include adequate short term pick up and drop off facilities, to include but not be limited to
  - The removal of the section of carriageway between the Coal Exchange/Baltic House and the creation of a new public square;
  - The resurfacing of the footways and public spaces;
  - Kerbstone replacement;
  - The retention/replacement and introduction of street trees;
  - The replacement of street furniture, including benches, cycle stands, litter bins, tree grilles, bollards and street lighting;
  - The removal of raised brick planters;
  - Carriageway and parking bay resurfacing/repair/reinstatement as required.

Within the area defined on PLAN A attached to and forming part of this permission.

Comments:

The development is considered Policy compliant with respect to Parking Guidelines subject to the above conditions, in which respect it is noted that the proposed Hotel use within the Central and Bay area attracts a minimum of zero guest car parking spaces. It is also noted in regard to access that the site is in close proximity to bus and train facilities/services; and that both short term pay and display and long term private parking facilities are nearby for guests that choose to drive.

Given the policy compliant nature of the proposed development and sustainable location of the site I would conclude that any objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. I therefore have no objection to the application subject to the above requested conditions.

## **Waste Management**

For a development of this size and nature, an in depth waste strategy should be produced detailing anticipated volumes of waste and the segregation of

materials for recycling (suggested recycling includes cardboard, paper, glass, food, plastics as a minimum). It should also predict the number of collections required so that we can ensure the refuse storage space is large enough to accommodate all waste between collections, it may be necessary to implement a compactor to minimise the number of collections of materials such as cardboard.

Details are also required on the access for the collection vehicle.

A method statement detailing how waste is to be transferred to the ground floor (n.b service lifts must be large enough to accommodate bins being used, plus one person) should also be provided.

The bin store should be constructed with double doors that open outwards so that bins can be manoeuvred easily

## 6. **EXTERNAL CONSULTEE RESPONSES**

### 6.1 **South Wales Police**

South Wales Police have no objection to proposals and welcome the development of this Grade 2 listed and historically significant building. The proposals to bring the building back to beneficial use will enhance its security and prevent further deterioration of the site.

Given that the above proposals will involve significant investment in terms of time and finance, there is a need to ensure that such an investment is fully supported by means of adequate safety and security measures in keeping with the buildings historical significance and preserved listed characteristics.

In particular South Wales Police make recommendations in terms of ;

Lighting; access control capable of differentiating public, staff only and residential areas of the hotel; a secure area in the hotel being identified for storage of money and valuables of residents; CCTV; a secure delivery area is created; fire risk assessed bin storage areas; adequate fire warning , prevention and evacuation systems, and advise that South Wales Police would welcome discussions with developers on achieving adequate outcomes in terms Safety and Security.

They advise that Secured by Design standards could be applied to the development taking account of any listed building requirements; and would encourage the developer to liaise with SWP on secured by design accreditation.

### 6.2 **South Wales Fire and Rescue Service**

The developer should consider the need for the provision of:

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances.

Should the applicant require further information in relation

### 6.3 **Natural Resources Wales:**

#### **FLOOD RISK**

The application site lies entirely within Zone C1, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the Tidal outlines.

The planning application proposes highly vulnerable development on previously developed land within a flood risk area. Section 6 of TAN15 requires your Authority to determine whether the development at this location is justified. We refer you to TAN15 for these considerations. We refer you in particular to the justification tests at section 6.2. As part of this justification, the applicant should undertake and submit a flood consequence assessment prior to determination of the application that meets the criteria set out in TAN15. The purpose of the FCA is to ensure that all parties, including your Authority, are aware of the risks to and from the development, and ensure that if practicable, appropriate controls can be incorporated in a planning permission to manage the risks and consequences of flooding.

The flood consequences assessment for the Coal Exchange, submitted in support of the application states:

- That the development is not at risk from 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood event of the River Taff.
- The development site is protected from the impoundment of the Bay with the Cardiff Bay Barrage constituting a flood defence structure that provides a significant level of protection to the Cardiff Area from a tidal perspective.

Based upon the information provided in the FCA, we have no objection to the development from a flood risk perspective.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend that you consider consulting other professional advisors on the acceptability of the developer's proposals, on matters that we cannot advise you on such as emergency plans, procedures and measures to address structural damage that may result from flooding. We refer you to the above information and the FCA to aid these considerations. Please note, we do not normally comment on or approve the adequacy of flood emergency response and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

#### **PROTECTED SPECIES**

NRW originally raised significant concerns regarding the granting of planning permission in the absence of further bat surveys to demonstrate that the



proposal would not be detrimental to the maintenance of the favourable conservation status of bats. However accepting that this application is purely for the principle of change of use and there are no building operations requiring planning permission proposed under the current application then NRW have no observations to make on that principle.

NRW make clear, however, that the applicant should be made aware that the recommendations of the submitted bat scoping survey should be followed through (further surveys to be undertaken with regard to bats/bat roosts and potential mitigation) and that if bats/bat roosts are present then works affecting these (even if they don't require planning permission) are likely to require a European Protected Species (EPS) licence from NRW. In particular NRW note the potential for 'interim protection and investigation and works ahead of any main schedule of repairs to arrest any further decay, and that the Council's ecologist should be consulted to advise further on the need for bat surveys with regard to such future works and the need for a EPS licence.

#### **6.4 Welsh Water**

Have provided a standard response in respect of Foul, Surface and land drainage run off from the site and request a drainage condition be applied to any planning permission. They advise that the applicant may need to apply to Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991; but advise that no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

No objection is raised to the development in respect of water supply, although new infrastructure may be required at developer expense.

#### **6.5 Wales and West Utilities (Gas)**

Have provided a plan of the likely position of their apparatus and pipelines and confirmed that the developer must liaise with them to ensure that no damage will occur to their assets during the course of any works.

#### **6.6 Cadw**

Our role as a consultee in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments or registered historic parks and gardens. It is a matter for the local planning authority to then weigh our assessment against all the other material considerations in determining whether to approve planning permission, including issues concerned with listed buildings and conservation areas.

Having carefully considered the information provided with the planning application, our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development.

We therefore have no comments to make on the proposed development.

## 6.7 **The Victorian Society**

On the basis of the information submitted we strongly object to this application and recommend you refuse it consent.

It is simply not credible to suggest, as the submitted drawings do, that no alterations or structural interventions are to be made to the fabric of the Coal Exchange. While the principle of the building's conversion to a hotel may be acceptable, the drawings make no reference to the provision of services, such as ensembles, heating, lighting, security etc, which will surely be required. Furthermore, there does not appear to be a single lift included in the plans, raising serious questions over arrangements for the access and movement of a potentially large number of people into and around the building. In addition, no details are provided as to how the highly significant historic fabric and various spaces are to be altered or adapted, if indeed they are to be. How will the windows, the floors, or the fine timber panelling – to name just a few – be treated and what will be the impact on the exceptional significance of the listed building? Apart from the unconvincing drawings there is practically no information included in this application. This is deeply unsatisfactory.

For the past two years we have requested copies of a Conservation Management Plan and a Structural Survey for the building, both of which were acknowledged by the Council to be essential in considering future options for the reuse of the Coal Exchange. Neither is included with this application and it is not clear that they have ever been produced. For a building thought to be on the verge of collapse almost three years ago we can only assume that the Council will look unfavourably on these glaring omissions from the application.

Proposals affecting any listed building require a high level of scrutiny; but for a building acknowledged as being one of the most significant in the country the level of detail provided with this application is simply unacceptable. Not only does this make the application completely insupportable, it also calls into question the way in which the Council processes and validates applications. We urge the Council to review its procedures so that applications such as this, which are so obviously and woefully lacking in almost every respect, are no longer validated.

On the basis of the almost total lack of detailed information, which is required in order to assess the acceptability of this scheme, we strongly object to the application and urge you to refuse it consent. In the event of the submission of further information I would welcome the opportunity to comment further. Otherwise, I would be grateful if you could inform me of your decision in due course.

A further request from the Victorian Society asks that full recording of the Coal Exchange be undertaken, preferably a full suite of photographs by the RCAHMW, before any alterations, repairs etc. can happen. This will ensure that any works undertaken can relate properly to the existing.

## **7. REPRESENTATIONS**

- 7.1 The application has been advertised and neighbouring premises notified.
- 7.2 10 representations have been received. 6 in support, 3 neutral, and 1 recorded as an objection.
- 7.3 The comment recorded as an objection indicates concerns regarding the process of planning itself which the writer considers to allow the developer enormous freedom to change the character of the building; the exclusion of the 'wider area' from the scope of development as this is considered run down and in need of environmental improvement as well as enlivenment in terms of the introduction of new uses; and of the quality of public realm within which the building is sited. The objector is glad that the Coal Exchange would appear to have a future, and comments that use as a hotel would seem particularly fitting, but seeks reassurance regarding architectural quality, placemaking through design and mixing of different uses, and public space.
- 7.4 The neutral comments effectively seek clarification or ask further questions relating to traffic flows and parking; public realm; waste storage collection; the availability of offsite car parking; the lack of internal detailing (bathrooms and plumbing etc), in respect of the degree of intervention into the listed building proposed.

A resident of Rhiwbina considers that there is insufficient information to make a decision as to whether to object or support the application; on the acquisition of the building by the current applicant/developer; the lack of a business plan; no statement of inclusiveness of the local community; the capacity and skills required to deal with such an application; the condition of the conservation area; the need for a characterisation appraisal; the impact of Cardiff Bay Development Corporation; and the lack of transparency by the Council in respect of any masterplan for the area.

"Save the Coal Exchange" who are a voluntary group of interested parties wishing to see the building restored state that they have no objection in principle to the proposed change of use to a hotel, but cannot fully support proposals at this point until they have seen detailed plans to retain the special architectural features and historic character of the building. We would expect such plans to require a Conservation Management Plan (as recommended by Purcell), Listed Building Consent, an outline and schedule of works, and a completed seasonal bat survey (as recommended by United Environmental Services).

One letter of support is conditional 'on the developers putting in place strict rules in relation to air and noise pollution' the writer having concerns that 'Mount Stuart Square will be turned into a lorry park and that the access to and from the square (bearing in mind the road is narrow) will be blocked for residents who need access at all times'. The writer therefore request that parking not be allowed outside the east or north sides of the square where most residential

properties are.

- 7.5 Other comments received in support of the application confirm views that the development will be advantageous, and an investment bringing capital to Cardiff City Centre, the docks area and most importantly Mount Stuart Square; that the development will give Mount Stuart Square a much needed injection of life that fits well with the stature of the iconic Coal Exchange.....

...A high class hotel is one of the few ways which will allow the original features of the building to be retained, without cost to the public.. This is a great opportunity to finally inject some life into the Coal Exchange and Mount Stuart Square again, after a long period of neglect towards one of the most beautiful pieces of heritage architecture in Cardiff... The Coal Exchange is an astonishing piece of architecture that needs a committed developer to bring it back to its full functionality/potential. The fact that this new project aims to rescue this building, taking advantage of its period features and unique characteristics, seems to be a great advantage. We (the neighbours & the general public,) would like to see this building lasting for another 100+ years!

...the proposed hotel with facilities would fill a demand for luxury hotel accommodation in this part of Cardiff Bay where major sports, arts and leisure events that attract tourists and locals alike happen all year round...

This particular redevelopment of the Coal Exchange after a protracted delay would add market value to adjacent and nearby properties, and will trigger new/additional business set-ups in Mount Stuart Square and in Cardiff Bay....

Overall, the proposed application would provide value added benefits to residents and businesses in the part of Cardiff and help to attract more tourists to Cardiff Bay area.

## **8. ANALYSIS**

### **8.1 ENVIRONMENTAL IMPACT ASSESSMENT.**

- 8.2 "EIA development" means development which is likely to have significant effects on the environment by virtue of factors such as its nature, size or location; as advised by the Environmental Impact Assessment Regulations 2016.

- 8.3 Hotel Development is not referenced specifically within the Environmental Impact Assessment Regulations; nor do the Regulations specifically consider the change of use of existing buildings as opposed to the construction of new build hotels. However if attempting to best fit the character of development, the conversion of the Coal Exchange to a hotel might be considered an Urban Development Infrastructure Project.

- 8.4 The threshold identified to establish whether a proposal is EIA Development by virtue of inclusion as a 'Schedule 2' development under this category includes when the overall area of the development exceeds 5 hectares (50,000m<sup>2</sup>); or

where new development is on a significantly greater scale than the previous use, or where more than 10,000m<sup>2</sup> of new commercial floorspace is proposed, or where the types of impact are of a markedly different nature to the existing situation.

- 8.5 The conversion proposed does not seek to extend the existing building, rather to renovate the existing floorspace, indicated as having a site area of 3711 m<sup>2</sup> and a total floorspace of 13,167 sq m. The proposal is not therefore considered a Schedule 2 Development in terms of the scale of development proposed which does not include for any new floorspace.
- 8.6 The nature of the proposed development does not include for the use or processing of any hazardous substances and would not require any significant resource or result in any significant outputs, Such outputs as may reasonably expected such as increased vehicle movements noise and activity in the area need to be considered in context. Apart from the vacant Coal Exchange, Mount Stuart Square is and continues to contain a dense mix of office, commercial and residential accommodations including recreational and entertainment uses within a highly urban setting, and the proposed use is considered unlikely to have any outputs of a markedly different nature to those existing currently.
- 8.7 In respect of location, Mount Stuart Square Conservation Area, although a nationally recognised designation, which places duties of consideration on Local Planning Authorities when considering applications for development in such areas, is not a defined 'sensitive area' for the purposes of the Regulations. Furthermore, as no building operations are proposed, and the premise of the conversion is that of restoration, it is concluded that the development would not have any significant effect on the character or appearance of the area.
- 8.8 On the basis of the foregoing it is concluded that the Development is not EIA Development, and unlikely to have such significant environmental effect as to necessitate the submission of an Environmental Statement.

#### 8.9 LAND USE

The application site falls within the Bay Business Area as defined by the LDP proposals map. Strategic Policy KP10 considers commercial leisure uses are appropriate in this location. Paragraph 4.140/141 recognises that the Bay Business Area is the focus for tourism and leisure development and new and improved leisure, recreation and tourist facilities are important for the Bay's future development.

- 8.10 In addition Policy EC5 favours hotel development in the Central and Bay Business Area subject to considerations of scale, location, design, amenity and transportation. Paragraph 5.63 recognises the conversion of existing properties to hotels contribute to the range of accommodation available for tourists and other visitors to the city. In assessing such proposals, appropriate locations are considered to be main roads into the city and close to tourist or business areas, and suitable properties are likely to be larger houses and vacant low grade offices, able to accommodate parking requirements. In terms of both the property and its location, importance needs to be attached to the need to safeguard amenity of residential areas.

8.11 Assessed against this policy framework, given the Coal Exchange office accommodation has been near vacant for a considerable period of time and is located within the Bay Business Area where policy supports further tourism and leisure uses, the change of use to hotel raises no land use policy concerns.

#### 8.12 PUBLIC REALM

The redevelopment of The Coal Exchange represents a large scale proposal, where bringing the building back into full use will place increased pressure on the surrounding pedestrian environment, particularly due to the nature of the proposal as a hotel where movements will take place across a longer period of time, including at night.

The public realm surrounding the site is of a poor quality and there is a need for it to be upgraded to a standard commensurate with recent city centre / bay developments in order to provide a more efficient pedestrian environment than that which serves the area at present.

Planning Policy Wales, Paragraph 3.4.3 states that 'When a new building is proposed, an existing building is being extended or altered, or a change of use is proposed, developers should consider the need to make it accessible for all those who might use the building. The appropriate design and layout of spaces in, between and around buildings, including parking provision and movement routes, is particularly important in ensuring good accessibility'.

Cardiff Local Development Plan Policy KP6 (New Infrastructure) seeks that new developments will make appropriate provision for, or contribute towards, necessary infrastructure required as a consequence of proposed development, including public realm improvements.

It is requested that prior to the beneficial use of the building, the applicant prepares and undertakes a Public Realm Strategy for the site (as defined on the attached plan), which includes the following components:

- The removal of the section of carriageway between the Coal Exchange / Baltic House and the creation of a new public square.
- The resurfacing of the footways and public spaces.
- Kerbstone replacement.
- The retention / replacement and introduction of street trees.
- The replacement of street furniture, including benches, cycle stands, litter bins, tree grilles, bollards and street lighting
- The removal of raised brick planters.
- Carriageway and parking bay resurfacing / repair / reinstatement.

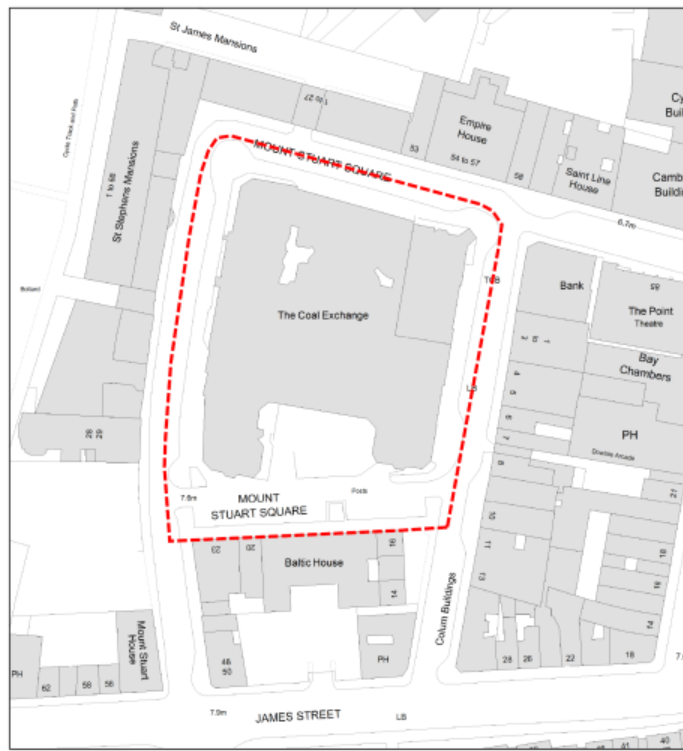
The extent of the area to be considered as part of the public realm strategy is identified on Plan A (Below). To ensure that the associated scheme of improvements are provided in a timely manner, it is requested that the developer undertake the public realm works as part of their development in a timescale to be agreed with the Local Planning Authority. This can be secured



by condition.



The developer has also agreed to collaborate with the Local Authority in respect of the upgrading of the wider public realm around the site shown on Plan B, this is also bound by condition.



## 8.13 HISTORIC ENVIRONMENT

The Coal Exchange is Listed as a building of Architectural and Historic Interest Grade II\*. It is also located within the Mount Stuart Square Conservation Area.

As such, the Planning Listed Buildings and Conservation Areas Act 1990 (As Amended) places a duty on Local Planning Authorities, when considering planning applications affecting a Listed Building, to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it possess. The Act further advises that special attention be paid to the desirability of preserving the character and appearance of a conservation area when considering development proposals within it.

National Guidance relating to the Historic Environment is contained within former Welsh Office Circular 61/96. Paragraph 8 of the Circular advises that it is generally preferable if applications for planning permission and listed building consent are considered concurrently.

The planning officer fully concurs with this advice, as it is evidently easier to assess the implications of a development proposal when the condition of the asset is fully understood through appropriately documented survey; when finite development proposals are clarified; and informed by a conservation management plan which has analysed the architectural and historic value of the asset and its components and made recommendations for the future preservation of those assets based on their level of special interest, condition and vulnerability.

However the Planning Officer also notes that this application seeks to establish the principle of the use of the Coal Exchange as a hotel in land use planning terms only and does not in itself seek permission for any building operations or works to the building.

The planning officer also notes that there are few listed buildings in Wales of the scale, complexity and in such vulnerable condition as the Coal Exchange, and that although all parties are keen to understand the status and potential of the building through further survey and clarity of proposals, that it is obvious that the building generally, and the key architectural and historic features for which it is recognised, are in such a vulnerable situation, that it is simply nonsensical to hold up the registration or determination of a planning application which seeks only to establish the principle of a land use, in the absence of such information.

Furthermore, the proposed change of use of the Coal exchange to a hotel, would not appear at odds with the duty placed on the local planning authority to have special regard to the desirability of preserving the building, its setting and architectural features; especially if considered on the premise utilising and restoring the building for such purposes.

It is completely accepted, as pointed out by a number of objectors to the proposals based on lack of information, including Victorian Society, that It is inevitable that the conversion of the building to a hotel will require adaptation

and modification of the building interior, to accommodate en-suite bathrooms, air conditioning and other mechanical and electrical installations, However all such modifications will require Listed Building Consent and can be appropriately assessed at the time of such applications.

Welsh Office Circular 61:96 also makes clear that when asked to consider a planning application relating to a Listed Building in isolation, that a decision on that application cannot be taken as predetermining the outcome of any subsequent application for Listed Building Consent.

It is also not considered practical, given the scale and access difficulties to certain areas of the building's (SE wing, NW wing, roofscape generally), to reasonably expect all survey work and conservation planning decisions to be arrived at prior to a scope of essential preservation/protection measures to protect the most vulnerable/precious areas of the building; or to expect all proposals for fabric interventions to come together simultaneously, and that this information is far more likely come forward in phases.

The planning officer concludes that although the receipt of an application to establish the principle of the change of use of the building only is not ideal, that this in itself does not compromise the ability of the local planning authority to control the detail of the scheme as an when survey detail and recommendations/proposals come forward, and that if such an application is necessary to provide confidence to financiers and enable access to funding streams to make the renovation of the building happen, then this must be accepted ahead of any detail of works, as without finance, the alternative is to watch the building further decline.

Members are also advised that the submitted design and access statement provides a clear intent to restore the building, as a building of architectural and historic interest as the principal offer of the hotel; and that there is an ongoing dialogue between the applicants and their consultants, the local planning authority and Cadw which are currently moving forward positively in respect of the format and content of Listed Building Consent application(s).

#### 8.14 SUSTAINABLE TRANSPORT

Supplementary Planning Guidance relating to parking standards for Hotel Development in the City Centre Bay Core Area requires a minimum of 0 parking spaces for guests; but requires adequate facility for drop off and pick up for guests and for cycle parking for operational/staff purposes; as well as appropriate access for hotel servicing.

Access to Mount Stuart Square from James Street is one way. There are intermittent parking opportunities around the square and to the west and south of the building in particular. The comments of the Transport Officer and Place Making team in terms of public realm enhancement would offer an opportunity for the creation of new pick up and drop off opportunities within a modified southern highway and for improved servicing facilities elsewhere. A condition requires the developer to undertake such improvements prior to the beneficial

use off the hotel.

From a sustainable transport perspective the site is also located within close proximity to Cardiff Bay Railway Station and its connection to the Cardiff Mainline via Queen Street Station. The building is also accessible from the Central Railway Station via Dumballs Road. The Bay is also well served by buses and the building is considered well placed for service by public transport, Cycle parking facilities can be made a requirement of any planning permission and the building has ample opportunity to provide these. The public car park at Mermaid Quay and pay and display kerbside parking (Free one hour parking in West Bute Street) will provide sufficient opportunities for those favouring travel by private car or for pick up and drop off usage, though it will also be a requirement of any planning permission that the applicant provide a travel plan to encourage guests and staff to travel by more sustainable modes.

Members will note that the concrete car park to the south of the building is not included within the application site, and members are advised that the planning officer is in discussion with the applicant regarding its removal as this is considered preferable in conservation terms to its retention for vehicle parking. A further application(s) will follow in this regard, and the area is contained within the area defined for public realm enhancement under the terms of the above mentioned Condition.

#### 8.15 PROTECTED SPECIES

The preliminary bat survey submitted at the Planning Officer's request suggests that the building would provide a likely habitat for bats. The preliminary survey suggests that further survey to confirm the presence of bats and if confirmed, their type and entry points into the building, will be required to consider appropriate mitigation to maintain a favourable conservation status. This has been requested to be followed through by NRW and the Council's ecologist, and the applicant and NRW have been requested to meet to consider the best way forward given the protected and vulnerable condition of the building and ongoing access difficulties. Ultimately NRW will need to provide a licence for any works which are confirmed to have an impact on bats.

#### 8.16 AIR, NOISE, LIGHT POLLUTION

It is not considered likely that a hotel use will have any unduly adverse effect on the amenities of adjacent neighbours in terms of light or air pollution. Cooking odours can be managed by extraction from hotel kitchens and filtered using mechanical and electrical systems. Although increased vehicle movements can be expected as a consequence of increased servicing and taxi movements, it is not considered likely that those would have any discernible impact if considered against the context of James Street and West Bute Street.

Functions may produce noise, as might general activities of deliveries and the comings and goings of guests. However the worst impacts of these can be controlled by planning conditions, which can control the nature of functions, delivery and servicing times. and curtail public use of restaurants and bars

within given hours.

#### 8.17 LAND CONTAMINATION

The comments of the Contaminated Land Officer are noted. There are no groundworks proposed under the cover of this application, however the conditions proposed are accepted on the basis that there may be a requirement to undertake such works in the future which may not be captured by any other requirement for planning permission or listed building consent. The standard suite of import conditions and to cover any potential for unforeseen contamination is also considered prudent.

#### 8.18 FLOOD RISK

The building is located within flood Zone C1 which is an area where there is a degree of risk, but where flood defence infrastructure exists to serve the development. The comments of Natural Resources Wales 'No Objection' are noted. On this basis and in consideration of the given context, the Planning Officer is satisfied that the conversion of the building is justified from a potential flooding perspective, and that the applicants have acknowledged this position by means of submitting a flood consequences assessment with the application.

#### 8.19 PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

The waste managers comments are noted and a waste strategy is required by condition. The planning officer observes however that the capacity of the building is finite and the use of the property as a hotel is unlikely to generate a greater population than previous office uses or as an entertainment venue, and there is no concern that the building cannot handle likely waste volumes.

#### 8.20 OTHER ISSUES RAISED IN REPRESENTATIONS RECEIVED

- *Planning process allows enormous freedom to change the character of the building.*

This application, if approved, will establish the principle of the change of use of the building to a hotel. The use of the building as a hotel will undoubtedly bring a different character to the building, and to the area, but it is hoped a positive change which will retain the special interest of the building into the next stage of its viable use for future generations to enjoy and appreciate.

The granting of planning permission for a change of use will not permit any material alteration to the building exterior. As this would require planning permission which is not applied for here; nor would it permit any change which would affect the character of the building as a building of architectural or historic interest externally or internally as such changes would require the Granting of a separate application for Listed Building Consent.

The planning officer is therefore satisfied that this planning process will not allow any undue freedom to change the character of the building.

- *The Exclusion of the 'wider area' from the scope of application.*  
The applicant has indicated that they do not have any ownership interest in any other building in the area. Public realm enhancements are an expectation of the developer in implementing any change of use which would see intensified use of the public realm. But it would not be considered reasonable that the developer be expected to extend the geographic extent or development proposals outside of the current scope of the application.
- *Architectural Quality.*  
This application does not seek permission for any building works, these may follow, and will be judged on their merit at the time of any submission. The architects have commissioned conservation consultants of note, and an application for Listed Building Consent is expected to be submitted for consideration shortly.
- *Placemaking through design*  
Is considered beyond the scope of a single application. The scope of public realm works will be the subject of further dialogue with the applicant
- *Detail regarding the acquisition of the building by the current applicant/developer.*  
This is not a planning requirement.
- *The lack of a business plan.*  
This is not a planning requirement.
- *No statement of inclusiveness of the local community*  
This is not a planning requirement
- *Lack of capacity and skills required to deal with such an application*  
This is not concurred with
- *The condition of the conservation area.*  
This application which seeks a viable future for the building is considered to have a positive influence on the condition of the area
- *The need for a characterisation appraisal.*  
Is not material to the determination of this application. A conservation area appraisal exists for the area and promotes the repair of the Coal Exchange.
- *The impact of Cardiff Bay Development Corporation.*  
Is not material to the determination of this application
- *The lack of transparency by the Council in respect of any masterplan for the area.*  
The Council are currently considering a number of masterplan studies for this and other key areas of the city. However none are currently of adopted status. The lack of a masterplan for the area not material to the

determination of this application.

- **Lack of a Conservation Management Plan**  
This application contains a Design and Access statement which confirms the intentions of repair and a recommendation for a conservation management plan it is understood that this will advise the submission of any future application(s) for Listed Building Consent.
- **Lack of an application for Listed Building Consent, an outline and schedule of works.**  
These matters are considered in the report.
- ***Lack of a completed seasonal bat survey.***  
The applicant is aware of the protected status of bats, and of the potential for the building to being used for roosting purposes. A seasonal bat survey will take a number of months and is dependent on access/acceptable observation techniques. The determination of this application will not impact on the need for a protected species licence from NRW or for such survey/mitigation proposals as will be necessary to ensure for the favourable conservation status of bats when the LPA consider any future planning application or Listed Building Consent Application.
- ***Access during construction.***  
It is recommended that any permission is subject to a condition requiring a construction management plan.

## **9. SECTION 106 MATTERS**

No requests for financial contributions have been received in respect of this application. However, it is considered a reasonable expectation that the development should secure the necessary enhancement of the immediate public realm, as indicated in the applicant's promotional material for the development, and to make necessary improvements for servicing and pick up and drop off of guests as requested by the Transportation and Place Making teams. The Planning Officer is satisfied, given that the only other interested party are the Council as Highways Authority. That it is appropriate to secure this by condition.

## **10. CONCLUSION**

That Planning Permission for the change of use of the building for purposes of a hotel, function rooms, restaurant / bar, heritage exhibition space and spa be Granted subject to such conditions as are appropriate and necessary to enable such a use in the given context.



This page is intentionally left blank

Applications decided by Delegated Powers between 01/06/2016 and 30/06/2016

Total Count of Applications: 283

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00644/DCH	13/04/2016	Bridges	REMOVAL OF FOUR WALLS AT GROUND FLOOR AND CONSTRUCTION OF NEW GROUND FLOOR REAR EXTENSION	48 CECIL STREET, ADAMSDOWN, CARDIFF, CF24 1NW	58	False	Permission be granted	10/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00929/MNR	25/04/2016	Blue Coast Cardiff LLP	VARIATION OF CONDITION 4 OF PLANNING APPLICATION 15/01791/MNR TO ALLOW A GREATER RANGE OF GOODS TO BE SOLD TO ENABLE A DISCOUNT RETAILER TO TRADE FROM THE UNIT	UNIT 6A, CITY LINK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1PQ	43	True	Permission be granted	07/06/2016
16/00930/MNR	25/04/2016	Blue Coast Cardiff LLP	EXTERNAL ALTERATIONS TO UNIT 6A	UNIT 6A, CITY LINK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1PQ	52	True	Permission be granted	16/06/2016
16/00966/MNR	29/04/2016	Salem	RETENTION OF TWO STOREY REAR EXTENSION AND CHANGE OF USE FROM A RESIDENTIAL DWELLING INTO AN 8 PERSON HMO	258 NEWPORT ROAD, ROATH, CARDIFF, CF24 1RR	48	True	Permission be granted	16/06/2016

BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01152/DCH	12/05/2016	Wills	ERECTION OF A ROW OF 4 SINGLE STOREY GARAGES.	HODGES ROW, BUTETOWN, CARDIFF, CF10 5JT	36	True	Permission be granted	17/06/2016
16/00976/MJR	27/04/2016	J R Smart (Builders) Ltd	DEMOLITION AND CLEARANCE OF PUBLIC HOUSE OFFICE ACCOMMODATION AND BOAT SHED	THE WHARF, MANAGERS FLAT AND BOATSHED, 121 SCHOONER WAY, ATLANTIC WHARF, CARDIFF, CF10 4EU	55	True	Prior Approval be granted	21/06/2016
16/00857/MJR	18/04/2016	Rightacres Property Co. Limited	VARIATION OF CONDITION 18 OF 15/03144/MJR TO ALLOW SUBSTITUTION OF DRAWINGS AMENDING THE DESIGN	FUSION POINT 3, DUMBALLS ROAD, BUTETOWN, CARDIFF	53	True	Permission be granted	10/06/2016
16/00907/MJR	25/04/2016	Morganstone Ltd.	DISCHARGE OF CONDITIONS 2 (MATERIALS); CONDITION 3 (ARCHITECTURAL DETAILING); CONDITION 4 (BOUNDARY TREATMENTS); CONDITION 5 (CYCLE STORE DETAILS); CONDITION 19 (BIN STORAGE); CONDITION 20 (HARD AND SOFT LANDSCAPING DETAILS); CONDITION 22 (ARBORICULTURAL METHOD STATEMENT); CONDITION 23 (COMPENSATORY TREE PLANTING); AND CONDITION 27 (JAPANESE KNOTWEED) OF 15/00956/MJR	HAMADRYAD COURT, HAMADRYAD ROAD, BUTETOWN, CARDIFF, CF10 5UY	65	False	Full Discharge of Condition	29/06/2016

16/01288/MJR	03/06/2016	Cardiff Community Housing Associations	AMEND CONDITION 3 (MATERIALS) FROM 'PRIOR TO COMMENCEMENT OF THE DEVELOPMENT' TO 'PRIOR TO COMMENCEMENT OF THE SUPERSTRUCTURE'; . AMEND CONDITION 4 (ARCHITECTURAL DETAILING) FROM 'PRIOR TO COMMENCEMENT OF THE DEVELOPMENT' TO 'PRIOR TO COMMENCEMENT OF THE SUPERSTRUCTURE'; . AMEND CONDITION 5 (BOUNDARY TREATMENTS) FROM 'PRIOR TO COMMENCEMENT OF THE DEVELOPMENT' TO 'PRIOR TO COMMENCEMENT OF THE SUPERSTRUCTURE'; AND . AMEND CONDITION 13 (HARD AND SOFT LANDSCAPING) FROM 'PRIOR TO COMMENCEMENT OF THE DEVELOPMENT' TO 'PRIOR TO COMMENCEMENT OF THE SUPERSTRUCTURE' OF PLANNING PERMISSION 15/02597/MJR	LAND OFF SCHOONER WAY, ATLANTIC WHARF	7	True	Permission be granted	10/06/2016
--------------	------------	--	---	---------------------------------------	---	------	-----------------------	------------

Page 20

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00290/MNR	22/02/2016	eBureau Limited	1 COMMERCIAL UNIT AT GROUND FLOOR LEVEL WITH 8 STUDIO SERVICED APARTMENTS AT FIRST & SECOND FLOOR LEVELS	31 AND 33 TRESILLIAN TERRACE, BUTETOWN, CARDIFF, CF10 5DE	115	False	Planning Permission be refused	16/06/2016
15/02920/MNR	08/12/2015	JUNCTION CANAL LTD	2 STOREY COMMERCIAL UNIT COMPRISING RESTAURANT/CAFE ON THE GROUND FLOOR AND OFFICE AT FIRST FLOOR	LAND AT WATERFRONT 2000, RALEIGH WALK, ATLANTIC WHARF, CARDIFF, CF10 4LN	199	False	Permission be granted	24/06/2016

16/00703/MNR	29/03/2016	NUS Wales	EXTERNAL CONDENSER UNIT AND INSTALLATION OF A WALL MOUNTED COOLING UNIT WITHIN A 2ND FLOOR SERVER ROOM. THE INTERNAL WORK WILL TAKE PLACE ON THE 2ND FLOOR OF CAMBRIAN BUILDINGS. THE AIR CONDITIONING UNITS IS TO BE INSTALLED UPON THE SERVER ROOM WALL WITH PIPE WORK TAKEN THROUGH THE CEILING VOID TO THE EXTERNAL WALL AND RUN DOWN TO GROUND FLOOR LEVEL WITHIN THE INTERNAL EXPOSED ATRIUM THAT IS LOCATED TO THE REAR OF THE BUILDING.	NATIONAL UNION OF STUDENTS IN WALES, CAMBRIAN BUILDINGS, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5FL	79	False	Permission be granted	16/06/2016
--------------	------------	-----------	---	---	----	-------	-----------------------	------------

A/16/00059/MNR	04/05/2016	SAMUEL SMITH BREWERY	2 FASCIA SIGNS	THE WATER GUARD, HARBOUR DRIVE, CARDIFF BAY, CARDIFF, CF10 4PA	37	True	Permission be granted	10/06/2016
----------------	------------	----------------------	----------------	--	----	------	-----------------------	------------

16/00415/MNR	26/05/2016	Parks, Sports and Harbour	ALTERATIONS TO PLANNING PERMISSION 16/00412/MNR - MINOR CHANGES TO DESIGN, REMOVAL OF INTERNAL DECKING AREA TO PROVIDE MORE STORAGE SPACE, INCREASE IN WIDTH (1.2M TO 1.5M) FOR STABILITY	WATER BUS PONTOONS, ROALD DAHL PLASS WATERFRONT, CARDIFF BAY	12	True	Permission be granted	07/06/2016
--------------	------------	---------------------------	---	--	----	------	-----------------------	------------

Page 122

**CAER**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00969/DCH	27/04/2016	Morris	TWO STOREY SIDE EXTENSION	31 BRUNDALL CRESCENT, CAERAU, CARDIFF, CF5 4RU	57	False	Permission be granted	23/06/2016
16/00936/DCH	28/04/2016	Djaiz	PROPOSED GRANNY ANNEXE TO REAR OF PROPERTY	199 HEOL TRELAI, CAERAU, CARDIFF, CF5 5LF	50	True	Permission be granted	17/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01188/MNR	01/05/2016	PRITCHARD	NEW DETACHED DWELLING	LAND ADJACENT TO 26 KNIGHTSWELL ROAD, KNIGHTSWELL ROAD, CAERAU	54	True	Permission be granted	24/06/2016
16/00472/MNR	01/03/2016	Jenco Developments Ltd	NEW HOUSE ON LAND ADJACENT TO 21 PENALLY ROAD, ELY, CARDIFF	SITE ADJACENT TO 21 PENALLY ROAD AND 2 HEOL EGLWYS, CAERAU, CARDIFF, CF5 5PD	106	False	Permission be granted	15/06/2016
16/00850/MNR	18/04/2016	Benson	EXTERNAL ALTERATIONS INCLUDING THE INSTALLATION OF NEW SHOPFRONT, GLAZING FILM, VENTILATION AND EXTRACTION EQUIPMENT AND LOUVERED WALL GRILLES.	253 COWBRIDGE ROAD WEST, CAERAU	56	True	Permission be granted	13/06/2016
16/00892/MNR	20/04/2016	MT Surveyors	RENEWAL OF 11/00403/DCO FOR 2 STOREY DWELLING WITH ACCOMMODATION IN ROOF SPACE	PLOT AT KNIGHTSWELL ROAD, CAERAU	48	True	Permission be granted	07/06/2016

CANT Page 123

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00775/DCH	14/04/2016	BORJA	CONSTRUCTION OF ROOF DORMER	13 PRESWYLFA STREET, CANTON, CARDIFF, CF5 1FS	55	True	Permission be granted	08/06/2016
16/01005/DCH	29/04/2016	MCQUADE	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	13 THEOBALD ROAD, CANTON, CARDIFF, CF5 1LP	53	True	Permission be granted	21/06/2016

16/00888/DCH	09/05/2016	Kerai	SINGLE STOREY SUMMER HOUSE/GYM TO REAR GARDEN.	73 SLOPER ROAD, LECKWITH, CARDIFF, CF11 8AE	30	True	Permission be granted	08/06/2016
16/00931/DCH	26/04/2016	Willey	PROPOSED REMOVAL OF SMALL EXISTING DORMER AND REPLACEMENT WITH LARGER DORMER EMULATING EXISTING SASH WINDOWS ON PRIMARY DORMER.	6 DULWICH HOUSE, PENCISELY ROAD, CANTON, CARDIFF, CF5 1DG	36	True	Permission be granted	01/06/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00889/MNR	26/04/2016	Gower	CONVERT EXISTING NURSERY AND SEPARATE FLAT INTO ONE FAMILY DWELLING, INCLUDING MODIFICATIONS TO REAR AND SIDE FACING WINDOWS, REMOVAL OF EXISTING FIRST FLOOR FIRE ESCAPE, CONSTRUCTION OF A DORMER WINDOW TO SERVE A NEW BATHROOM, AND THE DEMOLITION OF REAR BOUNDARY WALL/GATES, AND THE CONSTRUCTION OF NEW REAR BOUNDARY WALL AND GATES.	71 ROMILLY ROAD, CANTON, CARDIFF, CF5 1FL	51	True	Permission be granted	16/06/2016
16/00465/MNR	13/05/2016	KERAI	PROPOSED 2 BED SELF CONTAINED UNIT TO REPLACE DILAPIDATED GARAGE TO REAR YARD	28 ALEXANDRA ROAD, CANTON, CARDIFF, CF5 1NS	45	True	Planning Permission be refused	27/06/2016
15/01105/MNR	11/05/2015	Ely Bridge Developemnt Company Ltd	DISCHARGE OF CONDITION 8 (ARBORICULTURAL METHOD STATEMENT) OF 14/00774/DCO	PART FORMER PAPER MILL, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	407	False	Full Discharge of Condition	21/06/2016
A/16/00084/MNR	19/05/2016	ASDA STORES LTD	SIGNAGE	ASDA STORE, CAPITAL RETAIL PARK, LECKWITH ROAD, CANTON, CARDIFF, CF11 8EG	22	True	Permission be granted	10/06/2016



16/01261/MNR	03/06/2016	Hooper Nash	DISCHARGE OF CONDITION 4 (JOINERY WINDOW DETAIL) OF PLANNING PERMISSION 14/02826/MNR	MARINE HOUSE, 275 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JB	11	True	Full Discharge of Condition	14/06/2016
16/01160/MJR	13/05/2016	Ely Bridge Development Company	DISCHARGE OF CONDITION 6 (CLADDING) OF PLANNING PERMISSION 14/00773/DCO	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	35	True	Partial Discharge of Condition (s)	17/06/2016

## CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00525/DCH	06/04/2016	Munir	GROUND FLOOR REAR EXTENSION	96 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HY	56	True	Planning Permission be refused	01/06/2016
16/01096/DCH	28/04/2016	MURPHY	GROUND FLOOR REAR EXTENSION AND ALTERATIONS TO EXISTING CLASS C4 HOUSE	86 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	43	True	Permission be granted	10/06/2016
16/00925/DCH	22/04/2016	AHMAD	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	87 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NF	49	True	Permission be granted	10/06/2016
16/00939/DCH	28/04/2016	Motivo Developments	GROUND FLOOR REAR EXTENSION TO EXISTING CLASS C4 HOUSE TO PROVIDE 5 BED UNIT	50 DANIEL STREET, CATHAYS, CARDIFF, CF24 4NY	49	True	Permission be granted	16/06/2016
16/00896/DCH	20/04/2016	LLoyd	SINGLE STOREY. STORE TO REAR GARDEN	78 BRITHDIR STREET, CATHAYS, CARDIFF, CF24 4LF	55	True	Permission be granted	14/06/2016
16/00733/DCH	22/04/2016	Simba Properties Ltd	PROPOSED REAR SINGLE STOREY EXTENSION WITHIN PERMITTED DEVELOPMENT LIMITATIONS	18 COGAN TERRACE, CATHAYS, CARDIFF, CF24 4AX	54	True	Permission be granted	15/06/2016
16/01020/DCH	05/05/2016	C/O Agent	INSTALLATION OF A WINDOW IN THE SIDE ELEVATION OF SINGLE STOREY REAR EXTENSION	92 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BX	56	True	Permission be granted	30/06/2016

16/01029/DCH	29/04/2016	MICALEF	REAR GROUND FLOOR EXTENSIONS 4000MM OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS, AND REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	110 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DG	53	True	Permission be granted	21/06/2016
16/01044/DCH	29/04/2016	Bancroft	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	8 MINISTER STREET, CATHAYS, CARDIFF, CF24 4HR	49	True	Permission be granted	17/06/2016
16/01048/DCH	29/04/2016	MURPHY	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	86 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	49	True	Permission be granted	17/06/2016
16/01068/DCH	05/05/2016	Winter	SMALL INCREASE TO WIDTH TO EXISTING 2 STOREY REAR PROJECTION, 2 VELUX ROOFLIGHTS, WIDEN EXISTING REAR PATIO DOOR AND REMOVAL OF EXISTING CHIMNEY.	28 COBURN STREET, CATHAYS, CARDIFF, CF24 4BS	36	True	Permission be granted	10/06/2016
16/01189/DCH	17/05/2016	Plageman	GROUND FLOOR EXTENSION AND LOFT CONVERSION TO EXISTING HOUSE, TOGETHER WITH DEMOLITION AND RECONSTRUCTION OF EXISTING GARAGE	103 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HN	36	True	Permission be granted	22/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

15/02724/MJR	09/11/2015	Cardiff University	VARIATION OF CONDITIONS 5 (REVISION OF THE INDICATIVE MASTERPLAN), CONDITION 6 (REVISION OF THE PARAMETERS PLAN), CONDITION 7 (REVISION OF THE PHASING PLAN), CONDITION 8 (REVISION OF THE LOCATION OF THE PEDESTRIAN AND CYCLE BRIDGE) AND CONDITION 32 (DETAILS OF ROADS AND FOOTPATHS WITHIN THE SITE) OF 09/2175/C	FORMER MAINDY SIDINGS SITE, ADJACENT TO MAINDY ROAD AND NORTH OF UNIVERSITY OPTOMETRY BUILDING, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	225	False	Permission be granted	21/06/2016
16/01326/MJR	31/05/2016	Cresswell Propserities Ltd	DISCHARGE OF CONDITION 3 (EXTERNAL MATERIALS) OF PLANNING PERMISSION NUMBER 16/00315/MJR	BURGER KING, 2 GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	15	True	Full Discharge of Condition	15/06/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00492/MNR	29/04/2016	Victoria Hall Limited	DISCHARGE OF CONDITIONS 3 (GAS MONITORING), 4 (CONTAMINATION) AND 5 (REMEDIATION SCHEME AND VERIFICATION PLAN) OF PLANNING PERMISSION 16/00250/MNR	VICTORIA HALL STUDENT RESIDENCE, BLACKWEIR TERRACE, BLACKWEIR	49	True	Full Discharge of Condition	17/06/2016
16/00657/MNR	29/03/2016	Vidler	PROPOSED DETACHED TWO BEDROOM DWELLING	RHYMNEY MEWS, RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DG	69	False	Planning Permission be refused	06/06/2016
16/00317/MNR	29/02/2016	Curzon Retail Limited	CHANGE OF USE FROM A1 TO A3 INCLUDING PARTIAL REMOVAL OF PARTY WALLS	15-19 WYNDHAM ARCADE, CITY CENTRE, CARDIFF, CF10 1FH	95	False	Permission be granted	03/06/2016
16/01013/MNR	29/04/2016	Patterson	CONVERSION OF 4 BEDROOM DWELLING TO ONE 2 BEDROOM FLAT & ONE 4 BEDROOM FLAT WITH DORMER ROOF EXTENSION	2 SENGHENNYDD ROAD, CATHAYS, CARDIFF, CF24 4AG	48	True	Permission be granted	16/06/2016

A/16/00046/MNR	18/04/2016	Next Retail Plc.	4NO. SETS OF INTERNALLY ILLUMINATED BUILT UP LETTERING 2NO. INTERNALLY ILLUMINATED FLEX FACE BOXES & SKINS	NEXT, 80-88 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2GR	49	True	Permission be granted	06/06/2016
A/16/00051/MNR	22/04/2016	Royal Bank of Scotland	INSTALLATION OF AN ATM SURROUND	ATM SITE (NAT WEST), CAROLINE STREET, CITY CENTRE	56	True	Permission be granted	17/06/2016
15/03140/MNR	21/12/2015	Mansford Core2	AMENDED DESIGN TO SHOPFRONT HIGH STREET ELEVATION AND CHANGE OF USE TO A1/A3	2-6 CASTLE ARCADE, CITY CENTRE, CARDIFF, CF10 1BU	192	False	Permission be granted	30/06/2016
15/03146/MNR	21/12/2015	Mansford Core2	AMENDED DESIGN TO SHOPFRONT HIGH STREET ELEVATION	2-6 CASTLE ARCADE, CITY CENTRE, CARDIFF, CF10 1BU	192	False	Permission be granted	30/06/2016
16/00450/MNR	08/03/2016	Deltic Group	INTERNAL REDECORATION AND REFURBISHMENT OF EXISTING LICENSED PREMISES WITH THE CONSTRUCTION OF AN AREA OF RAISED EXTERNAL TIMBER DECKING	JONGLEURS AND PRYZM, PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3AD	97	False	Permission be granted	13/06/2016
16/00451/MNR	08/03/2016	Deltic Group	INTERNAL REDECORATION AND REFURBISHMENT OF EXISTING LICENSED PREMISES WITH THE CONSTRUCTION OF AN AREA OF RAISED EXTERNAL TIMBER DECKING	JONGLEURS AND PRYZM, PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3AD	97	False	Permission be granted	13/06/2016
16/01236/MNR	25/05/2016	Laing Edinburgh	REFURBISHMENT OF EXTERNAL SHOPFRONT TO THE HAYES: RECLAD EXISTING GOALPOST WITH TIMBER MOULDINGS, REPLACE DOOR WITH FRAMELESS FULLY GLAZED DOOR	PARKHOUSE JEWELLERS, 27 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	30	True	Permission be granted	24/06/2016

A/16/00086/MNR	25/05/2016	Laing Edinburgh	CHANGE SIGNAGE REFURBISHMENT OF EXTERNAL SHOPFRONT WITHIN ST DAVIDS CENTRE: EXISTING GRANITE FASCIA TILES REPLACED WITH PAINTED TIMBER PANELS. NEW HALO ILLUMINATED BRAND SIGNAGE, WINDOW VINYL WITH BRAND LOGO, NEW FRAMELESS FULLY GLAZED DOOR. DISPLAY OF 3 NO HALO ILLUMINATED FASCIA SIGNS DISPLAY OF 1NO PROJECTING SIGN DISPLAY OF WINDOW VINYL WITH LOGO	PARKHOUSE JEWELLERS, 27 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	30	True	Permission be granted	24/06/2016
16/01153/MNR	27/05/2016	Seasalt Limited	RENEWAL OF SHOP FRONT	47 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	28	True	Permission be granted	24/06/2016
A/16/00061/MNR	27/05/2016	Seasalt Limited	RENEWAL OF SIGNAGE ILLUMINATED CUT LOGO MAIN SIGN ABOVE ENTRANCE AND ILLUMINATED METAL BOX PROJECTION SIGN. VINYL MANIFESTATIONS TO GLAZING.	47 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	28	True	Permission be granted	24/06/2016
16/01181/MNR	10/05/2016	S A Brain and Company Ltd.	REPLACEMENT OF 5 NO. EXISTING GROUND FLOOR WINDOWS WITH THE INSTALLATION OF NEW UPVC WINDOWS	THE FLORA HOTEL, 134-136 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HY	38	True	Permission be granted	17/06/2016
16/01191/MNR	17/05/2016	Ahmed	CONVERSION TO FOUR FLATS	92 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AR	31	True	Permission be granted	17/06/2016
16/01142/MNR	13/05/2016	Red Recruitment	INSTALLATION OF 4 NO. EXTERNALLY MOUNTED AIR CONDITIONING UNITS AT THE FIRST AND SECOND FLOOR LEVEL ON THE REAR EXTERNAL WALL OF THE PROPERTY	RED RECRUITMENT PARTNERSHIP, 28 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AB	35	True	Permission be granted	17/06/2016
A/16/00082/MNR	17/05/2016	RBS	NON ILLUMINATED FASCIA PANELS WITH INTERNALLY ILLUMINATED BADGE SIGNS AND PROJECTION SIGNS, ONE EACH END OF FASCIA. INTERNALLY ILLUMINATED ATM SURROUND AND NON ILLUMINATED WELCOME PANEL	ROYAL BANK OF SCOTLAND, 1-4 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PX	31	True	Permission be granted	17/06/2016

## CRE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01136/DCH	18/05/2016	Stephens	SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY.	OAKLANDS, STAR LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JH	40	True	Permission be granted	27/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
15/02725/MJR	02/11/2015	Persimmon Homes	DISCHARGE OF CONDITIONS 6 (TOPSOIL & SUBSOIL) AND 7 (LANDSCAPING SPECIFICATION) OF 15/01288/MJR	LAND OFF MICHAELSTON ROAD, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DW	232	False	Full Discharge of Condition	21/06/2016
16/00089/MJR	29/04/2016	Charles Church East Wales	DISCHARGE OF CONDITIONS 5 (DETAILS OF THE DESIGN OF THE BIN STORES), 6 (TOPSOIL AND SUB-SOIL SPECIFICATION) AND 7 (LANDSCAPE PLAN) OF PLANNING PERMISSION 15/02826/MJR	LAND OFF MICHAELSTON ROAD, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DW	49	True	Full Discharge of Condition	17/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
15/01714/MNR	30/06/2015	Davies	DISCHARGE OF CONDITION 20 (ARCHAEOLOGICAL WATCHING BRIEF) OF 14/02245/MNR	SPRINGMEADOW HOUSE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DW	364	False	Full Discharge of Condition	28/06/2016
16/01061/MNR	05/05/2016	Ward	CONSTRUCTION OF A NEW DWELLING	PLOT 1, HOLDINGS LANE, CAPEL LLANILTERN, CF4 6JA	56	True	Permission be granted	30/06/2016

## CYNC

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01002/DCH	06/05/2016	JOSHI	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS	5 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DD	54	True	Permission be granted	29/06/2016
16/00981/DCH	28/04/2016	Burrows	SINGLE STOREY SIDE AND REAR EXTENSION, HIP-TO-GABLE AND REAR DORMER ROOF EXTENSIONS, DRIVEWAY AND CROSSOVER.	12 GRASMERE AVENUE, ROATH PARK, CARDIFF, CF23 5PW	49	True	Permission be granted	16/06/2016
16/00681/DCH	24/03/2016	Neill	PROPOSED DEMOLITION OF BOTH THE EXISTING DETACHED PREFABRICATED CONCRETE GARAGE UNIT AND THE GROUND FLOOR REAR KITCHEN LEAN-TO EXTENSION; AND THE CONSTRUCTION AND FORMATION OF THE PROPOSED DETACHED GARDEN OFFICE AND REAR STORE ROOM, ENLARGED KITCHEN EXTENSION AND THE ASSOCIATED INTEGRAL UTILITY AND SHOWER ROOMS TOGETHER WITH THE CARRYING OUT OF THE EXTERNAL PAVING, LANDSCAPING AND SIDE BOUNDARY WALL REBUILDING WORKS.	66 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0ND	83	False	Permission be granted	15/06/2016
16/00927/DCH	05/05/2016	Atwill	TWO STOREY SIDE EXTENSION TO PROVIDE NEW GARAGE & EXTENSION TO LIVING ROOM WITH BEDROOM/ENSUITE ABOVE.	15 DUFFRYN ROAD, CYNCOED, CARDIFF, CF23 6NP	43	True	Permission be granted	17/06/2016
16/01031/DCH	03/05/2016	Wall	REAR GROUND FLOOR EXTENSIONS 4000MM OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS	9 HURON CRESCENT, LAKESIDE, CARDIFF, CF23 6DT	50	True	Permission be granted	22/06/2016
16/01101/DCH	09/05/2016	Brown	REAR EXTENSION TO FIRST FLOOR OVER EXISTING GROUND FLOOR BAY WINDOW. PORCH TO FRONT ELEVATION. REPOSITIONING OF EXISTING EN-SUITE WINDOW. PLUS ASSOCIATED EXTERNAL WORKS.	46 BETTWS-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6PN	44	True	Permission be granted	22/06/2016



16/01170/DCH	16/05/2016	Pym	DISCHARGE OF CONDITION 6 (MATERIAL SAMPLES) OF PLANNING PERMISSION NUMBER 16/00322/DCH	13 CARNEGIE DRIVE, LAKESIDE, CARDIFF, CF23 6DH	42	True	Full Discharge of Condition	27/06/2016
16/00861/DCH	15/04/2016	SHAKOOR	SINGLE STOREY SIDE AND FRONT EXTENSION AND GARAGE EXTENSION TO EXISTING BUNGALOW AND ASSOCIATED WORKS	60 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NW	70	False	Planning Permission be refused	24/06/2016
16/00972/DCH	27/04/2016	Flynn	PROPOSED GARDEN RECREATION ROOM WITH WORKSHOP. PROPOSED CROSSOVER. DEMOLISH EXISTING GARAGE.	31 HENLLYS ROAD, CYNCOED, CARDIFF, CF23 6NL	41	True	Permission be granted	07/06/2016
15/01843/DCH	30/07/2015	Al-Zahid	2 STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY REAR EXTENSION AND FRONT PORCH	9 WINNIPEG DRIVE, LAKESIDE, CARDIFF, CF23 6ET	323	False	Permission be granted	17/06/2016
16/00771/DCH	18/04/2016	Lane	SINGLE STOREY EXTENSION TO REAR AND TO EXTEND GARAGE AT FRONT AND ALTERATIONS FROM FLAT TO PITCHED ROOF WITH CHANGES TO THE REAR ELEVATION DOOR AND WINDOW CONFIGURATION	153 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6AG	53	True	Permission be granted	10/06/2016
16/00967/DCH	05/05/2016	Baker	DEMOLITION OF EXISTING REAR ANNEX AND CONSTRUCTION OF NEW EXTENSION TO THE SIDE AND REAR OF THE HOUSE	52 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NW	40	True	Permission be granted	14/06/2016
16/01092/DCH	10/05/2016	Francis	SINGLE STOREY EXTENSION TO EXISTING BUNGALOW	15 CARNEGIE DRIVE, LAKESIDE, CARDIFF, CF23 6DH	38	True	Permission be granted	17/06/2016
16/01118/DCH	16/05/2016	Hilton	DEMOLITION OF SINGLE STOREY EXTENSION AND CONSTRUCTION OF NEW LARGER SINGLE STOREY EXTENSION	32 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NY	32	True	Permission be granted	17/06/2016

16/01275/DCH	24/05/2016	Rezgui	ALTERATION TO PLANNING PERMISSION 16/02887/DCH - PROPOSED FRONT DORMER ROOF NEEDS TO BE RAISED SIMPLY TO ALLOW ENOUGH HEADROOM TO COMPLY WITH BUILDING REGULATIONS. THE WIDTH AND DEPTH OF THE DORMER REMAINS THE SAME, JUST THE DORMER RIDGE HAS BEEN RAISED	27 HENLLYS ROAD, CYNCOED, CARDIFF, CF23 6NL	31	True	Permission be granted	24/06/2016
16/01097/DCH	18/05/2016	Prime Oak Ltd	SINGLE STOREY OAK FRAMED ORANGERY EXTENSION TO REAR	63 WINDERMERE AVENUE, ROATH PARK, CARDIFF, CF23 5PR	35	True	Permission be granted	22/06/2016
16/01210/DCH	18/05/2016	Davies	PROPOSED SINGLE STOREY DOMESTIC KITCHEN EXTENSION	4 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JG	35	True	Permission be granted	22/06/2016
16/01179/DCH	16/05/2016	Prescott	SINGLE STOREY EXTENSION TO FRONT OF PROPERTY AND INTERNAL ALTERATIONS TO EXISTING DWELLING	37 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QT	36	True	Permission be granted	21/06/2016
16/01008/DCH	29/04/2016	Pugh	HIP TO GABLE ROOF EXTENSION - EXISTING DORMER EXTENSION	35 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PX	40	True	Permission be granted	08/06/2016

Application Number      Registered      Applicant Name      Proposal      Location      Days taken to decision      8 Week target Achieved?      Decision      Decision Date

16/00914/MNR		Tesco Stores Ltd.	VARIATION OF CONDITION 2 OF 15/00430/MNR (AMENDED BY 15/03071/MNR) TO SUBSTITUTE THE APPROVED PLANS TO ALLOW FOR MINOR AMENDMENTS TO INCLUDE NEW INTERNAL AND EXTERNAL ACCESS DOORWAYS, AMENDMENTS TO ATM, TIMBER FENCE TO PLANT AREA, ADDITIONAL VENT AND GALVANISED STEEL HANDRAIL.	35-41 AND REAR OF 31 CLEARWATER WAY, LAKESIDE, CARDIFF			Permission be granted	29/06/2016
--------------	--	-------------------	---	--	--	--	-----------------------	------------

16/00761/MNR	05/04/2016	Cardiff Council	A NEW GLAZED DRAUGHT LOBBY TO THE MAIN ENTRANCE BLOCK OF THE SCHOOL.	CARDIFF HIGH SCHOOL, LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6WG	66	False	Permission be granted	10/06/2016
A/16/00087/MNR	23/05/2016	FOOD PROGRAMME DELIVERY ORCHID GROUP	1 X ILLUMINATED FASCIA LOGO ONLY. SIGN A 1 X NON-ILLUMINATED FASCIA. SIGN B 1 X INTERNAL ILLUMINATED PROJECTOR. SIGN C 5 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANELS. SIGN D, E F, G & H	SPAR, 360 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6RZ	18	True	Permission be granted	10/06/2016

**ELY**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00816/DCH	21/04/2016	Bagwell	CONSTRUCTION OF AN EXTENSION TO THE REAR OF THE BUILDING.	44 HEOL-Y-FELIN, ELY, CARDIFF, CF5 4BT	54	True	Permission be granted	14/06/2016
16/00888/DCH	13/04/2016	O'SULLIVAN	SMALL EXTENSION TO THE FRONT OF THE PROPERTY TO INCORPORATE A DOWNSTAIRS TOILET	1 NANT YR ARTHUR, ELY, CARDIFF, CF5 4TY	61	False	Permission be granted	13/06/2016
16/00874/DCH	28/04/2016	CONNOLLY	REMOVAL OF THE EXISTING PATH AND STEPS AND CONSTRUCTION OF NEW ACCESS, INCLUDING RENDERED BLOCK RETAINING WALLS, BRICK STEPS AND A CONCRETE PATH TO ENABLE THE INSTALATION OF A PLATFORM WHEELCHAIR LIFT.	334 GRAND AVENUE, ELY, CARDIFF, CF5 4QH	49	True	Permission be granted	16/06/2016
16/01285/DCH	25/05/2016	Daley	ALTERATIONS OF ROOF STRUCTURE AND CHANGE EXISTING GARAGE TO HABITABLE ROOM INCLUDING WINDOW IN SIDE ELEVATION PREVIOUSLY APPROVED UNDER 14/00844/DCH	16 MANSELL AVENUE, ELY, CARDIFF, CF5 4TB	27	True	Permission be granted	21/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01054/MJR	04/05/2016	Waterstone Homes	DISCHARGE OF CONDITION 16 (IMPLEMENTATION OF A PROGRAMME OF ARCHAEOLOGICAL WORK) OF PLANNING PERMISSION NUMBER 15/02847/MJR	LAND OFF, CLOS-Y-CWARRA, ST FAGANS, CARDIFF, CF5 4QT	37	True	Partial Discharge of Condition (s)	10/06/2016
16/01123/MJR	13/05/2016	Waterstone Homes	DISCHARGE OF CONDITION 22 (PROPOSED ACCESS TO NO 43) OF PLANNING PERMSSION NUMBER 15/02847/MJR	LAND OFF, CLOS-Y-CWARRA, ST FAGANS, CARDIFF, CF5 4QT	33	True	Partial Discharge of Condition (s)	15/06/2016

**FAIR**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/06704/DCH	26/04/2016	Driscoll	EXTENSION TO REAR OF EXISTING PROPERTY. TO IMPROVE LIVING CONDITIONS WITH LARGER KITCHEN AREA.	22 ST FAGANS ROAD, FAIRWATER, CARDIFF, CF5 3AJ	56	True	Planning Permission be refused	21/06/2016
16/00714/DCH	07/04/2016	Riaz	SINGLE STOREY EXTENSION TO THE LODGE.	FAIRWOOD LODGE, 101 LLANTRISANT ROAD, FAIRWATER, CARDIFF, CF5 2PW	64	False	Planning Permission be refused	10/06/2016
16/00996/DCH	05/05/2016	REYNOLDS	DEMOLISH EXISTING TOILET AND CONSERVATORY TO REAR AND BUILD A SINGLE STOREY LEAN TO EXTENSION	28 LLANDETTY ROAD, FAIRWATER, CARDIFF, CF5 3BT	34	True	Permission be granted	08/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00739/MNR	05/04/2016	The Estate of Mrs M C Griffiths	OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED, EXCEPT FOR ACCESS, FOR THE CONSTRUCTION OF TWO RESIDENTIAL DWELLINGS	SUNNYBANK, PLAS MAWR ROAD, FAIRWATER, CARDIFF, CF5 3XN	69	False	Permission be granted	13/06/2016
16/01198/MNR	18/05/2016	MR A DAVIES	DISCHARGE OF CONDITIONS 4 (HARD AND SOFT LANDSCAPING), 8 (MEANS OF SITE ENCLOSURE), 9 (DRAINAGE SCHEME), 10 (TOPSOIL) AND 13 (EXTERNAL FINISHING MATERIALS) OF PLANNING PERMISSION 15/01976/MNR	LAND ADJACENT TO, 144 POPLAR ROAD, FAIRWATER, CARDIFF, CF5 3PU	34	True	Full Discharge of Condition	21/06/2016

**GABA**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00827/DCH	13/04/2016	Butcher	EXISTING GARAGE TO BE REPLACED WITH NEW GARAGE + GAMES ROOM	REAR OF 35 QUENTIN STREET, GABALFA, CARDIFF, CF14 3JW	49	True	Planning Permission be refused	01/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00982/MNR	28/04/2016	GREENMAPLE PROJECTS	AMENDMENT TO PLANNING APPLICATION 14/01265/DCI TO GROUND FLOOR FLAT 1 . OMIT F/F SECOND BEDROOM TO FORM ONE BEDROOM G/F FLAT. . OMIT INTERNAL ACCESS TO FIRST FLOOR GROUND FLOOR FLAT 2 . ADDITIONAL WINDOW TO SIDE ELEVATION TO KITCHEN/LIVING ROOM (N.B DOOR/WINDOW TO SIDE ELEVATION INCORRECTLY ILLUSTRATED ON APPROVED DRAWING). FIRST FLOOR FLAT 3 . FORM 2 BED FLAT LINKED TO 2ND FLOOR. . REVISED LAYOUT TO SECOND FLOOR TO PROVIDE BEDROOM AND BATHROOM. . OMIT REAR DORMER EXTENSION - PROVISION OF 3 ROOF LIGHTS. FIRST FLOOR FLAT 4 (RE-NUMBERED UNIT 8) . MINOR ALTERATIONS TO INTERNAL LAYOUT. . INTRODUCTION OF REAR JULIETTE BALCONY. . REPOSITIONING OF VELUX ROOF LIGHTS AND FIRST FLOOR WINDOWS TO SIDE ELEVATION, GROUND FLOOR FLAT 1 + AMENDMENT TO FRONT ELEVATIONS IN PROVIDING 1 WINDOW, NOT 2 WINDOWS AS APPROVED.	226 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3ND	43	True	Permission be granted	10/06/2016
16/00935/MNR	05/05/2016	Cardiff University	SINGLE STOREY EXTENSION TO ACCOMMODATE GYM AND STORAGE FACILITIES WHICH WILL BE DISPLACED BY PROPOSED INTERNAL ALTERATIONS	FIELD HALL, BEVAN PLACE, GABALFA, CARDIFF, CF14 3UX	56	True	Permission be granted	30/06/2016
16/00719/MNR	31/03/2016	BHOGAL	CHANGE OF USE FROM A1 TO 1NO 1 BEDROOM DWELLING	147 CLODIEN AVENUE, GABALFA, CARDIFF, CF14 3NN	76	False	Permission be granted	15/06/2016
16/00821/MNR	12/04/2016	Dimodica	CHANGE OF USE FROM DWELLING HOUSE TO 5 LET HOUSE IN MULTIPLE OCCUPATION	55 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3PP	65	False	Permission be granted	16/06/2016

**GRAN**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01036/DCH	03/05/2016	Essa	PROPOSED DORMER TO LOFT LEVEL TO CREATE A HABITABLE ROOM AND BATHROOM.	2 PENTRE STREET, GRANGETOWN, CARDIFF, CF11 6QX	50	True	Permission be granted	22/06/2016
16/00985/DCH	29/04/2016	COLE	CONVERSION OF EXISTING OUTHOUSE TO HABITABLE ACCOMMODATION WITH PITCHED ROOF OVER. (UNDER 4M HIGH)	60 ST FAGAN'S STREET, GRANGETOWN, CARDIFF, CF11 7LH	53	True	Permission be granted	21/06/2016
16/01072/DCH	11/05/2016	Gehlan	TWO STOREY, SIDE & SINGLE STOREY EXTENSIONS WITH LOFT CONVERSION INCLUDING A DORMER AND TAKING DOWN GARAGE & STORE BUILDING.	4 AVONDALE CRESCENT, GRANGETOWN, CARDIFF, CF11 7DE	34	True	Permission be granted	14/06/2016
16/01132/DCH	19/05/2016	Jones	CONSTRUCTION OF A CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING SINGLE OCCUPANCY RESIDENTIAL PROPERTY	2 BURFORD GARDENS, GRANGETOWN, CARDIFF, CF11 0AP	34	True	Permission be granted	22/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00417/MJR	09/03/2016	GGT Estates Ltd	PROPOSED CAR DEALERSHIP PREMISES FOR THE SALE AND DISPLAY OF NEW AND USED CARS (SUI GENERIS USE) COMPRISING NEW SHOWROOM BUILDING, INCORPORATING WORKSHOPS AND MOT SERVICES, ANCILLARY OFFICE SPACE AND WELFARE FACILITIES, AND VALET BUILDING, WITH EXTERNAL PARKING AND DISPLAY AREAS, NEW VEHICULAR ACCESS AND LANDSCAPING	PROPOSED NEW CAR SHOWROOM, HADFIELD ROAD, LECKWITH	97	False	Permission be granted	14/06/2016

16/01415/MJR	09/06/2016	c/o agent	DISCHARGE OF CONDITION 6 (MATERIALS) OF 15/00225/MJR	TRAMSHED, PENDYRIS STREET, GRANGETOWN, CARDIFF, CF11 6QP	12	True	Full Discharge of Condition	21/06/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00696/MNR	07/04/2016	Miah	NEW TWO STOREY HOUSE ON LAND TO THE REAR OF 95 CORPORATION ROAD	95 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AQ	81	False	Planning Permission be refused	27/06/2016
16/00840/MNR	14/04/2016	SING	CONVERSION OF EXISTING DWELLING HOUSE INTO 3NO DWELLING UNITS - 2 NO. 3 PERSON 2 BED UNITS AND 1 NO. 2 PERSON 2 BED UNIT	37 CORNWALL STREET, GRANGETOWN, CARDIFF, CF11 6PN	60	False	Planning Permission be refused	13/06/2016
16/00953/MNR	26/04/2016	HSH Motor Company	PROPOSED PART DEMOLITION OF EXISTING CAR DEALERSHIP WITH NEW EXTENSIONS TO FORM CLASS 4 MOT BAYS AND RE CONFIGURATION OF EXISTING SHOWROOM AND WORKSHOP SPACE	CARDIFF HONDA, 230 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TU	56	True	Permission be granted	21/06/2016
16/00817/MNR	12/04/2016	c/o Agent	VARIATION OF CONDITION 17 OF APPEAL DECISION APP/Z6815/A/99/513612 TO ALLOW THE SALE OF A LIMITED RANGE OF COSMETICS AND PHARMACEUTICAL GOODS FROM 5% OF THE UNITS SALES FLOOR SPACE	FORMER BRANTANO UNIT A LEFT, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	65	False	Permission be granted	16/06/2016
A/16/00057/MNR	06/05/2016	Notemachine UK Ltd	INTEGRAL ILLUMINATION AND SCREEN TO THE ATM FASCIA INTERNALLY ILLUMINATED FREE CASH WITHDRAWALS SIGN ABOVE THE ATM FASCIA BLUE LED HALO ILLUMINATION TO THE ATM SURROUND	172-174 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RX	46	True	Permission be granted	21/06/2016



16/00987/MNR	06/05/2016	Notemachine UK Ltd	THE RETENTION OF AN ATM INSTALLED THROUGH THE EXISTING GLAZING TO THE LEFT HAND SIDE OF THE MAIN ENTRANCE. REPLACING PART OF THE EXISTING GLAZING WITH A WHITE LAMINATE COMPOSITE SECURITY PANEL INCORPORATING THE ATM FASCIA WITH BLACK BEZEL SURROUND AND WHITE INTERNALLY ILLUMINATED LETTERING FREE CASH WITHDRAWALS OUT OF BLACK BACKGROUND. BLUE LED HALO ILLUMINATION TO THE ATM SURROUND	172-174 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RX	47	True	Permission be granted	22/06/2016
--------------	------------	--------------------	--	---	----	------	--------------------------	------------

16/01353/MNR	03/06/2016	SALEH	DISCHARGE OF CONDITION 6 (FLOOD CONSEQUENCE) OF PLANNING PERMISSION NUMBER 16/00216/MNR	25 BRADFORD STREET, GRANGETOWN, CARDIFF, CF11 7BZ	18	True	Full Discharge of Condition	21/06/2016
--------------	------------	-------	--	---	----	------	-----------------------------------	------------

Page 1 of 10  
HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00988/DCH	28/04/2016	Harding	SINGLE STOREY SIDE EXTENSION	6 ST GOWAN AVENUE, HEATH, CARDIFF, CF14 4JX	54	True	Permission be granted	21/06/2016
16/01071/DCH	05/05/2016	FINCH	SINGLE STOREY EXTENSION TO REAR AND NEW PITCHED ROOF OVER FIRST FLOOR FLAT ROOF TO SIDE	4 ST BRIOC ROAD, HEATH, CARDIFF, CF14 4HJ	54	True	Permission be granted	28/06/2016
16/00302/DCH	26/04/2016	Lilly	DEMOLITION OF EXISTING GARAGE, NEW TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION	15 HEATHWAY, HEATH, CARDIFF, CF14 4JQ	51	True	Permission be granted	16/06/2016
16/00847/DCH	20/04/2016	HOWELL	SINGLE STOREY REAR EXTENSION	5 MURRAYFIELD ROAD, BIRCHGROVE, CARDIFF, CF14 4QW	56	True	Permission be granted	15/06/2016

16/01171/DCH	16/05/2016	Blake	CONVERTING FRONT GARDEN OF PROPERTY INTO A DRIVE/PARKING SPACE.	172 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QH	43	True	Permission be granted	28/06/2016
16/00765/DCH	18/04/2016	Taylor	SINGLE STOREY REAR EXTENSION	26 ST AIDAN CRESCENT, HEATH, CARDIFF, CF14 4AU	53	True	Permission be granted	10/06/2016
16/00968/DCH	27/04/2016	Mann	HIP TO GABLE ROOF EXTENSION WITH REAR APEX DORMER.	48 KYLE AVENUE, WHITCHURCH, CARDIFF, CF14 1SS	44	True	Permission be granted	10/06/2016
16/00867/DCH	18/04/2016	Farr	NEW GARAGE TO REPLACE EXISTING.	63 ST AGATHA ROAD, HEATH, CARDIFF, CF14 4EA	53	True	Permission be granted	10/06/2016
16/00895/DCH	28/04/2016	Elloitt	NEW PITCHED ROOF OVER AN EXISTING GARAGE AND CONVERSION INTO A HABITABLE ROOM	120 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BQ	41	True	Permission be granted	08/06/2016
16/00852/DCH	28/04/2016	TLC (Wales) Independent Fostering Ltd	SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO FENESTRATION TO PROVIDE ACCESSIBLE FACILITIES	95 HEATHWAY, HEATH, CARDIFF, CF14 4JS	41	True	Permission be granted	08/06/2016
16/00651/DCH	31/03/2016	Morgan	SINGLE STOREY REAR AND SIDE EXTENSIONS TO GARAGE WITH LOFT CONVERSION TO MAIN HOUSE INCLUDING ALTERATIONS TO ROOF AND FRONT AND SIDES DORMERS	4 GREENFIELD ROAD, WHITCHURCH, CARDIFF, CF14 1TE	78	False	Permission be granted	17/06/2016
16/01241/DCH	27/05/2016	Tabeyeva	SINGLE STOREY REAR AND SIDE EXTENSION.	20 HEOL DYFED, BIRCHGROVE, CARDIFF, CF14 4PN	31	True	Permission be granted	27/06/2016
16/01320/DCH	27/05/2016	MORRIS	WORKS TO RE-ROOF EXISTING SUNROOM	13 CEFN CARNAU ROAD, HEATH, CARDIFF, CF14 4LZ	31	True	Permission be granted	27/06/2016
16/01017/DCH	09/05/2016	Banaszak	CREATION OF NEW CROSSOVER AND HARDSTANDING	177 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QB	39	True	Permission be granted	17/06/2016
16/01238/DCH	23/05/2016	ISLAM	VEHICLE CROSSOVER FROM MANOR WAY	14 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RG	36	True	Permission be granted	28/06/2016

16/00994/DCH	05/05/2016	DONOVAN	DEMOLISH EXISTING CONSERVATORY AND ERECT NEW SINGLE STOREY REAR EXTENSION WITH WRAP AROUND	8 ST DENIS ROAD, HEATH, CARDIFF, CF14 4NA	34	True	Permission be granted	08/06/2016
16/01007/DCH	29/04/2016	Harry	REAR SINGLE STOREY KITCHEN EXTENSION	31 PUM ERW ROAD, BIRCHGROVE, CARDIFF, CF14 4PE	39	True	Permission be granted	07/06/2016
16/00951/DCH	26/04/2016	Davies	HIP TO GABLE AND DORMER ROOF EXTENSIONS. INSERTION OF TWO ROOFLIGHTS TO THE FRONT OF THE PROPERTY.	15 ST GILDAS ROAD, HEATH, CARDIFF, CF14 4NB	36	True	Permission be granted	01/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00777/MNR	20/04/2016	PATEL	FIRST FLOOR EXTENSION TO REAR, CONVERSION TO 4 FLATS AND VELUX ROOF LIGHTS	161-163 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1TZ	47	True	Permission be granted	06/06/2016
16/00811/MNR	14/04/2016	Nickys	VARIATION OF CONDITIONS 2 AND 3 OF 13/01440/DCO TO CHANGE THE OPENING TIMES TO 8AM TO 10PM MONDAY TO SATURDAY AND SUNDAYS AND BANK HOLIDAYS 9AM UNTIL 4PM	123 MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4HE	63	False	Permission be granted	16/06/2016
A/16/00085/MNR	01/06/2016	Lidl UK GmbH	REPLACEMENT OF EXISTING FLAG POLE WITH 7.5M HIGH TOTEM SIGN	LIDL, 170 MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4HH	9	True	Permission be granted	10/06/2016

**LISV**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00694/DCH	19/04/2016	Rudolf	TO DEMOLISH AN EXISTING SINGLE STOREY BUILDING REPLACE IT WITH A HIGH STOREY BUILDING THAT WILL IN PROVIDE A GAMES ROOM FOR THEIR GROWING FAMILY, BEDROOM, BATHROOM, STUDY AND STORAGE. A FIRST FLOOR BRIDGE LINK PROVIDES A SECURE AND WEATHERPROOF CONNECTION BETWEEN THE HOUSE AND NEW ACCOMODATION. PARKING FOR 3 CARS WILL BE PROVIDED AS EXISTING	COACH HOUSE, OLD MILL ROAD, LISVANE, CARDIFF, CF14 0XP	57	False	Permission be granted	15/06/2016
16/00155/DCH	01/02/2016	Hogg	TWO STORY EXTENSION TO A LISTED DETACHED HOUSE	THE DINGLE, 85 MILL ROAD, LISVANE, CARDIFF, CF14 0UG	133	False	Permission be granted	13/06/2016
16/00784/DCH	18/04/2016	Symmonds	TWO STOREY SIDE EXTENSION, MINOR ALTERATIONS TO ELEVATIONS RESULTING FROM INTERNAL ALTERATIONS	21 MILLWOOD, LISVANE, CARDIFF, CF14 0TL	51	True	Permission be granted	08/06/2016
16/00792/DCH	18/04/2016	Symmons	CONSTRUCTION OF A TWO STOREY EXTENSION TO THE SIDE OF THE EXISTING HOUSE AND INTERNAL ALTERATIONS RESULTING IN MINOR CHANGES TO THE ELEVATION.	21 MILLWOOD, LISVANE, CARDIFF, CF14 0TL	53	True	Permission be granted	10/06/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00576/MNR	16/03/2016	MOZI Developments Ltd	TO CHANGE BUILDING FROM COMMERCIAL TO RESIDENTIAL USE. TO EXTEND EXISTING BUILDING AND PROVIDE ASSOCIATED CAR PARKING	ORCHARD COTTAGE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	89	False	Permission be granted	13/06/2016
15/02066/MNR	17/08/2015	Jenco Developments	DEMOLITION OF EXISTING LARGE GARAGE AND CONSTRUCTION OF DWELLING	PLOT ADJACENT TO FARTHINGS, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	312	False	Permission be granted	24/06/2016

## LLAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00773/DCH	06/04/2016	Spencer	PROPOSED SINGLE STOREY EXTENSION TO FORM A UTILITY ROOM , PLAYROOM, SHOWER ROOM & GYMNASIUM	14 EWENNY ROAD, LLANISHEN, CARDIFF, CF14 0NT	82	False	Permission be granted	27/06/2016
16/00762/DCH	22/04/2016	Muir	REMOVAL OF EXISTING CONSERVATORY AND REPLACEMENT WITH SIDE EXTENSION.	21 GLENMOUNT WAY, THORNHILL, CARDIFF, CF14 9HS	53	True	Permission be granted	14/06/2016
16/00639/DCH	18/03/2016	Knowles	BEDROOM EXTENSION OVER EXISTING GARAGE	59 CHERITON DRIVE, LLANISHEN, CARDIFF, CF14 9DF	90	False	Permission be granted	16/06/2016
16/01045/DCH	03/05/2016	Palmer	ORANGERY STYLE CONSERVATORY TO SIDE OF DWELLING	81 OAKRIDGE, THORNHILL, CARDIFF, CF14 9BX	44	True	Permission be granted	16/06/2016
16/01022/DCH	02/05/2016	Evans	SINGLE STOREY REAR AND SIDE EXTENSION TO INCREASE LIVING ROOM SPACE	45 CAMELOT WAY, THORNHILL, CARDIFF, CF14 9AP	39	True	Permission be granted	10/06/2016
16/00974/DCH	27/04/2016	HARDING	SINGLE STOREY REAR EXTENSION	73 HEOL HIR, LLANISHEN, CARDIFF, CF14 5AB	35	True	Permission be granted	01/06/2016
16/01093/DCH	09/05/2016	Davies	SINGLE STOREY EXTENSION TO SIDE AND REAR OF DWELLING	11 GALAHAD CLOSE, THORNHILL, CARDIFF, CF14 9AL	38	True	Permission be granted	16/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00846/MNR	28/04/2016	Morgan	DISCHARGE OF CONDITIONS 3 (SAMPLES OF MATERIALS), 5 (SITE ENCLOSURE), 6 (LANDSCAPING), 10 (REFUSE STORAGE) AND 14 (DRAINAGE) OF 13/00261/DCO	40 CRYSTAL GLEN, LLANISHEN, CARDIFF, CF14 5QJ	54	True	Full Discharge of Condition	21/06/2016

A/16/00083/MNR 23/05/2016	Dixons Carphone	SIGNAGE	CARPHONE WAREHOUSE, 1A, TY GLAS RETAIL PARK, TY GLAS AVENUE, LLANISHEN	16	True	Permission be granted	08/06/2016
A/16/00062/MNR 17/05/2016	CASH FOR CLOTHES EDILTEX LTD	SINGLE DIRECTIONAL ADVERTISEMENT	HOMEBASE, 18-20 TY GLAS ROAD, LLANISHEN, CARDIFF, CF14 5EP	31	True	Permission be granted	17/06/2016

**LLDF**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01082/DCH	06/05/2016	HARGREAVES	PROPOSED DORMER LOFT EXTENSION WITH JULIETTE BALCONY. INTERNAL ALTERATIONS AND PROVISION OF BIFOLD DOORS TO KITCHEN	26 HOWELL'S CRESCENT, LLANDAFF, CARDIFF, CF5 2AJ	53	True	Planning Permission be refused	28/06/2016
16/00878/DCH	19/04/2016	Postans	SINGLE STOREY EXTENSION/GARAGE TO SIDE AND REAR ELEVATION. DEMOLITION OF OLD GARAGE.	67 BLETHIN CLOSE, DANESCOURT, CARDIFF, CF5 2RR	44	True	Permission be granted	02/06/2016
16/01127/DCH	29/04/2016	Ray	ALTERATIONS TO EXISTING FRONT WALL & GATES	12 GILIAN ROAD, LLANDAFF, CARDIFF, CF5 2PZ	42	True	Permission be granted	10/06/2016
16/00873/DCH	20/04/2016	Jones	VARIATION OF CONDITION 1 OF PLANNING PERMISSION 11/00421/DCH TO ENABLE THE EXTENSION OF THE TIME PERIOD FOR THE COMMENCEMENT OF THE DEVELOPMENT BY A FURTHER 5 YEARS UNTIL 09 MAY 2021	BWLCH YR ONNEN, PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NG	51	True	Permission be granted	10/06/2016
16/00752/DCH	11/04/2016	Smith	SIDE AND REAR DORMERS AND INSERTION OF ROOF LIGHTS TO FRONT	18 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DG	51	True	Permission be granted	01/06/2016

16/01207/DCH	23/05/2016	Mildred	ALTERATIONS TO PLANNING PERMISSION 16/00612/DCH - INCREASING WIDTH OF EXTENSION BY 400MM AND REMOVAL OF CONDITION 4 (OMISSION OF OBSCURE GLAZING TO SIDE DORMER WINDOW).	LES AVANTES, 57 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LF	25	True	Permission be granted	17/06/2016
--------------	------------	---------	--	--	----	------	-----------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00922/MNR	27/04/2016	Howell's School, Llandaff	REMOVAL OF TIMBER STAGE FROM THE GREAT HALL (INCLUDING ASSOCIATED MAKING GOOD WORKS TO WALL PANELLING AND FLOOR FINISHES) PLUS INSTALLATION OF TIMBER PANELLED SCREENS TO FORM TECH ROOM AND STORE	HOWELLS SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YD	64	False	Permission be granted	30/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01087/DCH	06/05/2016	TAYLOR	ALTERATIONS AND EXTENSIONS	61 ABERPORTH ROAD, GABALFA, CARDIFF, CF14 2RX	39	True	Permission be granted	14/06/2016
16/01030/DCH	09/05/2016	LLewelyn	PROPOSED REAR AND SIDE WRAP AROUND EXTENSION	8 BACTON ROAD, GABALFA, CARDIFF, CF14 2PN	30	True	Permission be granted	08/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00597/MNR	29/03/2016	Roberts	OUTLINE APPLICATION FOR A DORMER BUNGALOW	PART OF LAND AT 68 CHAMBERLAIN ROAD, LLANDAFF NORTH, CARDIFF, CF14 2LX	87	False	Planning Permission be refused	24/06/2016
--------------	------------	---------	---	--	----	-------	--------------------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00410/MNR	23/02/2016	Cardiff County Council	DEMOLITION OF SINGLE AND TWO STOREY TRADITIONAL CONSTRUCTION SCHOOL BUILDINGS	MYNACHDY CENTRE, CEFN ROAD, LLANDAFF NORTH, CARDIFF, CF14 3HS	119	False	Prior Approval be granted	21/06/2016
--------------	------------	------------------------	---	---	-----	-------	---------------------------	------------

**LLRU**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00336/DCH	08/04/2016	Adams	TWO STOREY SIDE EXTENSION TO BE BUILT WHERE EXISTING ONE STOREY SIDE BUILDING STOOD. AND GARAGE TO BE ERECTED IN BACK GARDEN.	4 WESTON ROAD, LLANRUMNEY, CARDIFF, CF3 4DQ	67	False	Planning Permission be refused	14/06/2016
--------------	------------	-------	---	---	----	-------	--------------------------------	------------

16/00722/DCH	31/03/2016	Cummings	CREATE NEW DRIVEWAY ACCESS TO FRONT OF PROPERTY. ERECT NEW 2M HIGH GARDEN WILL ADJACENT TO FOOTPATH. EXTENSION PORCH TO FRONT OF PROPERTY.	300 BALL ROAD, LLANRUMNEY, CARDIFF, CF3 4JJ	67	False	Permission be granted	06/06/2016
--------------	------------	----------	--	---	----	-------	-----------------------	------------

16/01096/DCH	09/05/2016	Evans	GROUND FLOOR SIDE LEAN TO EXTENSION	2 MENDIP ROAD, LLANRUMNEY, CARDIFF, CF3 4JN	36	True	Permission be granted	14/06/2016
--------------	------------	-------	-------------------------------------	---	----	------	-----------------------	------------

**PENT**



<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00970/DCH	27/04/2016	Mears	SINGLE STOREY REAR EXTENSION	25 WAUN FACH, PENTWYN, CARDIFF, CF23 7BA	35	True	Permission be granted	01/06/2016
16/01043/DCH	03/05/2016	Nabi	GROUND FLOOR REAR EXTENSION,FRONT PORCH EXTENSION,FIRST FLOOR FRONT EXTENSION & DORMER LOFT CONVERSION.	1 KESTREL CLOSE, PENTWYN, CARDIFF, CF23 7HH	38	True	Planning Permission be refused	10/06/2016
16/01079/DCH	06/05/2016	Parry	SINGLE STOREY PITCHED ROOF SIDE EXTENSION	199 HILLRISE, LLANEDEYRN, CARDIFF, CF23 6UN	39	True	Permission be granted	14/06/2016

PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01097/DCH	16/05/2016	Hopkins	REAR SINGLE STOREY EXTENSION WITH REAR DORMER ROOF EXTENSION	28 DERI ROAD, PENYLAN, CARDIFF, CF23 5AJ	43	True	Permission be granted	28/06/2016
16/01015/DCH	29/04/2016	Griffiths	SIDE AND ROOF EXTENSIONS, REMOVAL OF CHIMNEY AND CONSERVATORY, ADDITIONAL DRIVEWAY ENTRANCE, REPLACEMENT OF EXISTING SINGLE STOREY SIDE EXTENSIONS / OUTBUILDINGS, INSERTION OF ADDITIONAL ROOF LIGHTS.	51 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SB	49	True	Permission be granted	17/06/2016
16/00820/DCH	12/04/2016	Tamburello	SINGLE STOREY EXTENSION TO SIDE OF DWELLING	27 HAMPTON COURT ROAD, PENYLAN, CARDIFF, CF23 9DH	56	True	Planning Permission be refused	07/06/2016

P09149

16/00869/DCH	27/04/2016	Vighi	SINGLE STOREY FLAT ROOF EXTENSION TO SIDE OF REAR ANNEX AND ASSOCIATED WORKS INCLUDING BI-FOLD DOORS TO REAR	21 DERI ROAD, PENYLAN, CARDIFF, CF23 5AH	41	True	Permission be granted	07/06/2016
16/00868/DCH	18/04/2016	Jones	EXTENSION AND ALTERATIONS TO EXISTING GARAGE TO PROVIDE A BEDROOM AND A WET ROOM.	77 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SB	49	True	Permission be granted	06/06/2016
16/00442/DCH	29/02/2016	Dinkley	FIRST FLOOR SIDE EXTENSION	63 OAK WOOD AVENUE, PENYLAN, CARDIFF, CF23 9EZ	99	False	Permission be granted	07/06/2016
16/00805/DCH	14/04/2016	Richards	SINGLE STOREY REAR EXTENSION & DORMER ROOF EXTENSION TO REAR	9 BALACLAVA ROAD, ROATH, CARDIFF, CF23 5BB	56	True	Permission be granted	09/06/2016
16/00843/DCH	14/04/2016	Knapton	PROPOSED SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING	4 PINE WOOD CRESCENT, PENYLAN, CARDIFF, CF23 9HF	56	True	Permission be granted	09/06/2016
16/00897/DCH	20/04/2016	Fisher	LOFT CONVERSION WITH ROOF EXTENSION AT REAR OF EXISTING HOUSE ROOFLIGHT TO FRONT ELEVATION	54 KIMBERLEY ROAD, PENYLAN, CARDIFF, CF23 5DL	51	True	Permission be granted	10/06/2016
16/01306/DCH	26/05/2016	Siddiq	GROUND FLOOR EXTENSION	36 MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9AR	34	True	Permission be granted	29/06/2016
16/01089/DCH	06/05/2016	Gerrard	SINGLE STOREY LEAN-TO EXTENSION TO REAR OF PROPERTY	34 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SG	35	True	Permission be granted	10/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00891/MNR	21/04/2016	ARP Properties Limited	VARIATION OF CONDITION 2 OF PLANNING APPLICATION 08/02139/E TO ALLOW FURNITURE RETAILER TO OCCUPY THE UNIT	UNIT 6, AVENUE RETAIL PARK, NEWPORT ROAD, PENYLAN	47	True	Permission be granted	07/06/2016

16/01056/MNR	04/05/2016	LondonMetric Saturn II Limited	REPLACE THE EXISTING 794 SQ M MEZZANINE FLOOR WITH A RECONFIGURED MEZZANINE FLOOR OF UP TO 794 SQ M	WREN KITCHENS LTD UNIT B, 479 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AA	43	True	Permission be granted	16/06/2016
16/00527/MNR	07/03/2016	Javed	CONVERSION OF GRANNY ANNEXE TO SEPARATE DWELLING	44 GRAFTON CLOSE, PENYLAN, CARDIFF, CF23 9JB	112	False	Planning Permission be refused	27/06/2016
16/01049/MNR	04/05/2016	CIOCCA	DISCHARGE OF CONDITION 1 (SAMPLE MATERIAL) OF PLANNING PERMISSION 16/00157/MNR	1A WATERLOO GARDENS, PENYLAN, CARDIFF, CF23 5AA	54	True	Full Discharge of Condition	27/06/2016
16/00915/MNR	29/04/2016	Atlantic Pacific Marine Ltd	SIDE AND REAR EXTENSION CREATING ADDITIONAL WORKSHOP FLOOR SPACE	UNIT 2, RHYMNEY RIVER BRIDGE ROAD, PENYLAN, CARDIFF, CF23 9AF	56	True	Permission be granted	24/06/2016
16/01018/MNR	13/05/2016	LondonMetric Saturn II Limited	CONFIRMATION THAT THE WORKS UNDERTAKEN TO CREATE FLOORSPACE AT MEZZANINE LEVEL ARE LAWFUL	479 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AA	26	True	Permission be granted	08/06/2016

PLAS  
Page 1 of 10

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00893/DCH	18/04/2016	Wedgwood	SINGLE STOREY, GROUND FLOOR EXTENSION TO COACH HOUSE	11 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RD	56	True	Permission be granted	13/06/2016
16/00528/DCH	19/04/2016	Ahmad	ERECTION OF DETACHED GAMES ROOM	2 HENDY STREET, ROATH, CARDIFF, CF23 5EU	56	True	Permission be granted	14/06/2016
16/00835/DCH	18/04/2016	Evans	CONSTRUCTION OF A REAR DORMER ROOF EXTENSION AND INSERTION OF ROOFLIGHTS TO THE REAR ELEVATION TO FACILITATE LOFT CONVERSION	95 NINIAN ROAD, ROATH, CARDIFF, CF23 5EQ	53	True	Permission be granted	10/06/2016
16/01066/DCH	23/05/2016	Winter	PARTIAL DEMOLITION AND REBUILDING OF GROUND FLOOR EXTENSION, AND REAR DORMER EXTENSION	13 RUSSELL STREET, ROATH, CARDIFF, CF24 3BG	25	True	Permission be granted	17/06/2016

16/01067/DCH	23/05/2016	Winter	PARTIAL DEMOLITION AND REBUILDING OF GROUND FLOOR EXTENSION, AND REAR DORMER EXTENSION	15 RUSSELL STREET, ROATH, CARDIFF, CF24 3BG	25	True	Permission be granted	17/06/2016
--------------	------------	--------	--	---	----	------	-----------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00641/MJR	21/03/2016	Modra Investment Limited	NON MATERIAL AMENDMENT FOR EXTERNAL AND INTERNAL ALTERATIONS TO PLANS APPROVED UNDER PLANNING APPLICATION 15/02057/MJR	21-27 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	81	False	Permission be granted	10/06/2016
--------------	------------	--------------------------	--	---	----	-------	-----------------------	------------

16/00919/MJR	25/04/2016	Modra Investments Limited	DISCHARGE OF CONDITION 6 (SOUND INSULATION) OF 15/02057/MJR	21-27 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	44	True	Full Discharge of Condition	08/06/2016
--------------	------------	---------------------------	---	---	----	------	-----------------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

15/02039/MNR	15/10/2015	Cardiff University Estates Department	DISCHARGE OF CONDITION 2 (NOISE SURVEY ASSESSMENT) OF 15/01781/MNR	14 THE PARADE, ROATH, CARDIFF, CF24 3AA	250	False	Full Discharge of Condition	21/06/2016
--------------	------------	---------------------------------------	--	---	-----	-------	-----------------------------	------------

16/00834/MNR	20/04/2016	Tan	ERECTION OF TWO DWELLINGS	REAR OF 16-18 THE WALK, ROATH, CARDIFF	57	False	Planning Permission be refused	16/06/2016
--------------	------------	-----	---------------------------	--	----	-------	--------------------------------	------------

16/01003/MNR	29/04/2016	AHMAD	GROUND, FIRST AND SECOND FLOOR REAR EXTENSION TO PROVIDE ADDITIONAL FLAT, 4 IN TOTAL IN THE BUILDING	132 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	56	True	Planning Permission be refused	24/06/2016
--------------	------------	-------	--	---	----	------	--------------------------------	------------

16/00377/MNR	06/04/2016	CUMBRAE LIMITED	DEMOLITION OF GARAGE/OUTBUILDING AND RECONSTRUCTION TO CREATE SELF CONTAINED BEDSIT/STUDIO FLAT	13 NINIAN ROAD, ROATH, CARDIFF, CF23 5EE	56	True	Planning Permission be refused	01/06/2016
--------------	------------	-----------------	---	--	----	------	--------------------------------	------------

15/01197/MNR	19/05/2015	Byron Developments	DEMOLITION FORMER WAREHOUSE, CONSTRUCTION 9 No 3 BEDROOM DWELLINGS IN ONE TERRACE	R K AGGARWAL LTD, 1-11 BYRON STREET, ROATH, CARDIFF, CF24 3ED	391	False	Permission be granted	13/06/2016
16/00819/MNR	18/04/2016	Notemachine UK Ltd	THE RETENTION OF AN ATM INSTALLED THROUGH THE EXISTING TO THE FAR RIGHT HAND SIDE OF THE FRONT ELEVATION AS A THROUGH GLASS INSTALLATION. INCORPORATING THE ATM FASCIA WITH BLACK BEZEL SURROUND AND WHITE INTERNALLY ILLUMINATED LETTERING FREE CASH WITHDRAWALS OUT OF BLACK BACKGROUND. BLUE LED HALO ILLUMINATION TO THE ATM SURROUND	248 CITY ROAD, ROATH, CARDIFF, CF24 3JJ	56	True	Permission be granted	13/06/2016
A/16/00045/MNR	18/04/2016	Notemachine UK Ltd	INTEGRAL ILLUMINATION AND SCREEN TO THE ATM FASCIA INTERNALLY ILLUMINATED FREE CASH WITHDRAWALS SIGN ABOVE THE ATM FASCIA BLUE LED HALO ILLUMINATION TO THE ATM SURROUND	248 CITY ROAD, ROATH, CARDIFF, CF24 3JJ	56	True	Permission be granted	13/06/2016
16/00990/MNR	03/05/2016	Moghal	REAR EXTENSION TO PROVIDE 2 FLATS	211 CITY ROAD, ROATH, CARDIFF, CF24 3JD	44	True	Permission be granted	16/06/2016
16/00997/MNR	28/04/2016	ABEDI	Proposed 1 & 2 storey rear extensions & dormer extension to existing flats	92-94 CLAUDE ROAD, ROATH, CARDIFF, CF24 3QD	49	True	Permission be granted	16/06/2016
16/00372/MNR	25/02/2016	Gallaccio	PROPOSED BLOCK TO REAR CONTAINING 2 STUDENT FLATS	6 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AS	112	False	Permission be granted	16/06/2016
16/01193/MNR	17/05/2016	Chen	GROUND FLOOR REAR EXTENSION AND CONVERSION TO TWO FLATS WITH REAR DORMER AND ROOFLIGHT TO FRONT	22 MOY ROAD, ROATH, CARDIFF, CF24 4SG	36	True	Permission be granted	22/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01364/MJR	06/06/2016	Persimmon Homes	SUBSTITUTE PLOTS 44-60 AND PLOTS 74-83 TO RATIONALISE PARKING ARRANGEMENTS TO ALLOW MORE OF A MARKET MIX OF HOUSING - PREVIOUSLY APPROVED UNDER 14/02556/MJR	PHASE 1, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	11	True	Permission be granted	17/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00193/MNR	28/01/2016	Woods	PROPOSED ATTACHED DWELLING ADJACENT TO NO.2 LILBURNE CLOSE	PART OF LAND AT 2 LILBURNE CLOSE, PONTPRENNAU, CARDIFF, CF23 8LW	126	False	Permission be granted	02/06/2016
16/00759/MNR	13/04/2016	Mark James Building and Landscape Contractors Ltd	THE CONSTRUCTION OF A RESIDENTIAL DWELLING AND ASSOCIATED WORKS TO THE REAR OF 'THE BLANDINGS', DRUIDSTONE ROAD	PROPOSED DWELLING REAR OF THE BLANDINGS, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	55	True	Permission be granted	07/06/2016

A/16/00060/MNR	25/05/2016	Asda Stores Ltd	NEW SIGNAGE	ASDA SUPERMARKET, CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	14	True	Permission be granted	08/06/2016
----------------	------------	-----------------	-------------	---	----	------	-----------------------	------------

#### PYCH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/01085/DCH	06/05/2016	Davies	PROPOSED DEMOLITION OF EXISTING TWO STOREY EXTENSION AND GARAGE AND CONSTRUCTION OF NEW TWO STOREY EXTENSION AND GARAGE.	WAVERTON, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB	49	True	Permission be granted	24/06/2016
--------------	------------	--------	--	--	----	------	-----------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/01318/MNR	02/06/2016	Axe	ALTERATIONS TO PLANNING PERMISSION 15/00351/MNR TO REDUCE SIZE OF ROOF LANTERN ON CONSERVATORY TO THE REAR ELEVATION, AND NON OBSCURED GLASS IN ALL ELEVATIONS OF ROOF LANTERN AS SHOWN IN ATTACHED PHOTOS	LAND ADJOINING 13 PENUEL ROAD, PENTYRCH, CARDIFF, CF15 9QJ	13	True	Permission be granted	15/06/2016
--------------	------------	-----	--	--	----	------	-----------------------	------------

RADY  
 Page 54

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/00666/DCH	22/03/2016	Hubbard	REMOVE EXISTING GARAGE; - REPLACE EXISTING FLAT ROOF OVER KITCHEN AND SIDE ENTRANCE WITH A PITCH ROOF - BUILD SIDE/ REAR SINGLE STOREY EXTENSION	12 WINDSOR CRESCENT, RADYR, CARDIFF, CF15 8AE	83	False	Permission be granted	13/06/2016
--------------	------------	---------	--	---	----	-------	-----------------------	------------

16/00871/DCH	19/04/2016	Evans	SINGLE STOREY REAR EXTENSION TO THE EXISTING DWELLING, INCLUDING MINOR INTERNAL AND EXTERNAL WORKS	13 OAK TREE CLOSE, RADYR, CARDIFF, CF15 8RW	43	True	Permission be granted	01/06/2016
--------------	------------	-------	--	---	----	------	-----------------------	------------

16/00679/DCH	15/04/2016	Fish	PROPOSED SINGLE STOREY ORANGERY MEASURING 6.6M X 4.0M TO REAR OF PROPERTY	35 DE CLARE DRIVE, RADYR, CARDIFF, CF15 8HA	55	True	Permission be granted	09/06/2016
--------------	------------	------	---	---	----	------	-----------------------	------------

16/01304/DCH	26/05/2016	JONES	SINGLE STOREY EXTENSION TO REAR AND SIDE	3 STELLA MARIS CLOSE, RADYR, CARDIFF, CF15 8GE	34	True	Permission be granted	29/06/2016
16/01245/DCH	23/05/2016	Berry	NEW FRONT BAY WINDOW AND CONVERSION OF GARAGE TO HABITABLE ROOM.	18 ASH TREE CLOSE, RADYR, CARDIFF, CF15 8RX	35	True	Permission be granted	27/06/2016
16/01099/DCH	09/05/2016	Stokes	SINGLE STOREY REAR AND SIDE EXTENSION	5 CRAIG CASTELL, RADYR, CARDIFF, CF15 8RG	38	True	Permission be granted	16/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00859/MNR	15/04/2016	Jones	VARIATION TO CONDITION 1(B) TO FURTHER EXTEND THE PERIOD FOR SUBMISSION OF RESERVED MATTERS FOR A FURTHER 3 YEARS FROM 19TH APRIL 2016 AND REMOVAL OF CONDITIONS 12,13 AND 14 (CODE FOR SUSTAINABLE HOMES) OF PLANNING APPLICATION 13/00334/DCO FOR 2 DETACHED DWELLINGS	LAND ADJOINING 7, KING'S ROAD, RADYR, CARDIFF, CF15 8EB	55	True	Permission be granted	09/06/2016
16/00913/MNR	26/02/2016	Taylor	AGRICULTURAL BUILDING FOR STORAGE OF HAY AND AGRICULTURAL MACHINERY AND AN ACCESS TRACK	GELYNIS FARM, TY-NANT ROAD, MORGANSTOWN, CARDIFF, CF15 8LB	108	False	Prior Approval be granted	13/06/2016

**RHIW**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01050/DCH	10/05/2016	McGovern	REPLACEMENT SINGLE STOREY SIDE LEAN-TO EXTENSION.	7 TROED Y RHIW, RHIWBINA, CARDIFF, CF14 6UR	49	True	Permission be granted	28/06/2016



16/00882/DCH	19/04/2016	Hutchings	PROPOSED SINGLE STOREY REAR EXTENSION WITH MONO PITCHED ROOF	11 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EH	72	False	Permission be granted	30/06/2016
16/00883/DCH	19/04/2016	Hutchings	PROPOSED SINGLE STOREY REAR EXTENSION WITH MONO PITCHED ROOF	11 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EH	72	False	Permission be granted	30/06/2016
16/00723/DCH	31/03/2016	Gooch	REAR EXTENSION, LOFT CONVERSION AND OFF STREET PARKING.	95 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BL	74	False	Permission be granted	13/06/2016
16/00468/DCH	01/03/2016	Lloyd Davies	TWO-STOREY REAR EXTENSION. REPLACEMENT OF EXISTING PVC WINDOWS AND PATIO SCREEN WITH TIMBER ONES ON REAR ELEVATION. GROUND FLOOR SIDE WINDOW ENLARGED AND REPOSITIONED	37 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	104	False	Permission be granted	13/06/2016
16/00469/DCH	01/03/2016	Lloyd Davies	TWO-STOREY REAR EXTENSION. REPLACEMENT OF EXISTING PVC WINDOWS AND PATIO SCREEN WITH TIMBER ONES ON REAR ELEVATION. GROUND FLOOR SIDE WINDOW ENLARGED AND REPOSITIONED	37 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	104	False	Permission be granted	13/06/2016
16/00877/DCH	19/04/2016	Joel	PROPOSED PART SINGLE STOREY AND PART TWO STOREY EXTENSION TO THE REAR OF THE EXISTING DWELLING, ENLARGEMENT OF EXISTING DETACHED SINGLE STOREY GARAGE, MINOR INTERNAL AND EXTERNAL WORKS	50 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HH	55	True	Permission be granted	13/06/2016
16/00917/DCH	21/04/2016	ROSS	LOFT CONVERSION WITH NEW GABLE AND REAR DORMER	9 GROES LON, RHIWBINA, CARDIFF, CF14 6JT	54	True	Permission be granted	14/06/2016
16/00905/DCH	20/04/2016	Casling	SINGLE STOREY REAR EXTENSION	23 BASSETTS FIELD, RHIWBINA, CARDIFF, CF14 9UG	55	True	Permission be granted	14/06/2016
16/00294/DCH	17/03/2016	GREEN	TWO STOREY SIDE EXTENSION SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION. RAISED PLATFORM AND STEPS TO REAR.	82 BRYNTEG, RHIWBINA, CARDIFF, CF14 6TU	92	False	Permission be granted	17/06/2016

16/00725/DCH	20/04/2016	Sykes	DEMOLITION OF EXISTING FRONT PORCH AND CONSTRUCTION OF NEW PORCH IN LIEU DEMOLITION OF SINGLE STOREY REAR BUILDING AND THE CONSTRUCTION OF NEW SINGLE STOREY BUILDING IN LIEU INTERNAL ALTERATIONS	30 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LX	47	True	Permission be granted	06/06/2016
16/00986/DCH	28/04/2016	Carlson	SINGLE STOREY EXTENSION	62 HEOL UCHAF, RHIWBINA, CARDIFF, CF14 6SQ	41	True	Permission be granted	08/06/2016
16/00977/DCH	23/05/2016	PAYNE	PROPOSED GROUND FLOOR EXTENSION	69 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AQ	36	True	Permission be granted	28/06/2016
16/01131/DCH	11/05/2016	Tuthil	SINGLE STOREY EXTENSION TO SIDE	37 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LU	36	True	Permission be granted	16/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00846/MNR	18/04/2016	Coco Hair & Beauty	CHANGE OF CURRENT RESIDENTIAL USE TO CLASS A1 TO ACCOMMODATE ADDITIONAL BEAUTY TREATMENT ROOMS	21A HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HA	53	True	Planning Permission be refused	10/06/2016
16/00851/DCH	19/04/2016	Mullins	VARIATION OF CONDITIONS 2, 3, 4 AND 7 TO ALLOW MINOR AMENDMENTS TO THE SUBMITTED AND APPROVED SCHEME UNDER 15/00594/DCH	11 HEOL LLANGAN, RHIWBINA, CARDIFF, CF14 6DE	66	False	Permission be granted	24/06/2016

RIVE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

16/01021/DCH	02/05/2016	Patel	SINGLE STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, REAR DORMER ROOF EXTENSION, INSERTION OF 2 NO. ROOF LIGHTS TO THE PITCHED ROOF AND ASSOCIATED INTERNAL ALTERATIONS. REMOVAL OF EXISTING OUTHOUSES AND GARAGE.	24 MARK STREET, RIVERSIDE, CARDIFF, CF11 6LL	43	True	Permission be granted	14/06/2016
16/00830/DCH	13/04/2016	King	LOFT CONVERSION TO PROVIDE ADDITIONAL BEDROOM SPACE	30 HAMILTON STREET, RIVERSIDE, CARDIFF, CF11 9BP	55	True	Permission be granted	07/06/2016
16/00809/DCH	11/04/2016	Patel	SINGLE STOREY SIDE EXTENSION WITH ROOF LIGHTS TO ROOF. REAR DORMER ROOF EXTENSION AND 2 NO. ROOFLIGHTS TO FRONT ELEVATION	24 MARK STREET, RIVERSIDE, CARDIFF, CF11 6LL	56	True	Permission be granted	06/06/2016
16/00672/DCH	18/04/2016	Morris	SINGLE STOREY SHED IN REAR GARDEN.	18 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JU	49	True	Permission be granted	06/06/2016
16/00769/DCH	15/04/2016	Briggs	SINGLE STOREY SIDE EXTENSION	32 TALBOT STREET, RIVERSIDE, CARDIFF, CF11 9BW	55	True	Permission be granted	09/06/2016
16/01211/DCH	25/05/2016	James	ALTERATIONS TO PLANNING PERMISSION 15/02998/DCH - REPLACE PITCH ROOF ON THE PROPOSED REAR AND SIDE EXTENSION WITH FLAT ROOF	124 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9PW	34	True	Permission be granted	28/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
14/00058/DCI	10/01/2014	Loosemore Commercial	DISCHARGE OF CONDITION 17 (ARBORICULTURAL STATEMENT) OF 10/01326/DCI	FORMER ST WINFRIDES NURSING HOME, 24 ROMILLY CRESCENT, PONTCANNA, CARDIFF, CF11 9YP	887	False	Full Discharge of Condition	15/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
15/03050/MNR	16/12/2015	Pleace	CREATION OF A NEW DWELLING APARTMENT, ABOVE EXISTING STABLES AND WORKSHOP	LAND AT REAR, 66 ALBERT STREET, RIVERSIDE, CARDIFF, CF11 6JP	177	False	Planning Permission be refused	10/06/2016
16/00661/MNR	22/03/2016	Nott	CHANGE OF USE FROM BUILDING OF MULTIPLE OCCUPATION TO SINGLE DOMESTIC DWELLING INCLUDING DEMOLITION AND REPLACEMENT OF EXISTING REAR BAY WINDOW	123 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PH	84	False	Permission be granted	14/06/2016
16/00624/MNR	17/03/2016	Powell	EXTENSION TO REAR OF APARTMENTS ON THE GROUND AND FIRST FLOORS TO CREATE ADDITIONAL FLOOR AREA.	72 KING'S ROAD, RIVERSIDE	91	False	Permission be granted	16/06/2016
16/00832/MNR	13/04/2016	Khan	CONVERSION OF GROUND FLOOR SHOP TO CAFE	86 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9DX	64	False	Permission be granted	16/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
15/03141/DCH	22/12/2015	Price	PROPOSED TWO STOREY EXTENSION TO SIDE ELEVATION	1 BRACHDY LANE, RUMNEY, CARDIFF, CF3 3AR	189	False	Permission be granted	28/06/2016
16/00524/DCH	26/04/2016	Barry	RETENTION OF REAR EXTENSION (BUILT HIGHER THAN APPROVED AT CONNECTION TO EXISTING HOUSE) APPROVED UNDER 15/00376/DCH	16 TY-MAWR ROAD, RUMNEY, CARDIFF, CF3 3DS	45	True	Permission be granted	10/06/2016

16/00913/DCH	21/04/2016	CRIMMINGS	REPLACE THE EXISTING HIP TO GABLE ROOF COMPLETE WITH DORMER LOFT CONVERSION. CONSTRUCT A SINGLE STOREY REAR EXTENSION WITH FLAT ROOF COMPLETE WITH LANTERN STYLE ROOF LIGHT.	68 CHURCH ROAD, RUMNEY, CARDIFF, CF3 3BB	48	True	Permission be granted	08/06/2016
16/01091/DCH	09/05/2016	Williams	PROPOSED CONVERSION OF EXISTING GARAGE INTO FAMILY ROOM AND SMALL REAR EXTENSION, INCLUDING NEW ROOF	3 TY-FRY CLOSE, RUMNEY, CARDIFF, CF3 3NR	36	True	Permission be granted	14/06/2016
16/00879/DCH	23/05/2016	Smith	REMOVAL OF EXISTING EXTENSION AND CONSERVATORY TO ALLOW FOR THE ERECTION OF A NEW LARGER EXTENSION.	6 CHURCH ROAD, RUMNEY, CARDIFF, CF3 3BA	36	True	Permission be granted	28/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00539/MNR	26/04/2016	Carroll	PROPOSED NEW DETACHED DWELLING AND DEMOLISH EXISTING GARAGE	LAND ADJACENT TO 217 NEW ROAD, RUMNEY, CARDIFF, CF3 3BP	51	True	Planning Permission be refused	16/06/2016

**SPLO**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00636/DCH	11/04/2016	George	PROPOSED TWO STOREY EXTENSION	1 WILLOWS AVENUE, TREMORFA, CARDIFF, CF24 2ST	56	True	Planning Permission be refused	06/06/2016
16/01077/DCH	06/05/2016	FAHY	CONSTRUCTION OF ROOF DORMER TO REAR ELEVATION	137 RAILWAY STREET, SPLOTT, CARDIFF, CF24 2NA	49	True	Permission be granted	24/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01156/DCH	13/05/2016	YASIN	CONSTRUCT AN ORANGERY TO REAR OF HOUSE	10 CLOS AVRO, PENGAM, CARDIFF, CF24 2HN	40	True	Permission be granted	22/06/2016
16/00902/MJR	09/05/2016	THE MALTINGS LTD	NEW HARDWOOD WINDOWS TO ENLARGED WINDOW OPENINGS TO 4TH FLOOR KILN 4 (E & S ELEVATIONS- JULIETTE BALCONIES TO E ELEVATION KILN 4 ONLY) , PROVISION OF NEW HARDWOOD WINDOWS TO 4TH FLOOR, KILN 3 IN EXISTING OPENINGS (W & S ELEVATIONS) , PROVISION OF NEW VELUX ROOF LIGHTS TO THE CONCEALED NORTHERN ROOF SLOPE OF KILNS 3 & 4.	THE MALTINGS, EAST TYNDALL STREET, SPLOTT, CARDIFF, CF24 5EA	46	True	Permission be granted	24/06/2016
16/00903/MJR	09/05/2016	THE MALTINGS LTD	PROPOSED INTERNAL ALTERATIONS TO KILNS 3 & 4 HOUSE 2 TO FACILITATE OFFICE USE; INCLUDING REPOSITIONING OF PREVIOUSLY APPROVED TOILETS. NEW HARDWOOD WINDOWS TO ENLARGED WINDOW OPENINGS TO 4TH FLOOR KILN 4 (E & S ELEVATIONS- JULIETTE BALCONIES TO E ELEVATION KILN 4 ONLY) , PROVISION OF NEW HARDWOOD WINDOWS TO 4TH FLOOR, KILN 3 IN EXISTING OPENINGS (W & S ELEVATIONS) , CONSTRUCTION OF RAISED MEZZANINE FLOORS IN KILNS 3 & 4 HOUSE 2, PROVISION OF NEW VELUX ROOF LIGHTS TO THE CONCEALED NORTHERN ROOF SLOPE OF KILNS 3 & 4.	THE MALTINGS, EAST TYNDALL STREET, SPLOTT, CARDIFF, CF24 5EA	46	True	Permission be granted	24/06/2016
16/00698/MJR	30/03/2016	Jumping Fit Ltd	CHANGE OF USE OF EXISTING UNIT TO INDOOR TRAMPOLINE PARK (D2 USE)	UNIT 5B, TRIDENT TRADE PARK, GLASS AVENUE, SPLOTT, CARDIFF	64	False	Planning Permission be refused	02/06/2016

16/00667/MJR	29/03/2016	Lidl UK GmbH	DISCHARGE OF CONDITIONS 3 (CYCLE PARKING), 5 (LIGHTING DETAILS), 20 (DRAINAGE DETAILS) AND 21 (LANDSCAPING DETAILS - EXISTING AND PROPOSED) OF 15/02760/MJR	LIDL, EAST TYNDALL STREET, SPLOTT, CARDIFF, CF24 5EH	80	False	Full Discharge of Condition	17/06/2016
16/00880/MJR	20/04/2016	Lidl UK GmbH	DISCHARGE OF CONDITION 12 (GROUND GAS PROTECTION), 13 (CONTAMINATED LAND MEASURES) AND 14 (REMEDIATION SCHEME) OF PLANNING APPLICATION 15/02760/MJR	LIDL, EAST TYNDALL STREET, SPLOTT, CARDIFF	61	False	Partial Discharge of Condition (s)	20/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00230/MNR	04/02/2016	Church Glass	FIRST FLOOR EXTENSION ABOVE EXISTING REAR WORKSHOP TO FORM APARTMENT	17 WALKER ROAD, SPLOTT, CARDIFF, CF24 2EH	130	False	Permission be granted	13/06/2016
16/00654/MNR	26/04/2016	ACT & CAL Properties	CHANGE EXISTING WINDOWS, PROVIDE NEW HORIZONTAL PLANK CLADDING OVER EXISTING BRICKWORK PANELS, TO FRONT AND REAR ELEVATIONS ONLY	OCEAN PARK HOUSE, EAST TYNDALL STREET, SPLOTT, CARDIFF, CF24 5ET	52	True	Permission be granted	17/06/2016

**TROW**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
12/01561/DCO	12/09/2012	Neal Soils Ltd	RETENTION AND COMPLETION OF CONCRETE HARDSTANDING AND SOIL WASH FACILITY	NEAL SOIL SUPPLIERS, TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	1372	False	Permission be granted	15/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
15/03052/MJR	14/12/2015	Hafod Housing Association Ltd	DISCHARGE OF CONDITION 9 (CYCLE PARKING) OF PLANNING APPLICATION 14/00689/DCO	TROWBRIDGE HEALTH CENTRE, ABERGELE ROAD, TROWBRIDGE, CARDIFF, CF3 1YH	179	False	Full Discharge of Condition	10/06/2016
15/01583/MJR	22/06/2015	Pentan Partnership	DISCHARGE OF CONDITION 15 (LANDSCAPING) OF 14/00689/DCO	TROWBRIDGE HEALTH CENTRE, ABERGELE ROAD, TROWBRIDGE, CARDIFF, CF3 1YH	354	False	Full Discharge of Condition	10/06/2016
14/02274/MJR	29/09/2014	Atlantic EcoPark	DISCHARGE OF CONDITION 10 (FIELD DITCH MANAGEMENT PLAN) OF PLANNING PERMISSION NO. 08/00626/E (PROPOSED ECOPARK COMPRISING A COMPOSTING FACILITY AND A MATERIALS RECYCLING FACILITY)	TY TO MAEN FARM, NEWTON ROAD, WENTLOOG, CARDIFF, CF3 2EJ	624	False	Full Discharge of Condition	14/06/2016
16/01397/MJR	01/06/2016	Willmott Dixon	ALTERATIONS TO PLANNING PERMISSION 15/02513/MJR - MINOR AMENDMENTS TO THE PROPOSED ROOF PLANT, WINDOWS, FINISHING MATERIALS; PROVISION OF AN ADDITIONAL DOORWAY AND COMPOUND; OMISSION OF LADDER, REMOVAL OF EXPOSED STRUCTURAL COLUMNS TO SOUTH WEST ELEVATION	CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1QJ	14	True	Permission be granted	15/06/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------



16/00807/MNR	20/04/2016	ALDI Stores Limited	DISCHARGE OF CONDITION 33 (REEN MANAGEMENT PLAN PLANTING PLAN & SCHEDULE) OF 14/01464/DCO	ALDI STORES LTD REGIONAL DISTRIBUTION CENTRE, CAPITAL BUSINESS PARK, WENTLOOG AVENUE, WENTLOOG, CARDIFF, CF3 2GJ	54	True	Full Discharge of Condition	13/06/2016
16/00663/MNR	29/03/2016	ALDI Stores Limited	DISCHARGE OF CONDITION 13 OF 14/01464/DCO	ALDI STORES LTD REGIONAL DISTRIBUTION CENTRE, CAPITAL BUSINESS PARK, WENTLOOG AVENUE, WENTLOOG, CARDIFF, CF3 2GJ	73	False	Full Discharge of Condition	10/06/2016

WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00849/DCH	15/04/2016	MATHIAS	SINGLE STOREY REAR EXTENSION	13 HEOL DON, WHITCHURCH, CARDIFF, CF14 2AR	48	True	Permission be granted	02/06/2016
16/00872/DCH	18/04/2016	Garman	SINGLE STOREY REAR EXTENSION	32 WHITWORTH SQUARE, WHITCHURCH, CARDIFF, CF14 7DR	53	True	Permission be granted	10/06/2016
16/01023/DCH	02/05/2016	Troake	SINGLE STOREY REAR EXTENSION TO THE EXISTING SEMI DETACHED PROPERTY. PROPERTY WILL CONSIST OF A LARGE OPEN PLAN ROOM WITH 6 VELUX SKYLIGHTS AND TWO SETS OF ALUMINIUM BI-FOLD DOORS.	71 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JX	43	True	Permission be granted	14/06/2016
16/00791/DCH	07/04/2016	O'Brien	PROPOSED TWO STOREY SIDE EXTENSION WITH DORMER	83 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RE	83	False	Permission be granted	29/06/2016
16/00899/DCH	05/05/2016	Patterson	SINGLE STOREY REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION.	20 COED ARIAN, WHITCHURCH, CARDIFF, CF14 2ND	55	True	Permission be granted	29/06/2016

16/01215/DCH	19/05/2016	Kempton	CONSTRUCTION OF REAR CONSERVATORY	37 YORATH ROAD, WHITCHURCH, CARDIFF, CF14 1QD	41	True	Permission be granted	29/06/2016
16/00909/DCH	28/04/2016	Maguire	SINGLE STOREY EXTENSION TO SIDE AND REAR. HIP TO GABLE LOFT CONVERSION	28 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	50	True	Permission be granted	17/06/2016
15/02461/DCH	13/10/2015	Price	TWO STOREY EXTENSION TO THE ONE SIDE OF THE EXISTING DWELLING	11 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF, CF14 2BL	255	False	Permission be granted	24/06/2016
16/01111/DCH	17/05/2016	Witchell	DEMOLISH EXISTING PRE-FABRICATED GARAGE AND SINGLE STOREY REAR EXTENSION AND REBUILD SINGLE STOREY EXTENSION AND GARDEN ROOM.	22 MANOR RISE, WHITCHURCH, CARDIFF, CF14 1QJ	36	True	Permission be granted	22/06/2016
16/01139/DCH	12/05/2016	Zerouali	GABLE END EXTENSION WITH LOFT CONVERSION	5 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RA	40	True	Permission be granted	21/06/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00961/MNR	17/05/2016	Ararat Baptist Church	DEMOLITION OF AN EXISTING OUTBUILDING AND THE CONSTRUCTION OF A NEW SINGLE STOREY EXTENSION TO PROVIDE A NEW RECEPTION AREA AND ASSOCIATED FACILITIES	ARARAT BAPTIST CHURCH, PLAS TREODA, WHITCHURCH, CARDIFF, CF14 1PT	31	True	Permission be granted	17/06/2016
16/01169/MNR	17/05/2016	WBS Ltd	EXISTING USE OF PREMISES AS A SHOP	GROUND FLOOR SHOP, 78B TY'N-Y-PWLL ROAD, WHITCHURCH, CARDIFF, CF14 1AT	24	True	Permission be granted	10/06/2016

This page is intentionally left blank