



County Hall
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AGENDA

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 13 MAY 2015, 2.30 PM

Venue COMMITTEE ROOM 4, COUNTY HALL, ATLANTIC WHARF, CARDIFF, CFR10 4UW

Membership Councillor Michael (Chair)
Councillors Lomax, Lynda Thorne (Deputy Chair), Aubrey, Phillips, Robson, Ali Ahmed, Manzoor Ahmed, Burfoot, Gordon, Hudson and Hunt

1 APOLOGIES

2 MINUTES *(Pages 1 - 16)*

To approve as a correct record the minutes of the meeting held on 15 April 2015 and 29 April 2015

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 DEVELOPMENT CONTROL APPLICATIONS

The schedule of development control applications has been circulated separately

5 15/00591/MJR - SPLOTT *(Pages 17 - 62)*

CARDIFF WASTE WATER TREATMENT WORKS, TIDE FIELDS ROAD
EAST MOORS, CARDIFF, CF14 2RX
Construction of a 2 MW Anaerobic Digestion facility, landscaping and associated infrastructure.

6 APPLICATIONS DECIDED BY DELEGATED POWERS *(Pages 63 - 94)*

APRIL 2015

7 DATE OF NEXT MEETING

The next meeting of the Planning Committee will be held on Wednesday 17 June 2015 at CR4, County Hall, Atlantic Wharf, Cardiff, CF10 4UW

Marie Rosenthal

County Clerk & Monitoring Officer

Date: Thursday, 7 May 2015

Contact: Kate Rees, 029 2087 2427, k.rees@cardiff.gov.uk

PLANNING COMMITTEE**15 APRIL 2015**

Present: County Councillor Michael(Chairperson)
 County Councillors Lomax, Phillips, Robson, Manzoor Ahmed,
 Burfoot, Gordon, Hudson and Hunt

84 : APOLOGIES

Councillor Aubrey

85 : MINUTES

The Minutes of the 10 March 2015 were approved as a correct record.

86 : DECLARATION OF INTEREST

The Chairperson reminded Members of their responsibilities under the Members Code of Conduct to declare interests and complete 'personal interest' forms at the commencement of discussion of the item in question.

COUNCILLOR	ITEM	REASON FOR INTEREST
Hunt	14/01623/DCO	Prejudicial – supporting local resident
Robson	15/00085/MJR	Prejudicial - member of the Glamorgan Archives
Thorne	15/00085/MJR	Personal – partner is an Allotment holder at Sloper Road
Lomax	15/00085/MJR	Prejudicial – member of the Glamorgan Archives

87 : RECORDING OF THE COMMITTEE

Members of the public were made aware that no recordings shall be made of proceedings of meetings of the committee whether audio or visual and by whatever method except with the express authorisation of the meeting. If a person records the proceedings of any meeting (or causes such recordings to be affected) without authorisation then the Chairperson will order their removal from the meeting room and shall not permit them to be admitted to a further meeting of the committee except on a written undertaking to desist from such recordings as may have been made and anything derived from them.

88 : PETITIONS

The Committee received petitions in respect of the following applications. In accordance with Planning Committee meeting Procedure Rule 14.2, the petitioners had been advised of their right to speak and where applicable the applicants/agents had been advised of their right to reply.

- (i) Application no 14/02804/DCH – 104 King George V Drive North, Heath
- (ii) Application no 15/00225/MJR – Clare Road Depot, Clare Road, Grangetown

In respect of (i) the Petitioner spoke and the Applicant responded.
In respect of (ii) the Petitioner spoke and the Applicant responded.

89 : 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 application be determined in accordance with the recommendations as set out in the reports of the Director of Strategic Planning, Highways, Traffic & Transportation, subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Buildings & Conservation Areas) Act 1990:

(A) APPLICATIONS GRANTED

13/02600/DCO – SPLOTT

LAND AT TRIDENT PARK, GLASS AVENUE

Discharge of Condition 4 (Phase two verification report: Bunker excavation) of planning permission 10/00149/E (The erection of an energy from waste facility to include a combined heat and power plant, pre-treatment/recycling facility, incinerator bottom ash recycling and ancillary offices)

14/01940/DCI – GRANGTOWN

TEMA GROUP, BRINDLEY ROAD

Construction of two-bay paint shops with associated two-storey offices, service areas, car parking and lay-down areas, boundary fencing and drainage facilities, diversion of public footpath from Ely trail to Brindley Road.

14/02001/DCO – LLANISHEN

157 TY GLAS ROAD

Demolition of existing dwelling and erection of proposed development to form three detached houses.

Subject to an amendment to Condition 7 to read:

'Unless written consent is provided by the Local Planning Authority no development shall take place that does not accord with the submitted Cardiff Treescapes Arboricultural Report received on 28 November 2014 and Cardiff Treescapes Arboricultural Impact Assessment and Tree Protection Plan received on 10 April 2015.

Subject to an additional Condition 13 to read:

'Prior to the commencement of development a scheme of construction management shall be submitted to and approved in writing by the Local Planning Authority, to include details of construction traffic routes, details of any temporary site access/parking, the location of compounds for the storage of plant and materials, measures to prevent dust pollution, plant and wheel washing facilities and site hoardings. The scheme shall be carried out in accordance with the approved details. The approved measures shall remain in operation for the duration of the development unless otherwise agreed in writing by the local planning authority'

15/00085/MJR – GRANGETOWN

HOUSE OF SPORT, CLOS PARC MORGANNWG, LECKWITH
Construction of further extension to existing House of Sport facilities.

15/00225/MJR – GRANGETOWN

CLARE ROAD DEPOT, CLARE ROAD

Change of use and conversion of the former Tram Shed to create a mixed use scheme comprising a community store (A1), café/bars (A3), business incubator units (B1), multipurpose studios (D1/D2), residential live/work units (C3), gallery (D1) and performance hall (D2), access and servicing arrangements, sub-station and associated works.

Subject to an amendment to condition 3 to read:

'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and/ or town and country planning General Permitted Development Order 1995 the buildings and land shall only be used for the purposes specified in the application (community store (A1); café/bar (A3); business incubator units (B1); multi purpose studios (D1/D2); residential live-work units (C3/B1 (a); gallery (D1); and performance hall (D2) potentially used for conferences and exhibitions of a maximum of 1000 person capacity) and for no other purpose (including any other purpose in any provisional equivalent to those Classes in any statutory instrument amending, revoking or re-enacting those Orders or as might otherwise be a permitted change of use in or between relevant classes)

Subject to an amendment to condition 4 to read:

'There shall be no enlargement of subdivision of the floorspace areas approved for each particular uses within the building:

A1 328m²

A3 433m²

B1 324m²

D1 172m2

D2 996m2

(including use specific WCs, ancillary plant and stores, but excluding general WCs, lobby, salon, general circulation and external spaces) and 31 X C3 or C3/B1 (a) 'live work' units. Unless otherwise agreed in writing with the Local Planning Authority.

Subject to an amendment to Condition 5 to read:

'Prior to the beneficial use of the buildings for the purposes hereby approved, full details of the method and effectiveness of the acoustic contaminant of the principle performance space shall be submitted to and approved in writing by the local planning authority and shall thereafter be implemented in accordance with the approved details prior to the approved use commencing.

Subject to an amendment to Condition 6 to read:

'Prior to their implementation, full details of the means of proposed boundary enclosure, including all gates, fencing, walls, new doors, and windows, louvres, roller shutters and additional external; access stairs and platforms and access controls shall be submitted to and approved by the local planning authority in writing and thereafter shall be implemented in full accordance with the approved details prior to the beneficial use of the premises for the purposes hereby approved'

Subject to an amendment to Condition 7 to read:

'The repairs and infilling of external brickwork; new roof covering and any new drainage goods shall accord with a specification of materials, finishes and samples which shall first have been submitted to and approved by the Local Planning Authority in writing'

Subject to an amendment to Condition 8 to read:

'No member of the public shall be admitted to or allowed to remain in the Café/bar/Gallery, outside of the house of 07:00 to 23:00 Monday to Saturday and 07:00 – 22:30 on Sundays'

Subject to an amendment to Condition 9 to read:

'No member of the public shall be admitted to or be allowed to remain in the principal performance venue or ancillary food and drink areas hereby approved outside of the hours of 08:00 – 23:00 Mon – Thurs; 08:00 – 00:30 Fri and Sat, and 10:00 – 22:30 on Sundays'

Subject to an amendment to Condition 10 to read:

'Prior to the beneficial use of the premises for the purposes hereby approved, the development shall be provided with a system of CCTV capable of evidential quality recording in accordance with a scheme of detail which shall first have been submitted to and approved by the Local Planning Authority in writing. No part of the building shall be put to beneficial use such time as the CCTV system is operational'

Subject to an amendment to Condition 17 to read:

'The remediation scheme approved by condition 16 must be fully undertaken 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 must 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 must be submitted to and approved in writing by the Local Planning Authority. All work and submission carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA/ WAG/ EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation'

Subject to an amendment to Condition 25 to read:

'No part of the development hereby permitted shall be put to beneficial use until a scheme of environmental improvements to the footway and carriageway adjacent to the site, to continue the improvements completed to the east of the site, has been submitted to and approval in writing by the Local Planning Authority. The works should include as required but not be limited to surfacing, kerbs, edging, drainage, lighting, lining and signing, street furniture, street trees and Traffic Orders as may be required as a consequence of the scheme. The agreed scheme to be implemented to the satisfaction of the Local Planning Authority prior to beneficial use/occupation of the site'

Subject to an additional Condition 26 to read:

'Prior to the beneficial use of the premises for the purpose hereby approved, an emergency flood management plan detailing the measures and procedures to be undertaken by staff at the facilities in the event of an extreme flood warning, shall be submitted to and approved by the Local Planning Authority in writing. The approved document shall thereafter be available to all future businesses, tenants and owners of the premises upon occupation'

Subject to additional Condition 27 to read:

'Prior to the beneficial occupation of any of the residential units hereby proposed, a detailed noise assessment and robust scheme of sound insulation measures shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 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 maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field]'

Subject to an additional Condition 28 to read:

'Prior to commencement of works to provide the residential live/work units, a detailed noise assessment and a robust scheme of sound insulation works to the (floor/ceiling) and (party wall) structures between the residential units and commercial units shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to beneficial occupation'

Subject to an additional Condition 29 to read:

Prior to commencement of works to provide the residential live/work units, a detailed noise assessment and a robust 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]'

Subject to an additional Condition 30 to read:

'Prior to commencement of works to provide the residential live/work units, a detailed vibration assessment and scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the dwellings are designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s^{1.75} between 07.00 and 23.00 hours, and 0.26m/s^{1.75} between 23.00 and 07.00 hours, as calculated in accordance with BS 6472:1992, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings", [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme'

Subject to an additional Condition 31 to read:

‘Arrival, departure, loading or unloading of delivery vehicles should only take place between the hours of 08:00 – 16:00 on any day’

Subject to an additional Condition 32 to read:

‘Fixed plant noise shall not realise a noise nuisance or exceed an upper dBA limit to be confirmed by the Local Planning Authority further to the submission and approval of a noise assessment undertaken in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard)’

Subject to an additional Condition 33 to read:

‘Prior to amplified music being played in or any system of public address being used in the performance space, the cinema or any other areas within the complex, a detailed noise report must be submitted to the Local Planning Authority which will demonstrate a robust scheme of sound insulation to prevent the output of such systems from affecting the amenities of any noise sensitive receptors. The scheme must be submitted and approved in writing by the Local Planning Authority prior to implementation and thereafter implemented as approved prior to the playing of amplified music or use public address within the complex’

Subject to an additional Condition 34 to read:

‘Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) no sale of hot food for consumption off the premises shall take place from the premises’

Subject to an additional Condition 35 to read:

‘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 equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing’

Subject to an additional Condition 36 to read:

‘Prior to beneficial occupation, the development shall be provided with a scheme of secure resident, staff and visitor cycle parking, in accordance with a scheme of detail which shall first have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use and thereafter the cycle parking spaces shall be retained and shall not be used for any other purpose’

Subject to an additional Condition 37 to read:

‘No part of the development hereby permitted shall be operated until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. 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/from the site, and to promote travel by sustainable modes that are acceptable to the Local Planning Authority. The Travel Plan shall include the name and contact details of the person who will operate and coordinate the implementation of the plan on behalf of the Owner, and the plan shall be implemented in accordance with the timetable set out therein. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually to the Chief Transportation Officer.’

Subject to an additional Condition 38 to read:

‘The performance venue shall be operated in accordance with an operational management plan, which shall first have been submitted to and approved in writing by the local planning authority. The plan shall thereafter be re-submitted to the Local Planning Authority for review, once every three months within the first year of operation and once every six months for two years thereafter and the venue shall operate in accordance with the most currently approved plan.’

Subject to an additional Condition 39 to read:

‘In situations where doors and ground floor windows are located adjacent to the public footway, such features shall be constructed/installed in such a way that they can only open inwards to the building, not outwards over the adjacent public footway.’

Subject to an additional Condition 40 to read:

‘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, contractor parking and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.’

Subject to an additional Condition 41 to read

‘Prior to the beneficial use of the building for the purposes hereby approved, the applicant shall provide, and be responsible for the future servicing of, a number of strategically placed litterbins within the demise of the complex, which shall thereafter be retained.’

15/00352/MJR – CATHAYS

109 ST MARY STREET, CITY CENTRE

Proposed redevelopment and change of use to existing offices (vacant) to backpackers hostel to accommodate 67 guests. New shop front.

**(B) APPLICATIONS GRANTED ON EXECUTION OF A
PLANNING OBLIGATION UNDER SECTION 106 OF THE
TOWN AND COUNTRY PLANNING ACT 1990**

14/02360/MNR

LAND AT CARDIFF ROAD

Erection of 8 dwellings, access arrangements and associated works.

Subject to an amendment of paragraph 8.1 of the report to read:

‘Planning permission is sought to construct 8 no dwellings on approximately 0.39 hectares of agricultural land at Cardiff’

14/02635/MJR – ADAMSDOWN

ST JAMES’ CHURCH, NEWPORT ROAD

Change of use for a Grade II listed building last used as a church to be converted to 16 residential apartments.

Subject to an additional Condition 12 to read:

‘No development in addition to the show flat under construction shall be commenced until such time as a Bat survey has been undertaken, and submitted to and approved by the local planning authority in writing. The survey shall report on the use that bats make of the building and make recommendations as to appropriate mitigating measures as may be required to ensure the favourable conservation status and for the provision of replacement habitat as may be lost as a consequence of the development hereby approved, together with a timeframe of implementation. The recommendations shall be carried out in accordance with the approved details.

Subject to an additional Condition 13 to read:

‘Should construction be undertaken in a phased manner, the bat survey required by condition 12 shall extend to those elements of the building agreed by the Local Planning Authority prior to the commencement of any particular phase.

14/02770/MJR – FAIRWATER

LAND BETWEEN 53 AND 81 GORSE PLACE

14 no affordable dwelling houses and associated parking

Subject to an amendment to Condition 7 to read:

‘In the event that contamination is found at anytime when carrying out the approved development that was not previously identified it shall 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 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 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'

Subject to an amendment to Condition 8 to read:

'Ant 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 to 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, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the Local Planning Authority'

Subject to an additional Condition 9 to read:

'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 to 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, verification sampling of the material received at the development site is required to verify that the imported aggregate is free from contamination and shall be undertaken in accordance with a scheme agreed in writing by the Local Planning Authority.

All respective Conditions are now renumbered accordingly.

14/02859/MNR – RIVERSIDE

PARSONS BRINCKERHOFF LIMITED, 27-29 CATHEDRAL ROAD
Proposed conversion of existing offices to provide of 9 no dwellings including the infilling of covered parking area and insertion of new doors at ground floor level.

14/03004/MJR – CATHAYS

CARADOG HOUSE 1-6 ST ANDREW'S PLACE
Change of use and partial re-build of Caradog House to provide 378 student beds consisting of 152 twodios (double occupancy) 40 studios and 17 double occupancy studios with approximately 250M of ancillary communal student facilities and associated works.

Subject to an additional Condition 23 to read:

'The north-facing windows of the first floor twodio bedroom and the second floor studio bedroom located closest to the Pen and Wig PH shall be non-opening below a height of 1.8m above internal floor level and glazed with obscure glass and thereafter be so maintained'

Subject to an additional Condition 24 to read:

'D9B Amended Plans *0210A; 0211A; 0310A; 0311A*

Subject to an amendment to Recommendation 1 to read:

'The amount requested by Parks based on the Open Space SPG is £178,918'

15/00176/MJR – PENTWYN

PENTWYN COMMUNITY EDUCATION CENTRE, BRYNHEULOG
Construction of 18 no. Two-storey dwellings, access, car parking and associated works.

(C) APPLICATIONS DEFERRED

14/01673/DCO – LLANISHEN

BLAIR ATHOL, LISVANE ROAD
Demolition of existing house and cottage construction of 2 new houses and 6 apartments.

Reason: In order for a site visit to this location to take place

14/02804/DCH – HEATH

104 KING GEORGE V DRIVE NORTH
Two storey rear extension & first floor rear extension on top of existing ground floor rear extension.

Reason: In order for a site visit to this location to take place

(D) APPLICATIONS WITHDRAWN

15/00239/MNR – RUMNEY

PETHERTON VETERINARY SURGERY, 86 WENTLOOG ROAD
Demolition of the existing vacated veterinary surgery and associated accommodation and subsequent re-build and change of use to a new domestic care-home for young adults.

The Committee noted the application was Withdrawn at the request of the applicant.

90 : **APPLICATIONS DECIDED BY DELEGATED POWERS**

The Committee received the report on applications decided under delegated powers for March 2015.

RESOLVED: That the report be noted.

91 : **DATE OF NEXT MEETING**

The next Planning Committee Development Control meeting was scheduled to take place on 13 May 2015 at 2:30pm in Committee Room 4, County Hall.

PLANNING COMMITTEE

29 APRIL 2015

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

Apologies: Councillors Ali Ahmed

DECLARATION OF INTEREST

93 : DECLARATION OF INTEREST

COUNCILLOR	ITEM	REASON
Robson	14/02405/MJR	Known to Applicant
Aubrey	14/02405/MJR	Non Executive Director Cardiff Bus
Lomax	14/02405/MJR	Non Executive Director Cardiff Bus

94 : **14/02405/MJR - CATHAYS**

LAND TO NORTH OF CARDIFF CENTRAL RAILWAY STATION INCORPORATING
CARDIFF BUS STATION, MARLAND HOUSE AND WOOD STREET.

Demolition of Marland House, full planning application for media centre, ground floor retail and café units (use classes A1 A2 A3) roof top plant, satellite dishes and photo voltaic panels (Plot 3) basement car parking to plots 2 and 3, public realm and landscaping and related infrastructure and engineering works. Outline application for up to 14,550sqm gross class B1 (A) office floorspace (Plot 2) with all matters reserved expect access.

RESOLVED: The Planning Committee AGREED to GRANT the Section 106 Agreement subject to the following amended conditions:

Subject to an amendment of Condition 2

Drawing Title	Reference Number
Hybrid Planning Application Boundary	A-B3-020-00-05-PL Rev 3
Existing Site Plan	A-B3-011-00-02PL Rev 3
Demolition Plan	A-B3-011-00-03PL Rev 1
Proposed Site Plan	A-B3-011-00-04PL Rev 1
Setting-Out Plan	A-B3-020-00-01PL Rev 1
Phasing Plan	A-B3-020-00-02PL Rev 1
Full Application – Plot 3 Media Centre	
Basement General Arrangement	A-B3-031-B1-01PL Rev 0

Drawing Title	Reference Number
Ground Floor Plan General Arrangement	A-B3-031-00-01PL Rev 0
First Floor Plan General Arrangement	A-B3-031-01-01PL Rev 0
Second Floor Plan General Arrangement	A-B3-031-02-01PL Rev 0
Third Floor Plan General Arrangement	A-B3-031-03-01PL Rev 0
Fourth Floor Plan General Arrangement	A-B3-031-04-01PL Rev 0
Fifth Floor Plan General Arrangement	A-B3-031-05-01PL Rev 0
Roof Plan Level 06 General Arrangement	A-B3-031-R06-01PL Rev 0
Roof Plan General Arrangement	A-B3-031-R07-01PL Rev 0
South Elevation	A-B3-064-XX-01PL Rev 0
East Elevation – Marland Street	A-B3-064-XX-02PL Rev 0
North Elevation – Wood Street	A-B3-064-XX-03PL Rev 0
West Elevation	A-B3-064-XX-04PL Rev 0
Section 01	A-B3-053-XX-01PL Rev 0
Section 02	A-B3-053-XX-02PL Rev 0
Section 03	A-B3-053-XX-03PL Rev 0
Section 04	A-B3-053-XX-04PL Rev 0
Full Application – Public Realm	
Existing Site Survey	A-B3-321-XX-01PL Rev 1
Existing Site Sections	A-B3-321-XX-02PL Rev 0
Tree Removal Plan	A-B3-321-XX-03PL Rev 1
Public Realm Masterplan	A-B3-321-XX-04PL Rev 1
Softworks Plan	A-B3-321-XX-05PL Rev 1
Detail Plan – Central Square	A-B3-321-XX-10PL Rev 1
Detail Plan – Plot 3	A-B3-321-XX-11PL Rev 1
Detail Plan – Plot 1 & 2	A-B3-321-XX-12PL Rev 1
Typical Street Section – Wood Street	A-B3-321-XX-20PL Rev 0
Typical Street Section – Marland Street	A-B3-321-XX-21PL Rev 0
Typical Street Section – Central Street	A-B3-321-XX-22PL Rev 0
Typical Street Section – Millennium Walkway	A-B3-321-XX-23PL Rev 0
Typical Street Section – Central Square	A-B3-321-XX-24PL Rev 0
Outline Application – Plot 2	
Plot 2 Parameter Plan	A-B3-020-00-06PL Rev 1

Subject to an amendment to Paragraph 8.17 to read:

‘Public Realm works: The extent of the public realm is defined in dwg. No A-B3-321-XX-04PLrev1. The specification and overall appearance will be equivalent to that of the St Davids 2 development with an enhanced public realm treatment to the square between the listed station building and the BBC HQ.

Subject to an additional Recommendation 6 to read:

‘It is confirmed that in making the recommendation to grant planning permission the LPA has had due regard to the environmental information submitted as part of this application.

Subject to an amendment to Condition 4 to read:

‘The retail floor space hereby permitted shall not exceed 862 sqm’

Subject to an amendment to Condition 11 to read:

‘Prior to the permanent closure of Station Approach and unless otherwise agreed in writing with the LPA an approved scheme for the provision of Taxi Rank, 9no short-term car parking spaces and drop-off/pick-up facilities, to replace those lost as a result of the closure of Station Approach, shall be implemented to the satisfaction of the Local Planning Authority. The works to include as required but not be limited to surfacing, kerbing/ edging, lighting, lining and signing, and Traffic Regulation Orders as may be required as a consequence of the scheme’

95 : **DATE OF NEXT MEETING**

13 May 2015 – Committee Room 4, County Hall

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COMMITTEE DATE: 13/05/2015

APPLICATION No. 15/00591/MJR APPLICATION DATE: 16/03/2015

ED: **SPLOTT**

APP: TYPE: Full Planning Permission

APPLICANT: Kelda Organic Energy Ltd

LOCATION: CARDIFF WASTE WATER TREATMENT WORKS, TIDE
FIELDS ROAD, EAST MOORS, CARDIFF, CF14 2RX

PROPOSAL: CONSTRUCTION OF A 2 MW ANAEROBIC DIGESTION
FACILITY, LANDSCAPING AND ASSOCIATED
INFRASTRUCTURE

RECOMMENDATION 1: That the County Council is satisfied that the submitted Environmental Statement dated April 2013 and Addendum dated March 2015 contains sufficient information and the Council has taken account of the Environmental Statement and accompanying information in assessing the environmental impacts of the proposed development.

RECOMMENDATION 2: That planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. Prior to any excavations on site 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 and public amenity.
3. Prior to the beneficial use of the development hereby approved the details of any appropriate gas protection measures which may be required to ensure the safe management of gases, including the sealing of the piles with the geosynthetic membrane shall be submitted to and approved in writing by the Local Planning Authority. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the approved development 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 in accordance with policy 2.63 of the Cardiff Unitary Development Plan.
4. Prior to the commencement of earthworks on site a suitable management strategy in the form of a Materials Management Plan in

accordance with the CL:AIRE Industry Code of Practice, to include all necessary verification sampling of excavated and deposited materials shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, a timetable of works and site management procedures.

Reason: To ensure that any unacceptable risks from land contamination (Asbestos containing soils) to the future users of the land, neighbouring land, are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

5. Upon completion of all earthworks a verification report that demonstrates the effectiveness of the Materials Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any unacceptable risks from land contamination (Asbestos containing soils) to the future users of the land, neighbouring land, are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall 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 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 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 in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

7. 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 to 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, verification sampling of the material received at the development site shall verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

8. E7Z Imported Aggregates
9. The car / motorcycle parking spaces and vehicle turning areas (including that which has been indicated for Welsh Water purposes) shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking and turning 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.
10. Prior to their installation on site details showing the provision of the cycle parking spaces shown on drawing no. SK-015 Revision P8 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented 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.
11. Prior to beneficial use of the development hereby approved details of the footway improvement works between the site entrance and the adopted highway (as illustrated on drawing No. SK-015 Revision P8) shall be submitted to and approved in writing by the Local Planning Authority. These works shall include new footway construction together with the resurfacing of the existing footway as required. Those details shall be implemented prior to the development being put into beneficial use.
Reason: To facilitate the safe movement of pedestrians.
12. Prior to beneficial use of the development hereby approved details of the HGV vehicle routes, to and from the approved anaerobic digestion facility, shall be submitted to and approved in writing by the Local Planning Authority. The routing of vehicles shall be managed strictly in accordance with the plan so approved.
Reason: To ensure that no bulk vehicles associated with the development use residential streets to access the facility.
13. The mitigation measures set out in paragraphs 8.101 to 8.112 of the Ecology and Nature Conservation section of the Environmental Statement shall be fully implemented as detailed within the submitted document.
Reason: In the interests of nature conservation and the protection of the protected Severn Estuary designations.

14. The drainage scheme hereby approved shall be implemented in accordance with the scheme shown on drawing no. SK-017 Revision P6, and shall be maintained thereafter, unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure an orderly form of development.
15. The approved Anaerobic Digestion facility shall process up to a maximum of 35,000 tonnes per annum, as stated within the planning application.
Reason: The application has been assessed on this basis.
16. Prior to beneficial use of the development hereby approved full details of landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The landscaping shall be carried out in accordance with the approved design and implementation programme.
Reason: To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance.
17. C4R Landscaping Implementation

RECOMMENDATION 2 : 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 3: That the applicant be advised to contact the Operational Manager, Highway Operations, prior to undertaking the works associated with the footway improvement works conditioned above, in order to obtain the necessary licence and to agree the specification for the works.

RECOMMENDATION 4: That the applicant be encouraged to provide information to future workers regarding public transport and non-car mode information in order to encourage more sustainable modes of travel.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought for the construction of a 2MW anaerobic digestion facility, landscaping and associated infrastructure on land at Tide Fields Road, Splott.
- 1.2 The Welsh Government has set a national target to recycle 70% of all waste by 2025. In response to this target, the Cardiff Organic Waste Treatment Project has been created to source suitable technologies to treat Cardiff's source-separated food and green/garden waste collected from the kerbside, household waste sites, parks/gardens and businesses. The proposal is part of a competitive bid submission by the applicant and the project has been developed in response to the overarching waste strategy for Wales entitled 'Towards Zero Waste', which sets challenging interim targets focused on achieving high levels of recycling and composting as well as exceeding the European Union landfill diversion rates.
- 1.3 With the project in mind the applicant proposes to build and operate a state of the art facility to treat food waste using proven anaerobic digestion technology on vacant land at Dwr Cymru's Waste Water Treatment Works at Tide Fields Road, Cardiff.
- 1.4 The Anaerobic Digestion (AD) facility uses a series of processes in which microorganisms convert biodegradable material into green energy (Biogas) and a fertiliser (Digestate). The energy produced would be used to power the AD facility and enable transmission to the adjacent Dwr Cymru Waste Water Treatment Works, offsetting the need to export electricity from the national grid.
- 1.5 Members will recall resolving to grant planning permission for a 1.5MW anaerobic digestion facility on the site in July 2013 (see appended committee report for 13/00686/DCO), subject to relevant conditions.

- 1.6 The current application has been submitted to seek permission for changes to the approved scheme. The facility would still process up to 35,000 tonnes of food waste per annum, which would now generate up to 2MW of 'green electricity,' together with nitrate and potash rich bio-fertiliser, that can be utilised on local farm land. This represents a 0.5MW increase on the approved application, which arises from improved efficiencies in the approved process. The current application differs from the approved development in the following respects (a summary of the proposed amendments is appended to this report):
- (i) Use of piled foundation as the construction method;
 - (ii) Increase in site levels by 0.25 metres;
 - (iii) Increase in footprint size of combined heat and power (CHP) plant;
 - (iv) Increase in footprint size of bio-filter plant, and additional heat exchanger;
 - (v) Re-siting of the bio-filter plant, pasteuriser plant and the reception tank;
 - (vi) Re-siting of digestate storage, primary and secondary fermenter plant;
 - (vii) Addition of lightning protection to the Digestate Storage Tank;
 - (viii) The bund wall to be of a height of 1.95m and not earth bunded on the southern boundary;
 - (ix) Change in location of the, transformer, flare and cycle storage;
 - (x) Minor alterations to the office building;
 - (xi) Re-location of parking spaces;
 - (xii) New below ground 100 m³ surface water drainage tank (for surface water drainage); and
 - (xiii) Additional door to the waste reception building.
- 1.7 The existing access point from Tide Fields Road will be retained in order to serve both staff (accessing the site by foot, bicycle or car), and operational HGVs associated with the proposed facility. A dedicated internal access road will be constructed to facilitate movement from the existing access point at Tide Fields Road to the site entrance. The new access road will also be suitable for the two-way operation of HGV vehicles to and from the site.
- 1.8 A total of eight parking spaces will be provided, including two mobility spaces. Provision will be made for sheltered parking for up to five bicycles, supported by the provision of internal changing / shower facilities.
- 1.9 The previous application was accompanied by an Environmental Statement dated April 2013 and included the following topics:
- (i) Noise Impact Assessment
 - (ii) Contaminated Land Risk Assessment
 - (iii) Flood Consequences Assessment
 - (iv) Ecology
 - (v) Air Quality Assessment
 - (vi) Transport Statement
 - (vii) Socio Economic Impacts
 - (viii) Landscape and Visual Appraisal
 - (ix) Cumulative Effects

- (x) Alternatives
- (xi) Mitigation Measures

1.10 An addendum to the Environmental Statement (ES) dated March 2015, with a corresponding addendum to the Non-Technical Summary accompanies this application, to be read alongside the previous ES, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (as amended). The ES addendum makes the following conclusions:

- (i) Noise – Consideration has been given to piling works during construction. It has been found that these works could potentially result in temporary significant effects without mitigation. Mitigation measures (Acoustic screening) have been identified which would reduce the construction noise impact during piling activities and eliminate the significant effects. Noise from newly assessed items of external plant (i.e., the dryer and chiller facility associated with the CHP plant), has been assessed for operational effects, in combination with other items of plant assessed in the Original ES. It has been found that effects presented in the Original ES will remain unchanged and that the operational noise effects will remain to result in no significant noise effects.
- (ii) Geology and Ground Conditions – The choice of a piled foundation design has been made after consideration of issues such as the potential for consolidation, aggressive ground conditions, buried obstructions such as concrete and railway tracks and the potential for encountering very dense or fused slag fill material. The piled foundation design has been considered in the revised environmental impact assessment following further ground investigation work carried out by Terra Firma Ltd in 2014 and a review of all available information gathered on the site carried out by SLR Consulting in January 2015. Industry standard construction mitigation measures have been proposed to address contaminated land issues such as the presence of asbestos, potential migration of ground gas and unexploded ordnance to ensure no significant residual impacts. A Remediation Strategy to be agreed with the contaminated land officer at Cardiff Council is also now proposed to cover the proposed remediation methods in detail. The overall conclusion of the original ES that there will be no residual significant effects remains valid.
- (iii) Ecology and Nature Conservation – The value and sensitivity of receptors listed in the original ES remain unchanged. No new receptors have been identified, and the conservation status and legal protection of these receptors remains unchanged. Therefore no changes to the Ecological Impact Assessment section of the original ES are required. In respect of construction effects, the construction noise assessment has been updated to account for the inclusion of piling which was not previously proposed as part of the construction process. As a result, predicted noise levels during construction for the revised proposal are higher than those stated in the original ES. Maximum noise levels (unmitigated) during piling operations, for the revised

Development, are predicted to be 66 dB at a distance of 300 m, (Part 2 – Section 5: Noise (Table 5.1)), which is in excess of the 55 dB threshold (below which adverse impacts on designated species are unlikely) cited in the Original ES. Mitigation to reduce the noise impacts of piling is proposed and, as a result, would reduce the predicted noise level to 56 dB at 300 m. The closest point of the Severn Estuary designated site (SPA, SAC, Ramsar, SSSI) is 340 m from the Development site boundary, and a greater distance from the actual location of piling activity within the Development site. It is therefore considered very unlikely that the predicted noise level across any part of the designated site would exceed 55 dB(A)max. In addition, more recent studies (Cutts et al. 20092; Wright et al. 20103) have found that the levels at which impulsive noise (such as piling) will start to disturb waterbirds are between 55 and 70 dB(A)max. Piling works are programmed to take approximately 9 weeks to complete, and the predicted noise levels assume a non-stop operation during the day as a worst-case. The predicted piling noise levels also relate to the time when works are undertaken, and not to the full daytime period, in practice, the works are unlikely to be undertaken non-stop. With the implementation of the proposed mitigation, the 55 dB(A)max threshold in the original ES is unlikely to be exceeded within the designated site during the temporary period of construction during which piling is to be undertaken, and therefore it is unlikely that adverse impacts on designated species would occur. The assessment of noise/visual disturbance in the original ES is therefore still considered valid and is not required to be updated. In respect of Operational Effects, the size of Combined Heat and Power (CHP) plant has increased from 1.5 megawatts (MW) to 2 MW (using the same amount of waste input per annum). The SO₂ emission rate for the 2 MW plant is less than that of the 1.5 MW plant previously proposed. Therefore the original assessment for SO₂ emissions can be considered precautionary and remains valid.

The nitrogen deposition impacts have not changed for the revised Development and the Predicted Environmental Concentration (PEC) remains at 13.92 kg N/ha/year which is within the critical load of 20-30 kg N/ha/year. As a result the original ES does not require updating following the changes set out in this ES Addendum.

- (iv) Air Quality (Odour Assessment) - No amendments are required to this section however the proposed increase in footprint size of the biofilter plant and the additional heat exchanger will improve odour treatment to mitigate emissions to neighbours.

(Emissions from Point Sources) The Human Health Assessment requires updating following the subsequent remodelling of emissions from point sources. Additional modelling of the impacts at sensitive receptor locations was undertaken to reflect the change in the size of the CHP facility. There is no change in the impact significance of PECs as shown in Table 9.5 in the Original ES and therefore no amendments are required to this section.

(Ecological Assessment) Predicted nitrogen deposition impacts have not changed as a result of the proposed amendments to the Development and the PEC remains at 13.92 kg N/ha/year which is within the critical load of 20 to 30 kg N/ha/year. As a result, no amendments are required to this section. As the SOX emission rate for the 2 MW plant is less than that of the 1.5 MW plant previously modelled, SO₂ emissions have not been modelled at this stage and so the Original ES assessment for SO₂ emissions remains as a precautionary approach. Therefore predicted SO₂ impacts have not changed as a result of the proposed amendments to the Development and the predicted PECs at the Severn Estuary Boundary receptors are within the Critical Level of 20 µg/m³. As a result, no amendments are required to this section.

(Emissions from Vehicles) There has been no change to the number of HGV and LGV movements predicted during the construction period or the operational phase and so these sections do not require updating.

- (v) Transport – no update is required following the revised assessment.
- (vi) Socio-Economic – no update is required following the revised assessment.
- (vii) Water – The Original ES proposed to discharge surface water and foul flows from the site into existing surface water and foul sewers situated to the south west of the site at Martin Road and that the layout of the proposed Development would be such that drainage will be split into two ‘catchments’ according to whether runoff is to discharge to the foul sewer or the surface water sewer. It is still the intention to dispose of surface water to the Welsh Water surface water and foul water infrastructure to the south west of the Development. The outline drainage plan originally presented has now been superseded as a result of the Development design change. The changes to the site layout do not affect the conclusion of the Original ES section that “the risk to water quality has been assessed as negligible” as surface water and runoff from the concrete service yard in the north east part of the site will still be directed through a petrol interceptor before connecting into the surface water drainage, which discharges into the Severn Estuary. This will prevent contaminants potentially present on vehicles from entering controlled waters. No further changes to the Assessment of Effects section of the Original ES are required.
- (viii) Cumulative Effects - Since the approval of the original planning application in July 2013, four new developments have been consented within 1 km of the Development. The addition of these developments has been taken into consideration when reassessing the cumulative impact of this development in Part 2 of this ES Addendum. These developments will not alter the assessments undertaken in this ES Addendum or the conclusions in the Original ES that the Development will result in no cumulative adverse impacts and an overall neutral to positive impact on the environment.
- (ix) Alternatives – no additional scenarios are proposed as a result of the amendments to the development or any changes to the baseline and the existing scenarios as detailed in the original ES remain relevant, therefore this section does not require updating.

- 1.11 The proposed facility would require a permit from Natural Resources Wales in order to operate.
- 1.12 The agent has submitted a Waste Planning Assessment in accordance with the guidance contained with TAN 21 (Waste) (February 2014).

2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises approximately 1.4 hectares of previously developed and currently vacant land adjacent to the Dwr Cymru Waste Water Treatment Site at Tide Fields Road. The majority of the site consists of hardstanding which previously accommodated a number of buildings, and a large parking area, associated with its previous use. At present the site contains a weighbridge utilised by Tankers associated with the waste water treatment works operations.
- 2.2 The Site is located within a predominantly industrial area, surrounded by various industrial / processing land uses. The neighbouring land uses in the vicinity of the site include the Celsa Steelworks facility, the SIMS Metal Management Recycling, Dwr Cymru's Waste Water Treatment Works, and a number of commercial units including a specialist builders' merchant, car dismantlers, and engine rebuild centre, ready-mixed concrete works and a steel fabricator.
- 2.3 The site is approximately 325 metres from the Severn Estuary nature conservation designations.

3. **SITE HISTORY**

- 3.1 13/00686/DCO: Permission granted in July 2013 for the construction of a 1.5MW anaerobic digestion facility, landscaping, and associated infrastructure.
- 3.2 97/01234/R: Planning permission granted for a revised layout of the waste water treatment works.
- 3.3 97/00262/R: Outline planning permission granted for the waste water treatment works.
- 3.4 96/00577/R: Outline planning permission granted for waste water treatment works and associated outfall.

4. **POLICY FRAMEWORK**

- 4.1 The site is located within an existing area of Business, Industry and Warehousing as defined in the City of Cardiff Local Plan.
- 4.2 Planning Policy Wales, Edition 7 (July 2014)
- 4.3 Technical Advice Notes (TANs):

- 5 Nature Conservation and Planning (2009)
 - 8 Renewable Energy (2005)
 - 11 Noise (1997)
 - 12 Design (2014)
 - 15 Development and Flood Risk (2004)
 - 18 Transport (2007)
 - 21 Waste (2014)
 - 23 Economic Development (2014)
- 4.4 South Glamorgan (Cardiff Area) Replacement Structure Plan 1991-2011 (April 1997):
- EV1 Towards Sustainable Development
 - EV2 Urban Regeneration
 - EV4 Pollution
 - E3 Protection of Business and Industrial Land
 - MV1 Location of New Developments
 - U3 Renewable Energy
- 4.5 City of Cardiff Local Plan (January 1996):
- 11 Design and Aesthetic Quality
 - 17 Parking and Servicing Facilities
 - 18 Provision for Cyclists
 - 19 Provision for Pedestrians
 - 20 Provision for Special Needs Groups
 - 36 Alternative Use of Business, Industrial and Warehousing Land
 - 37 Safeguards for Residential Amenity and Existing Industrial Areas or Operational Docks
 - 39 Older Industrial and Commercial Areas
 - 55 Other Waste Disposal Facilities
- 4.6 Deposit Unitary Development Plan (October 2003):
- 1A General Principles for the Location of Development
 - 1B Achieving Good Design
 - 1E The Economy and Employment
 - 1H Sites of International or National Importance for Nature Conservation
 - 1K Movement and Transport Priorities
 - 1N Car Parking
 - 1P Waste Management
 - 2.20 Good Design
 - 2.24 Residential Amenity
 - 2.37 Change of Use of Industrial and Warehousing Land
 - 2.46 Sites of International or National Importance for Nature Conservation
 - 2.48 Biodiversity
 - 2.57 Access, Circulation and Parking Requirements
 - 2.58 Impact on Transport Networks
 - 2.63 Contaminated and Unstable Land

- 2.64 Air, Noise and Light Pollution
- 2.73 Sites for Waste Management Facilities

4.7 Relevant Supplementary Planning Guidance:

Access, Circulation and Parking Standards (January 2010)
Trees and Development (March 2007)
Waste Collection and Storage Facilities (March 2007)
Locating Waste Management Facilities (2006)

4.8 National Policies:

Wales Spatial Plan (November 2004)
Environment Strategy for Wales (2006)
National Waste Strategy for Wales (2002) and Draft Strategy (2009)

4.9 Regional Policies:

South East Regional Waste Plan: 1st Review (October 2008)

5. **INTERNAL CONSULTEES RESPONSES**

5.1 The **Operational Manager, Transportation**, notes that the current proposals entail a total of only some 21 HGV movements per day to and from the site, and essentially replicate those approved under previous consent 13/00686/E with the exception of some minor revisions to the layout and parking arrangements. He has no objection subject to the re-imposition of conditions relating to a construction management plan, parking, cycle Parking and HGV Routes which were applied to the the previous consent.

5.2 The **Operational Manager, Contaminated Land**, has noted the contents of the revised Environmental Statement (ES), particularly Appendix 6.2 which contains a review of previous site investigation reports by SLR Consulting Limited dated 15th January 2015. Based upon this revised ES he notes that an updated ground risk assessment has been undertaken which has identified the site as low risk, with the following recommendations:

- (i) Reinforced concrete cast *in situ* floor slab (suspended, non-suspended or raft) with at least a 1200g damp proof membrane; Beam and block or pre cast concrete slab and minimum 2000g damp proof membrane/reinforced gas membrane;
- (ii) Possibly underfloor venting or pressurisation in combination with a) and b) depending on use; and
- (iii) All joints and penetrations to be sealed.

5.3 The land contamination assessments for this development have not identified any significant issues in terms of soil or groundwater contamination and thus there is no real requirement for remediation. The only issue identified is the presence of asbestos fibres in a number of soil samples. There is a risk that such material will be mobilised as part of the works when excavated materials

are exposed and placed in areas of future bunds. As such it will be necessary and as recommended by SLR in appendix 6.3, for a Materials Management Plan to be utilised to ensure any risks from asbestos exposure are minimised. Therefore relevant conditions are requested to ensure such a document is provided and is acceptable to the LPA. He recommends relevant conditions be attached to any permission that may be granted.

- 5.4 The Council's **Tree Officer** advises that the submitted topographic survey and his records suggest the presence of trees and/or large shrubs within and bounding this site that he considers may be material to the application. He notes the ecological report refers only to some immature white poplars within the site although aerial images suggest the presence of trees bounding the site.
- 5.5 The **Operational Manager, Waste Management**, notes that the site will be monitored by NRW Waste Management and therefore she has no observations or objections with respect to the above numbered application.
- 5.6 The **Council's Ecologist** confirms that his comments remain as per the previous permission (13/00686/DCO).
- 5.7 The **Operational Manager, Drainage Division**, has been consulted. No objections have been received. Any comments received will be reported to Committee.
- 5.8 The **Operational Manager, Environment (Noise & Air)** initially expressed some concerns regarding odour abatement and the potential for cumulative odour in combination with the adjoining Welsh Water Sewerage Treatment Works. She originally requested an odour management plan in order to protect the amenities of nearby sensitive receptors. The agent has provided a detailed response to address these concerns and any further comments will be reported to Committee.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 **Welsh Water** recommends relevant conditions and advisory notes be attached to any permission granted to ensure no detriment to existing residents or the environment and to their assets.
- 6.2 The **Glamorgan Gwent Archaeological Trust** advise that information in the Historic Environment Record notes that the OS maps of the late 19th and early 20th centuries show the application area to be on the seaward side of the High Water Mark; the land has been reclaimed from the mid 20th century onwards. The supporting information mentions that the area was previously the site of buildings, now cleared and the land surface landscaped. In connection with the WWTW pipe, in the late 1990s, a fish trap dating to the 19th century was identified and recorded, although this was some 0.5km seaward. It is their opinion that it is unlikely that archaeological remains would be encountered during the proposed development and that therefore no mitigation is proposed. They advise that it is possible that evidence of archaeological activity may be found during the work required and request to be contacted if this occurs.

6.3 **Natural Resources Wales** have confirmed that they have no objection to the proposed development. They have been consulted on the submitted Waste Planning Assessment and any comments received will be reported to Committee.

7. **REPRESENTATIONS**

7.1 Local Members were consulted. Any responses received will be reported to Committee.

7.2 The proposals were advertised in the press and by site notice on 2nd April 2015 as a major development accompanied by an Environmental Statement. No representations have been received.

7.3 Neighbouring occupiers have been consulted. No representations have been received.

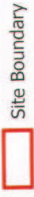
8. **ANALYSIS**

8.1 The principle of the proposed use on this previously developed site has been established by virtue of Committee's previous decision to grant planning permission in July 2013 for a 1.5MW anaerobic digestion facility (ref: 13/00686/DCO, see appended committee report). Therefore, the key issues for the consideration of this application are the acceptability of the proposed changes to the consented scheme.

8.2 Members are advised to note that the annual tonnage of waste to be disposed of at the plant has not increased above that which was previously approved (35,000 tonnes). Each of the proposed changes to the consented scheme are assessed as follows:

- (i) Use of Piled Foundation – subject to relevant conditions, no objections have been received from the Council's Contaminated Land Team or Natural Resources Wales. Relevant conditions are recommended;
- (ii) Increase in site levels by 0.25m – the proposed change is considered to be acceptable;
- (iii) Increase in footprint size of combined heat and power plant, biofilter plant and heat exchanger – these changes are considered to be acceptable in the context of the scale of the development;
- (iv) Re-siting of biofilter plant, pasteurisation tank and reception tank, digestate storage and fermenter plant – these changes are considered to be acceptable in the context of the scale of the proposed development;
- (v) The introduction of a bund wall to the southern boundary is considered to be acceptable;
- (vi) Change in location of the transformer, flare and cycle storage is considered to be acceptable;
- (vii) Minor elevation alterations to the office building and the additional of an access ramp are considered to be acceptable;
- (viii) Re-location of car parking spaces is considered to be acceptable;

- (ix) New below ground surface water drainage tank is considered to be acceptable. No objections have been received. A relevant condition is attached;
 - (x) Elevational changes to the waste reception building are considered to be acceptable.
- 8.3 There is no change to the quantum of waste to be treated per annum. It is noted that the Operational Manager, Transportation, has no comments on the proposed development. Relevant conditions are attached.
- 8.4 The site is located approximately 325 metres to the west of the Severn Estuary, which is a European designated Special Area of Conservation (SAC), Special Protection Area (SPA) and also a nationally significant Site of Special Scientific Interest (SSSI) and Ramsar site. The specific risks to the designated sites relate to impact from water pollution (site drainage and contamination release during construction, and site drainage during operation) and from air emissions during operation of the proposed development. Neither Natural Resources Wales nor the Council's Ecologist consider that the proposed amendments are likely to have a significant effect upon the Severn Estuary designations.
- 8.5 The agent has responded to the concerns raised by the Operational Manager, Environment (Noise & Air) (paragraph 5.8), regarding the need for odour abatement. He confirms that odour control is embedded within the design of the reception building. A bio-filter is included in the proposals to treat the air from within the building to result in no detectable odour outside the building. The Environmental Statement (ES) found that odour levels are well below the agreed thresholds and therefore cumulative odour caused by the addition of the AD facility to the existing baseline is unlikely to be an issue. Finally, he confirms that odour will be covered in depth in the environmental permit application. No further comments have been received from the Operational Manager, Environment (Noise & Air) in response.
- 8.6 It is considered that the proposed development would continue to comply with waste and renewable energy policy at both a national and local level, and provides an efficient re-use of previously-developed land.
- 8.7 It is noted that the development would achieve environmental, social and economic benefits. The Development seeks to minimise environmental effects, by way of maximising the use of waste as a resource and proposing a design which minimise effects on the local area. Social benefits would arise as the Development would directly deal with the waste of the city, and the economic benefits would arise by way of employment and investment.
- 8.8 The ES Addendum has fully assessed the likely environmental effects of the development, and, subject to mitigation, the development is unlikely to have significant effects on the environment. Having taken the environmental information into consideration, it is recommended that planning permission be granted, subject to relevant conditions.



Site Boundary



Scale @ A3

1:10,000

0 200 400 m

Produced: TC

Reviewed: RMC

Approved: DH

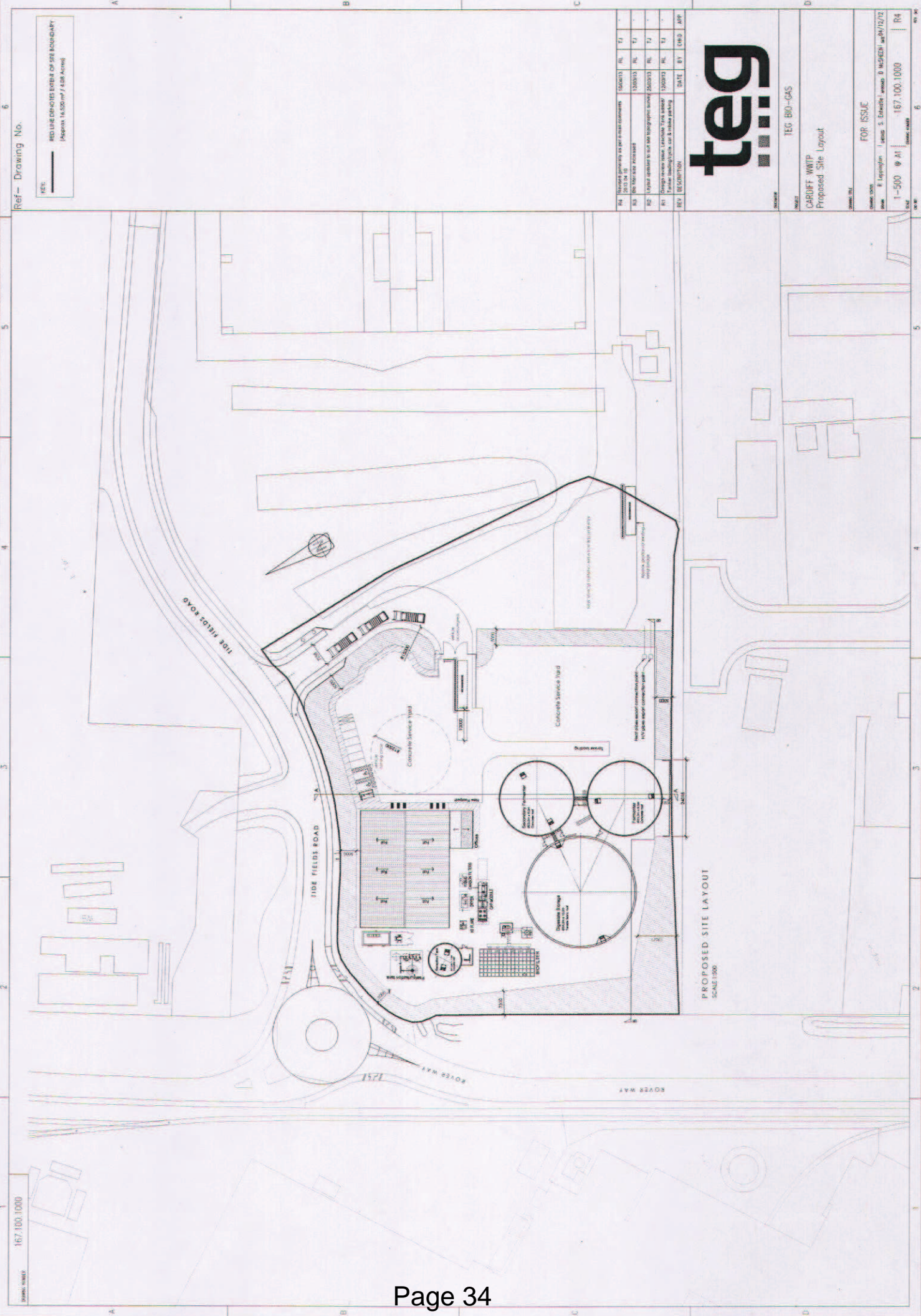
Ref: 1875/REP/001

Date: 16/02/2015

Site Location
Drawing 001

Cardiff (Tremorfa)
Waste Water Treatment Works
Planning Application





SCALE: 1:500

Ref- Drawing No.

RED LINE INDICATES EVIDENCE OF SITE BOUNDARY
(Approx. 1:500m / 1:500m)

NO	REVISIONS	DATE	BY	CHKD	APPD
01	ISSUE FOR PERMITS	15/03/13	RL	TJ	
02	ISSUE FOR PERMITS	15/03/13	RL	TJ	
03	ISSUE FOR PERMITS	15/03/13	RL	TJ	
04	ISSUE FOR PERMITS	15/03/13	RL	TJ	



FEI BIO-GAS

CARDIFF WWTP
Proposed Site Layout

FOR ISSUE

DATE: 15/03/13
SCALE: 1:500
PROJECT: FEI BIO-GAS
DRAWING NO: 167.100.1000
R4

BACKGROUND TO THIS NTS

This Non-Technical Summary Addendum ('the NTS Addendum') has been prepared to accompany an application by Kelda Organic Energy Ltd under the Town and Country Planning Act 1990¹ for planning permission for a 2 MW anaerobic digestion facility, including landscaping and associated infrastructure at the Welsh Water Treatment Works site at Tremorfa, Cardiff.

As identified in the accompanying Environmental Statement Addendum (ES Addendum), Cardiff County Council previously granted planning permission for a 1.5 MW anaerobic digestion facility (Ref: 13/00686/DCO) on the same site on 18th July 2013; however, as a number of design amendments (notably an increase in generation capacity to 2 MW and a revised foundation construction method of piled foundations) are proposed, it was determined that a new planning application and an addendum to the original Environmental Statement, as well addenda to other supporting documentation, was required.

This NTS Addendum cross references the Original NTS as required to avoid repetition, thus this NTS Addendum, is intended to be read with the Original NTS.

Table 1 provides details of the main construction elements and identifies the amendments proposed:

Table 1: Proposed amendments to the Consented Development

Element of the Development	As approved under planning permission 13/00686/DCO	As proposed under this planning application and assessed in the ES Addendum	Reason for Change
Landform	Site level increase approximately up to 1.2 m	Site level increase approximate up to 1.45 m (0.25 m increase).	Due to ground conditions.
Type of Foundation Design for Digestate and Fermenter Tanks	Raft	Piled	Due to ground conditions.
Main Process Building / Waste Reception Building	Pitched roof corrugated sheet construction to a height of 13.25 m. Two roller shutter doors in the south east elevation.	The size and height of the building is the same as 13/00686/DCO. Three roller shutter doors in the south east elevation.	To allow access to the separator for maintenance and disposal of material.
Proposed Office Building	Flat roofed single storey office building.	Addition of access ramp, minor changes to door/window positions and internal layout. The size of the building is the same as 13/00686/DCO. No direct access between office and waste reception building.	Improved accessibility and safety.

¹ Town and Country Planning Act 1990, Town and Country Planning 1990, HMSO

Element of the Development	As approved under planning permission 13/00686/DCO	As proposed under this planning application and assessed in the ES Addendum	Reason for Change
Biofilter and Stack	Rectangular structure cited between the waste reception building and the digestate storage tank, with adjacent stack.	Slight increase in footprint size of biofilter and relocation north towards waste reception. No change to stack height.	To aid dispersion of residual pollutants and to improve odour treatment and further mitigate emissions to neighbours.
Digestate and Fermenter Tanks	Three circular tanks (digestate tank 34 m diameter and 10 m height, Fermenter tanks 23 m diameter and 8 m in height), located near the south boundary.	Tanks slightly re-orientated and moved approximately 8 m east. Reduction of diameter of digestate tank by 1 m. Four telescopic lightning finials (25 m in height) sited around digestate tank.	To allow for improved accessibility for construction and maintenance. To protect the tanks from damage caused by lightning strikes.
Reception Tank	Sited between biofilter and waste reception building	Sited between digestate tank and waste reception building.	To allow for improved accessibility for construction and maintenance.
Transformer	Sited between waste reception building and pasteurisation tank.	Sited adjacent to switchroom.	To allow for improved accessibility for construction and maintenance.
Flare	Sited between CHP plant and waste reception building	Slight relocation to adjacent CHP plant.	To allow for improved accessibility for construction and maintenance.
Combined Heat and Power Plant	Sited south of waste reception building	Same location. Increase in footprint size due to increase in power rating to 2MW.	Increased production of green energy from the same level of feedstock.
Pasteurisation system	Sited west of waste reception building. Square footprint.	Sited between CHP plant and digestate tank. Rectangular footprint, with addition of buffer tank.	To improve process efficiency.
Dryer/Booster/Chiller	Sited adjacent to the waste reception building.	Slight relocation, although still adjacent to the waste reception building.	To allow for improved accessibility for construction and maintenance.

Element of the Development	As approved under planning permission 13/00686/DCO	As proposed under this planning application and assessed in the ES Addendum	Reason for Change
Landscaping and Bunding	Mounded grassed landscaping mound proposed around site boundary.	Mounded grassed landscaping mound proposed around site boundary, apart from south boundary which would be enclosed by 1.95 m bund wall. Internal 1.95 bund wall also proposed to enclose the tanks and biofilter/stack.	Better engineering solution to comply with the requirements of CIRIA 736: Containment Systems for the Prevention of Pollution to provide bunding and prevent environmental impact in case of leakage.
Vehicular Access	Accessed from Tide Fields Road	Revised access road alignment, widened turning area into the site.	Improved safety of access / egress to the site.
Weighbridge	Proposed inside of internal access gates.	No change.	N/A
Vehicular Circulation Space	Concrete service yard to east of waste reception building, and car parking spaces.	No change, save for relocation of car parking spaces around service yard. Same number of car parking spaces New contract lift area shown for vehicles between the digestate storage tank and the pasteurisation tank	Improved safety of access / egress to the site. The disabled parking has been proposed to be move closer to the accommodation building and the remainder of the parking will be relocated to improve safety of pedestrian routes.
Vehicle Turning Area for Welsh Water	Proposed adjacent south-east boundary of the site.	No change.	N/A
Cycle Storage	None	Sited adjacent office building.	To improve sustainability of travel to site and to fulfil the requirements of Condition 11 to the original consent.
Rainwater Storage Tank	None	Below ground tank under the service yard.	To improve sustainability of the anaerobic digestion process by using grey water in place of potable supply, and to ensure the efficacy of the approved drainage scheme.
Construction Compound (temporary)	Not shown.	Sited between the internal access, service yard and vehicle turning area for Welsh Water, adjacent east boundary of the site.	To define where the temporary construction compound will be located.

COMMITTEE DATE: 17/07/2013

APPLICATION No. 13/686/DCO

APPLICATION DATE: 16/04/2013

ED: **SPLOTT**

APP: TYPE: Full Planning Permission

APPLICANT: Kelda Organic Energy

LOCATION: CARDIFF WASTE WATER TREATMENT WORKS, TIDE
FIELDS ROAD, EAST MOORS, CARDIFF, CF14 2RX

PROPOSAL: CONSTRUCTION OF A 1.5 MW ANAEROBIC DIGESTION
FACILITY, LANDSCAPING AND ASSOCIATED
INFRASTRUCTURE

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

1. C01 Statutory Time Limit
2. 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 and public amenity.
3. D7Y Landfill Gas Protection
4. E7Z Imported Aggregates
5. D7Z Contaminated materials
6. Prior to the commencement of development the following shall be submitted to and approved in writing by the Local Planning Authority:
 - (i) An assessment of the nature and extent of contamination. 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).
 - (ii) 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. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

The approved remediation scheme shall be fully undertaken 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 must 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 must be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pollution prevention.

7. In the event that contamination is found at any time when carrying out the approved development that has not previously been identified in the scheme approved by virtue of condition 7 above it must be reported in writing to the Local Planning Authority within 2 days of its discovery and all associated works shall stop. No further development shall take place unless otherwise agreed in writing and a scheme of investigation and risk assessment shall be carried out to establish whether remediation further to that approved by condition 7 above is necessary. In the event that such further remediation is necessary a further remediation scheme and verification plan shall be prepared and submitted to the Local Planning Authority for its approval in writing. Thereafter the remediation and verification shall be carried out in accordance with the approved scheme. Following completion of measures identified in the approved further remediation scheme a verification report shall be submitted to the Local Planning Authority for its approval in writing. A timescale for the above actions shall be submitted to LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: In the interests of pollution prevention.

8. Any excavated material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

9. No development shall take place until a method statement detailing how surface water and land drainage flows will be controlled without causing nuisance or flooding to adjacent land and highways during the construction period has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an orderly form of development.

10. The car / motorcycle parking spaces and vehicle turning areas (including that which has been indicated for Welsh Water purposes) shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking and turning 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.

11. C3S Cycle Parking

12. Prior to first beneficial use of the development hereby approved details of the footway improvement works between the site entrance and the adopted highway (as illustrated on drawing No. 167.100.1000) shall be submitted to and approved in writing by the Local Planning Authority. These works shall include new footway construction together with the resurfacing of the existing footway as required. Those details shall be implemented prior to the development being put into beneficial use.
Reason: To facilitate the safe movement of pedestrians.

13. Prior to first beneficial use of the development hereby approved details of the HGV vehicle routes, to and from the approved anaerobic digestion facility, shall be submitted to and approved in writing by the Local Planning Authority. The routing of vehicles shall be managed strictly in accordance with the plan so approved.
Reason: To ensure that no bulk vehicles associated with the development use residential streets to access the facility.

14. The mitigation measures set out in paragraphs 8.101 to 8.112 of the Ecology and Nature Conservation section of the Environmental Statement shall be fully implemented as detailed within the submitted document.
Reason: In the interests of nature conservation and the protection of the protected Severn Estuary designations.

15. The drainage scheme as shown on the submitted drawing (no. 167.11.1006) shall be implemented as approved, and shall be maintained thereafter.
Reason: To ensure an orderly form of development.

16. The approved Anaerobic Digestion facility shall process up to a maximum of 35,000 tonnes per annum, as stated within the planning application.
Reason: The application has been assessed on this basis.

RECOMMENDATION 2: 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 3: That the applicant be advised to contact Tony Jones of Highway Operations, Brindley Road, prior to undertaking the works associated with the footway improvement works conditioned above, in order to obtain the necessary licence and to agree the specification for the works.

RECOMMENDATION 4: It is advised that public transport and non-car mode information is provided by the facility in order to encourage more sustainable modes of travel. Liaison with Nick Peers of Transport Policy can be sought to help achieve this.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

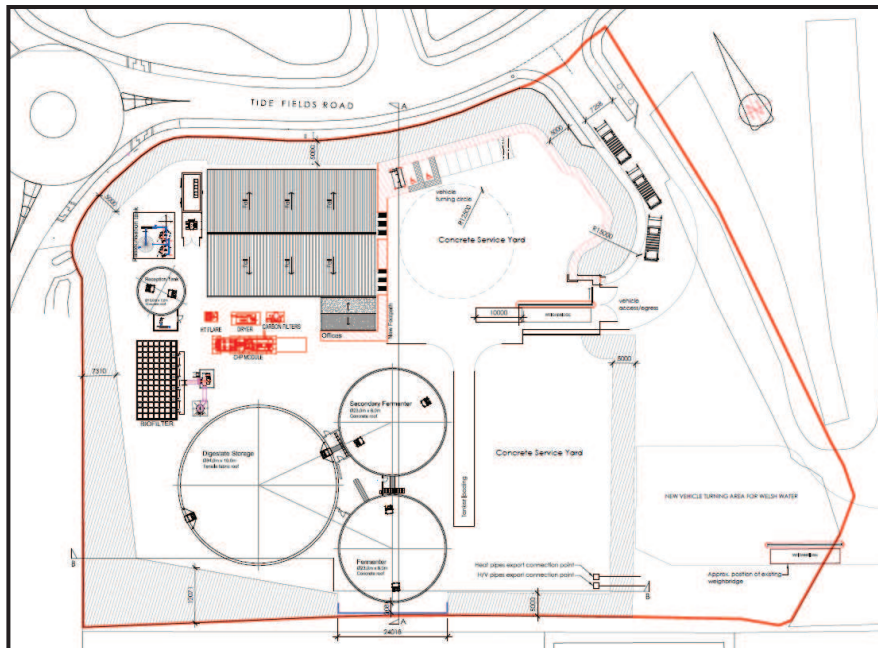
- 1.1 The application is for the construction of a 1.5 MW anaerobic digestion facility, landscaping and associated infrastructure. The application is the subject of an Environmental Statement and includes the following topics:

- (i) Noise Impact Assessment
- (ii) Contaminated Land Risk Assessment
- (iii) Flood Consequences Assessment
- (iv) Ecology
- (v) Air Quality Assessment
- (vi) Transport Statement
- (vii) Socio Economic Impacts

- (viii) Landscape and Visual Appraisal
- (ix) Cumulative Effects
- (x) Alternatives
- (xi) Mitigation Measures

- 1.2 The Welsh Government has set a national target to recycle 70% of all waste by 2025. In response to this target, the Cardiff Organic Waste Treatment Project has been created to source suitable technologies to treat Cardiff's source-separated food and green/garden waste collected from the kerbside, household waste sites, parks/gardens and businesses. The proposal is part of a competitive bid submission by the applicant and the project has been developed in response to the overarching waste strategy for Wales entitled 'Towards Zero Waste', which sets challenging interim targets focused on achieving high levels of recycling and composting as well as exceeding the European Union landfill diversion rates.
- 1.3 With the project in mind the applicant proposes to build and operate a state of the art facility to treat food waste using proven anaerobic digestion technology on vacant land at Dwr Cymru's Waste Water Treatment Works at Tide Fields Road, Cardiff.
- 1.4 The Anaerobic Digestion (AD) facility uses a series of processes in which microorganisms convert biodegradable material into green energy (Biogas) and a fertiliser (Digestate).
- 1.5 The facility would process up to 35,000 tonnes of food waste per annum which would in turn generate the production of 1.5 MW of 'green electricity', along with nitrate and potash rich bio-fertiliser, that can be utilised on local farm land.
- 1.6 The energy produced would be used to power the AD facility and enable transmission to the adjacent Dwr Cymru Waste Water Treatment Works, offsetting the need to export electricity from the national grid.
- 1.7 The proposed facility would require a permit from Natural Resources Wales in order to operate.
- 1.8 The total floorspace of the proposed development is 3573.5 m². The proposed development will comprise the following elements:
- Reception Hall Building/Office (1117 m²) – maximum height of 13.2 metres.
 - 2 x Fermenter Tanks
 - Digestate Storage Tank
 - Weighbridge
 - Control Room (62 m²)
 - Pasteurisation Tank (90 m²)
 - Reception Tank (111 m²)
 - Biofilter (130 m²) and Stack (23 m²)
 - CHP Module (56 m²)
- (1952 m²) Maximum height 16.6 metres

- HT Flare (6.2 m²), Dryer (18 m²) and Carbon Filters (8.3 m²)



1.9 The existing access point from Tide Fields Road will be retained in order to serve both staff (accessing the site by foot, bicycle or car), and operational HGVs associated with the proposed facility. A dedicated internal access road will be constructed to facilitate movement from the existing access point at Tide Fields Road to the site entrance. The new access road will also be suitable for the two-way operation of HGV vehicles to and from the site.

1.10 A total of eight parking spaces will be provided, including two mobility spaces, one visitor parking bay, one car-share bay and four standard spaces. Provision will be made for sheltered parking for up to five bicycles, supported by the provision of internal changing / shower facilities.

1.11 Anaerobic Digestion Process and Feedstock

The Anaerobic Digestion is a method of waste treatment that produces a gas with high methane content from organic materials and food wastes. It is the natural biological breakdown of organic materials in the absence of oxygen. The process produces two principal products:

- Biogas (Natural Gas)
- Bio-fertiliser

1.12 The biogas typically consists of 60% methane and 40% carbon dioxide and is combusted to recover its energy in the form of renewable electricity and heat. The biogas produced from the anaerobic digestion process will power a generator that will enable the production of approximately 12,200 kWh/a of electricity, both powering the AD Facility and transmission to the adjacent

DCWW Waste Water Treatment Works, offsetting the need to export electricity from the National Grid.

- 1.13 The bio-fertiliser produced has a high nutrient content and will be spread directly on to local farmland as a direct replacement for the fossil fuel manufactured, imported chemical fertilisers currently used in farming. Due to the seasonal nature of applying fertilisers to farmland, a digestate storage tank will be required to hold the bio-fertiliser until it is required.
- 1.14 The Facility has been designed to meet the EU standards of the Animal By-Products Regulations and BS PAS110 Quality Protocol and will continue to be regulated throughout the life of the contract. This also ensures a strict quality of the bio-fertiliser produced for agriculture.
- 1.15 AD plants are able to process a range of biodegradable waste materials, including food waste, in a safe and stable manner. The proposed AD Facility is designed to process food waste material only. The maximum throughput of the AD Facility is 35,000 tonnes per annum of organic waste, generating 1.5MW of green electricity, and will also produce nitrate potash rich bio-fertiliser for use by local agricultural enterprises as an alternative to existing manufactured fertiliser. The AD Facility will process, principally, collected municipal food waste with a small element of commercial food waste to ensure throughput efficiency.
- 1.16 The waste to be processed through the AD Facility will help reduce the amount of waste currently sent to landfill. The collection of source segregated food waste is a method employed by a number of local authorities, including Cardiff, to collect and recycle food waste that would otherwise be put into residual refuse. Such collections will form the majority of the food waste processed through the facility.
- 1.17 The feedstock (food waste) for the AD Facility will be fed by direct delivery into the reception building predominantly from Authority refuse collection vehicles under contract. All deliveries will be made by refuse collection vehicles or vehicles with the loads covered and sealed or by tankers. All deliveries coming on to the Site will be licensed and subject to the waste haulers Duty of Care requirements, which ensure that the loads are covered and transported safely.
- 1.18 Incoming waste vehicles will arrive into the Site and report to the dedicated weighbridge located in the east of the Site where details contained in the Waste Transfer note will be recorded against the vehicle registration number and the load weight. The incoming waste vehicles will be directed to the reception/processing building. There will be no direct public access or delivery of waste to the facility.
- 1.19 The organic material will then be delivered directly into the enclosed Waste Reception building, where the material will be sorted, macerated and then fed directly into enclosed tanks to begin the anaerobic digestion process. The anaerobic digestion process is set out below in the next sub-section.

1.20 The submitted Environmental Statement reaches the following conclusions:

(i) Noise Impact Assessment

With the application of appropriate mitigation measures, it is considered that all significant noise issues associated with the construction phase of the works can be controlled and minimised to acceptable levels. Assessments have identified that the temporary increase in noise from construction traffic will not represent a significant adverse impact.

The predicted operational phase noise levels around the perimeter of the application site have been compared against the corresponding noise levels measured during the baseline survey, to establish if there will be a significant increase in noise when the facility is operational. This comparison has identified that the predicted noise levels are not significantly higher than the existing noise climate, and therefore would not represent a significant adverse impact.

The predicted operational phase noise levels have also been assessed at the nearest sensitive receptors. There will be no adverse impacts experienced at the surrounding residential receptors; this is a function of the significant propagation distances from the site boundary, together with the existing noise climate.

(ii) Contaminated Land Risk Assessment

A qualitative risk assessment for contaminated land has been undertaken for the construction and operational phase.

Evidence of potentially contaminating historical land uses have been identified at the site, principally involving the reclamation of the site by infilling with blast furnace slag and associated activities such as use of railway tracks which extended beyond the development site boundary. It is also possible that other material could have been imported to the site for use as fill and previous ground investigation at the site has identified the presence of other material such as concrete, brick, metal, and timber.

No potentially significant effects have been identified relating to designated geological sites or hydrogeological issues for the proposed development. Although a requirement for mitigation has been identified, it is unlikely that remediation of contamination will be required at the site to protect the environment as for the proposed development. It will be necessary to protect workers and prevent migration of contaminants as dust/vapours or run-off during any excavations in this part of the site and subsequent soil stockpiling by implementing mitigation measures. Where removal of any residual contamination is undertaken during the construction works, this would have a beneficial effect on the ground conditions.

(iii) Flood Consequences Assessment

This Section has considered the flood risk to the application site, the

potential impact of the proposed development on the downstream flood risk, and the potential impacts to water quality as a result of the development. The flood risk to the site during the construction and operational phases has been assessed as low and the proposed site use has been determined as appropriate for Floodzone B. The proposed development poses non increased risk of flooding downstream for the construction or operational phases, assuming incorporation of the mitigation included in the design. No further mitigation was recommended. The proposed development poses a negligible risk to water quality for the construction phase assuming construction best practice is followed, and a CEMP is implemented to current industry standards. The proposed development poses a low risk to water quality for the operational phase as a result of mitigation measures incorporated into the design. No further mitigation is therefore, proposed. Therefore, the development will not result in significant adverse impacts on surface water quality and flood risk, and the incorporated mitigation measures are deemed sufficient given the environmental context of the site.

(iv) Ecology

The assessment was based on a combination of desk-based consultation, an Extended Phase I Habitat Survey (IEA, 1995; JNCC, 2010,) and a number of specialist assessments (in particular Noise, Air Quality and Hydrology Assessments). It includes an evaluation of the potential ecological impacts of the proposed development through construction and operation. Assessment of the potential ecological impacts is based on estimates of the likely magnitude of impacts and the value of the ecological receptors

The proposal was assessed in terms of its potential for impact in terms of Noise and visual disturbance and lighting, air emissions and hydrology both during construction and during the operational phase of the development. It was considered unlikely that there would be any significant negative impacts on the designated qualifying habitats of the Severn Estuary.

(v) Air Quality Assessment

The following emissions were considered in the impact assessment:

- (i) Dust arising during the construction phase and handling and processing of waste materials, and the potential to cause nuisance;
- (ii) Odours arising during the handling and processing of waste and the potential to cause nuisance;
- (iii) Emissions from the CHP unit and High Temperature Flare and the potential to affect local pollutant concentrations; and
- (iv) Exhaust emissions from vehicles travelling to and from the site during construction and operation and the potential to affect local pollution concentrations.

It Concludes

Dust

The Severn Estuary was identified as a high sensitivity receptor due to its designation as a European protected site. The impact significance for dust post mitigation for the construction and operational phases on the Severn Estuary were assessed as negligible. No residual impacts are anticipated from the impacts of dust deposition on sensitive receptors providing that the relevant dust control measures are implemented.

Odour

No impact is expected on the nearest residential and commercial properties as a result of odour emitted from the bio filter stack. The risk of odour from other sources was assessed as negligible. Therefore no mitigation was proposed and there are no significant residual impacts.

Emissions from Point Sources

The impact significance from air pollutants from point sources as a result of the proposed development were assessed as negligible both for impacts to human and ecological receptors.

Emissions from Vehicles

The impact of emissions from vehicles was assessed as imperceptible for both the construction and operational phases of the proposed development. No mitigation is proposed and no residual effects are anticipated.

(vi) Transport Statement

Provides an assessment of the impact of the proposed traffic generation to/from the site during the construction and operation phase, with mitigation measures outlined where appropriate. The main transport impacts will be associated with the movements of Heavy Goods Vehicles (HGVs) – vehicles exceeding a gross vehicle weight of 7.5t.

It assesses the likely significant impacts of the development in terms of Traffic and Transportation. The potential impacts from construction activities and subsequent operation of the development have been identified and assessed.

It concludes that the impact of the development during the construction phase and full operation along Tide fields Road will be negligible.

It demonstrates that that percentage impacts along Rover Way (north and south) are well below the threshold of 30% set out by IEMA guidelines. The impact of the development during the construction phase and full operation along Rover Way (north and south) will be Minor as predicted impacts are well below the 10% threshold and would therefore not have any significant impacts on local sensitive receptors.

(vii) Socio Economic Impacts

This section of the Environmental Statement (ES) identifies the main socio-economic impacts associated with the proposed development.

The chapter undertakes an assessment of the social and economic profile of the ward of Splott and city of Cardiff. It has considered the potential impacts of the proposed scheme during both the construction and operational phases of development. A comprehensive review of the baseline information/data has provided an understanding of the population profile, health, educational standards, community participation, unemployment / employment and workforce.

It concludes that the scheme will provide a sustainable waste management solution to the current waste management operation outlined under the 'Do Nothing' scenario. It will provide opportunities for both short-term and long-term employment, educational briefings, business growth and development and have a significant impact in addressing the severe multiple deprivation experienced in some parts of Splott and Cardiff. The assessment has identified that the proposed development will have cumulative major positive impact on the socio-economic profile of Splott, with wider associated beneficial impacts on Cardiff and Wales.

(viii) Landscape and Visual Appraisal

A visual appraisal has established that the site area is well enclosed by the adjacent built form with very limited visibility. Local views are available from the adjacent roads in the immediate vicinity of the site. Longer distance panoramic views are available from elevated locations to the north and west, in which the site is not discernable. The existing large scale built form in the area is a feature of local views. The landscape effects of the proposal are considered to have a neutral impact, as a result of the introduction of a new built form on a post industrial site, within an established industrial landscape.

(ix) Cumulative Effects

This Section identifies those impacts which are recognised in the ES as likely to be significant or highly significant following the implementation of the mitigation measures recommended within the topic area assessments and considers the interaction and cumulative effects of the proposed development.

The proposed development will bring forward significant positive socio-economic and community benefits to humans as a result of employment opportunities and the delivery of a sustainable approach to waste management incorporating a reduction in the level of organic waste

material being sent to landfill and the generation of renewable energy.

It is clear that the development will result in no cumulative adverse impacts on the City Centre or this part of Cardiff Council area.

The ES concludes that the proposed development, will result in an overall neutral to positive impact on the environment.

(x) Alternatives

This section Chapter of the Environmental Statement (ES) has been prepared to present a summary of alternatives. It satisfies Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, which requires that the ES include “*an outline of the main alternatives studied by the applicant and an indication of the main reasons for his choice, taking into account the environmental effects*”.

An assessment of the outcomes under each scenario has been made, which suggests that the development of the Site for the AD facility will deliver a series of benefits that would not be realised under the ‘Do Nothing’ scenario. The benefits would accrue in terms of:

- (i) Compliance with planning policy and the proximity principle
- (ii) Sustainability and reduced journey lengths
- (iii) Beneficial links with adjacent uses (the DCWW Waste Water Treatment Works)
- (iv) On site ecological enhancements
- (v) Socio-Economic benefits

The ES concludes that the development will result in an overall neutral to positive impact on the environment.

(xi) Mitigation Measures

The application proposes a range of mitigation measures for both the construction and operational phases of the development, as outlined within the Environmental Statement.

2. **DESCRIPTION OF SITE**

2.1 The Application Site comprises 1.4 hectares of previously developed and unused land adjacent to the Dwr Cymru Waste Water Treatment Site. The majority of the Site consists of hardstanding which previously housed a number of buildings, and a large parking area, associated with its previous use. At present the site contains a weighbridge utilised by Tankers associated with the waste water treatment works operations.

2.2 The Site is located within a predominantly industrial area, surrounded by various industrial / processing land uses. The adjacent land uses to the Site are as follows:

- To the west is Rover Way, beyond which is the Celsa Steelworks facility;

- To the north is Tide Fields Road, beyond which is the SIMS Metal Management Recycling depot;
- To the east is Dwr Cymru's Waste Water Treatment Works; and
- To the south are a number of commercial units located off Martin Road & Darby Road comprising a specialist builders' merchant, car dismantlers, and engine rebuild centre, ready-mixed concrete works and a steel fabricator.

3. **SITE HISTORY**

- 3.1 97/01234/R – Planning permission granted for a revised layout of the waste water treatment works.

97/00262/R – Outline planning permission granted for the waste water treatment works.

96/00577/R – Outline planning permission granted for waste water treatment works and associated outfall.

4. **POLICY FRAMEWORK**

- 4.1 The site is within existing area of Business, Industry and Warehousing as defined in the City of Cardiff Local Plan.

- 4.2 Planning Policy Wales, 5th Edition (November 2012) is relevant.

- 4.3 National Policies:

Wales Spatial Plan (November 2004);
 Environment Strategy for Wales (2006);
 National Waste Strategy for Wales (2002) and Draft Strategy (2009);
 Planning Policy Wales 4th Edition (February 2011) (as amended);
 Technical Advice Notes:
 5 Nature Conservation and Planning (2009);
 8 Renewable Energy (2005);
 11 Noise (1997);
 12 Design (2009);
 15 Development and Flood Risk (2004);
 18 Transport (2007); and
 21 Waste (2001)

- 4.4 Regional Policies:

South East Regional Waste Plan: 1st Review (October 2008)

- 4.5 4.4 The following Policies from the South Glamorgan (Cardiff Area) Replacement Structure Plan 1991-2011 (April 1997) are relevant:

EV1 Towards Sustainable Development
 EV2 Urban Regeneration

EV4	Pollution
E3	Protection of Business and Industrial Land
MV1	Location of New Developments
U3	Renewable Energy

4.6 The application should be considered against the following policies of the adopted City of Cardiff Local Plan:

- (i) 11 'Design and Aesthetic Quality'
- (ii) 17 'Parking and servicing requirements'
- (iii) 18 'Provision for Cyclists'
- (iv) 36 Alternative Use of Business, Industrial and Warehousing Land
- (v) 37 Safeguards for Residential Amenity and Existing Industrial Areas or Operational Docks
- (vi) 39 Older Industrial and Commercial Areas
- (vii) 55 Other Waste Disposal Facilities

4.7 The following policies of the Deposit Cardiff Unitary Development Plan (October 2003) are relevant:

- (i) 1A General Principles for the Location of Development
- (ii) 1B Achieving Good Design
- (iii) 1C Planning Obligations
- (iv) 1E The Economy and Employment
- (v) 1H Sites of International or National Importance for Nature Conservation
- (vi) 1K Movement and Transport Priorities
- (vii) 1N Car Parking
- (viii) 1P Waste Management
- (ix) 2.20 Good Design
- (x) 2.24 Residential Amenity
- (xi) 2.37 Change of Use of Industrial and Warehousing Land
- (xii) 2.46 Sites of International or National Importance for Nature Conservation
- (xiii) 2.48 Biodiversity
- (xiv) 2.57 Access, Circulation and Parking Requirements
- (xv) 2.58 Impact on Transport Networks
- (xvi) 2.63 Contaminated and Unstable Land
- (xvii) 2.64 Air, Noise and Light Pollution
- (xviii) 2.73 Sites for Waste Management Facilities

4.8 The following Supplementary Planning Guidance:

- (i) Access, Circulation and Parking Requirements, Standards(January 2010);
- (ii) Trees and Development, (March 2007);
- (iii) Waste Collection and Storage Facilities, (March 2007);
- (iv) Locating Waste Management Facilities (2006)

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager Pollution Control (Contaminated Land) advises: *'In review of the application Pollution Control has reviewed the Environmental Statement, by Alliance Planning dated April 2013. In particular Section 6 has been considered as well as Appendix 6.1, Contaminated Land Risk Assessment. The report has identified in Section 6.81 a number of potentially contaminative former land uses at the site and in the vicinity of the development site.*

The report has provided a very basic qualitative risk assessment of the potential risks posed by the previous land uses which have been detailed in Section 6.8.1. This assessment has been included as Appendix 6.1. However there has been no quantitative assessment of these risks against any on site measured concentrations to verify the assumptions/ conclusions of the qualitative assessment. Therefore the assessment provided to date can not be seen to adequately assess the risks in line with current best practice.

A full assessment of measured on site concentrations is required to enable a robust and scientific assessment as to whether any long term mitigation measures will be required.

In addition given the history of the site as detailed in Section 6, no monitoring for the potential presences of land gases has been provided only a qualitative assessment. Therefore it is not possible for the developer to robustly demonstrate whether gas protection measures will be required.

Therefore based on a review of the information submitted to date and the comments above Pollution Control recommends the following conditions be placed on any approval of this application:

- (i) Ground gas assessment;
- (ii) Land contamination risk assessment;
- (iii) Submission of remediation scheme and verification plan;
- (iv) Undertaking of remediation and issue of verification report;:
- (v) Identification of unsuspected contamination;
- (vi) Importation of soils;
- (vii) Importation of aggregates;
- (viii) Use of Site Won Material;
- (ix) An advisory note advising of potential for contamination and unstable land

- 5.2 The Operational Manager Pollution Control (Noise and Air) advises: *'Having reviewed the relevant documentation relating to noise and air submitted by the applicant, I would make the following observations:*

1. *The process in question will require a Permit under the Environmental Permitting (England and Wales) Regulations 2010. This will fall under the remit of Natural Resources Wales (NRW) and as such the applicant will need to liaise with this body. Any Permit issued will impose operating conditions on the process operators' and this should ensure any*

emissions (including odours) from the process will be controlled. For information, under normal operating conditions the process is fully enclosed helping to ensure any odour emissions will be kept to a minimum. It should be noted, there is the potential for odours to be emitted outside of these normal operating conditions. However, by following good environmental operating practice, they can be kept to a minimum.

2. *The Noise and Local Air Quality Impact Assessments are noted, but do not give any cause for concern’.*

An advisory note is recommended regarding construction site noise.

- 5.3 The Council Tree Officer advises: *‘It would be preferable to see a detailed upfront landscaping scheme comprising a scaled planting plan, plant schedule, planting and aftercare methodology. If you are minded to approve without requiring such, then conditions C4P and C4R should be applied. In terms of species, native trees and shrub under-storey are preferred, including an evergreen element, which will offer benefits in terms of pollution absorption, screening and sound buffering’.*

- 5.4 The Operational Manager Transportation advises: ‘A Transport Statement (TS) has been submitted in support of the application which indicates that there will be 42No (2 way) HGV vehicle movements associated with the proposed facility, between 6:00am and 10:00pm daily and that during peak hours the total vehicle trip generation is likely to be 6No (2 way) at those times when the network is busiest. It is concluded that any impact would be minimal and that traffic associated with the proposed facility would not be detrimental to the operation of the surrounding local highway network;

A new footway link is proposed to be provided between the site and the adopted highway in order to facilitate the safe movement of pedestrians. A condition is included below to secure these improvement works;

The TS has been examined by officers and is considered to be generally satisfactory for the purpose of this application;

On the basis of the above, Transportation would have no objection, subject to the following being included:

- (i) Vehicle Parking and Turning Areas
- (ii) Cycle Parking
- (iii) Footway Improvement Works -
- (iv) Vehicle Routing Management Plan

Recommendations:

- (v) Section 50 Licence
- (vi) Travel Information

5.5 Waste Management has no comments.

5.6 The Design Team advise:

Summary: The design quality of the development is appropriate to a facility of this type and its setting. And on this basis accords with Council design policy.

Visual Impact

The Landscape and Visual Appraisal submitted in support of the application identifies that : “Overall, the site is locally enclosed by surrounding industrial built form and is not in a visually sensitive location. The large scale built form in the area are substantial features in local views. Local receptors comprise users of the public highway with a low sensitivity to change.” The study identifies that on the whole the visual and landscape impacts will be neutral. The appraisal outlines the design and mitigation measures proposed to mitigate any landscape or visual effects as follows:

“The site layout has accommodated all built elements of the proposed development within the existing fenced, post industrial landscape and avoids affecting the landform on the eastern part of the site.

- The site layout utilises an existing vehicular access and seeks, where possible, to retain vegetation located to the site boundaries along Rover way and Tide Fields Road.
- The built forms utilise a pale grey (goose wing grey) colour which will relate well to other buildings in the locality.
- Site levels will be locally raised by approximately 600mm to minimise issues related to contaminated ground.
- Site lighting will be minimised to that required for safe site operations and will utilise directional fittings to minimise outward light spill and glare.
- Opportunities exist to introduce a belt of native trees and shrubs to the landscape bund to the site boundaries to provide local visual softening.”
- The use of these measures are considered appropriate in minimising the visual impact of the development and that the design quality of the development is appropriate to a facility of this type and its setting.

5.7 The Land Use Policy Team advise: ‘The application site falls within an area of land allocated for business, industry and warehousing use, as defined by the Local Plan. The application should be assessed against policy 55 of the Local Plan, a criteria based policy for the assessment of waste disposal facilities. Paragraph 10.5.1 of the Local Plan states that proposals for waste facilities will generally be encouraged towards existing areas or allocations for general industry (Class B2) use, unless it can be satisfactorily demonstrated that they could be acceptably located elsewhere, or if an assessment indicates that more onerous locational standards should apply.

Also of relevance is supplementary planning guidance on ‘Locating Waste Management Facilities’ (2006). Paragraph 6.1 of the SPG states that waste management facilities will be encouraged in existing or allocated general industrial areas (B2 uses) unless it can be shown that they could be

acceptably located elsewhere.

Section 5 of the SPG provides guidance on assessing the need for waste management facilities. The need for additional capacity and waste management facilities in Cardiff is established in the Council's Waste Management Strategy 2011-16 and the South East Wales Regional Waste Plan 1st Review (2008).

It is noted that Kelda are one of the four companies short listed to develop proposals for an organic waste treatment solution for Cardiff in the procurement process of the Council's Organic Waste Treatment Project.

Given the site's location on business and industrial land and the need for further waste management facilities within Cardiff, the application raises no land use policy concerns.

- 5.8 The Council Ecologist advises: *'My only concern with this proposal is the proximity to the Severn Estuary, which is protected as a SAC, SPA and Ramsar site in accordance with National law and policy.'*

Any plan or project which is likely to have a significant effect upon these designations must be subject to an 'appropriate assessment' prior to being given consent.

However, I do not believe that this proposal is likely to have a significant effect upon the features of the Severn Estuary designations, for the following reasons:-

Disturbance to Birds

Overwintering and migratory wildfowl are features of the Severn Estuary SPA, and can be affected by noise, vibration and visual disturbance during construction. In this instance however, the proposed development is about 350metres from the foreshore, which is beyond the distance (200m) within which these effects normally occur. Furthermore, existing industrial developments behind and either side of this site serve to negate any 'skylining' effect whereby activity occurs on the horizon which is visible to foreshore birds.

Atmospheric Pollution

Aerial emissions of NOx, SOx and particulates have the potential to affect habitats which are features of the Severn Estuary designations, such as Saltmarsh and Coastal Grazing Marsh. However, the effects modelling within the Local Air Quality Impact Assessment indicate that Predicted Environmental Concentrations are within the critical levels for these habitats.

Water-borne pollution and mobilisation of existing ground contaminants

Given the distance between the proposal site and the Severn Estuary (about

350m), and the intervening land use (waste-water treatment tanks) it is unlikely that water-borne pollutants and mobilised existing ground contaminants will migrate laterally to the Severn Estuary.

My conclusion is that, provided the development takes place as set out in the application documents, and that mitigation measures are implemented as described, then this proposal is unlikely to have a significant effect upon the Severn Estuary designations.

My only other comment is that where additional planting is proposed, the applicant should endeavour to use native species’.

Test of Likely Significant Effect (Significance Test)

The first step in considering a plan or project in accordance with Article 6.3 of the Habitats Directive is to determine whether it is likely to have a significant effect on a SAC or SPA (or Ramsar site). This is a coarse filter intended to identify those plans/projects which require further assessment of their implications and those where significant effects can be ruled out without further assessment. According to ECJ case law, this test should be applied in a precautionary way, such that a plan/project should be considered likely to have a significant effect if it cannot be excluded, on the basis of objective information, that it will have a significant effect. A significant effect is one likely to undermine a site’s conservation objectives.¹

In considering this test, account is taken of any proposed mitigation measures which are integral to and guaranteed by the project, and which would counteract the potential effects.

Having regard to the identified risks and the mitigation proposed. It is considered that this project is unlikely to have a significant effect upon the Severn Estuary SAC/SPA/Ramsar, and so an ‘Appropriate Assessment’ is not required.

- 5.9 The Council’s Drainage Officer advises that the proposed drainage scheme is acceptable and recommends a condition to ensure that the proposed scheme is implemented in accordance with the submitted details.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Natural Resources Wales advises:

‘We note the application site is located in proximity to the Severn Estuary Special Area of Conservation (SAC), Special Protection Area (SPA) and Wetland of International Importance (Ramsar Site), approximately 325m to the west and 400m to the north of the designated sites.

The advice in this letter is offered to assist Cardiff Council in reaching a view

on the possible significant effect of these proposals in the context of Regulation 61 (1) of the Conservation of Habitats and Species Regulations 2010 as amended. Due to the nature and location of the proposed development, our main concerns relate to the potential for impacts on the Severn Estuary European Sites from water pollution (site drainage and contamination release during construction, and site drainage during operation) and from air emissions during operation of the proposed development.

We welcome the comprehensive information submitted with the planning application which we believe addresses these issues and details the measures to be put in place to avoid any adverse impact upon the Severn Estuary from site drainage, contamination and air emissions.

Provided the development is carried out as stated in the application and supporting documents, NRW is of the opinion that the proposal would not be likely to have a significant effect on the Severn Estuary SAC and SPA.

Furthermore, the proposal is not directly connected with the management of the site for nature conservation. Our advice for the Severn Estuary Ramsar Site is the same as for the Severn Estuary SAC and SPA. Please note that it is a Welsh Government policy to treat developments potentially affecting Ramsar sites in the same way as for SACs and SPAs. Severn Estuary Site of Special Scientific Interest

Our advice with respect to the Severn Estuary SSSI is the same as for the Severn Estuary European Sites. Provided the development is undertaken as stated above, the proposals would not be likely to have a significant effect on this site.

Biodiversity

We have not considered possible effects on all local or regional biodiversity interests. It is possible that there are habitats and species of principle importance for biodiversity in Wales at the site that are included on the Section 42 List of the Natural Environment and Rural Communities (NERC) Act. We remind you of your authority's duty under section 40 of the NERC Act, to have regard to conserving biodiversity. Adverse effects on Section 42 interests should therefore be taken into consideration.

We recommend you seek the advice of Cardiff's ecology officer with respect to the potential impact of these proposals on local issues including the Local Biodiversity Action Plan.

Environmental Permits

Depending on the waste treatment capacity of the facility, the proposal may require an Environmental Permit under the Environmental Permitting Regulations. The applicant should approach NRW at an early stage to discuss the likely requirements of a permit application. The proposed Anaerobic Digestion (AD) plant would be close to an existing AD plant and combustion activity on the same site, which is currently regulated by NRW. The application should take into account the combination effects of both AD plants

and any associated combustion activities.

The site is also located on top of 2 historic landfill sites, and adjacent to several others. We have limited records of waste types stored in these landfills as landfills predate NRW/Environment Agency's records. It is advised that the applicant contact the Local Authority for information on the types of wastes tipped there.

Geoscience

The developer should address risks to controlled waters from contamination at the site, following the requirements of Planning Policy for Wales and the Environment Agency Guiding Principles for Land Contamination. It is strongly recommended that soil and water reference data is collected as a site condition report will be required as part of the application for a permit. If, during development, gross contamination is found to be present at the site NRW should be re-consulted.

Flood Risk

The Environment Agency's floodplain maps show that the development in question is not within a fluvial floodplain and we have no record of any flooding having occurred at the site. We therefore have no adverse comments to make in relation to this application. Other sources, for example, Local Unitary Authorities, may be able to provide information on issues such as localised flooding from drains, culverts, etc. We refer you to our Planning Advice Note (PAN) for further information, in particular in relation to Environmental Permits (EPs) / Consent Requirements.

6.2 Dwr Cymru has no objections subject to conditions requiring surface and foul water to be drained separately from the site and no surface water to be discharged to the foul drainage system unless previously agree in writing by the LPA.

6.3 Glamorgan Gwent Archaeological Trust advises:

'Information in the Historic Environment Record notes that the OS maps of the late 19th and early 20th centuries show the application area to be on the seaward side of the High Water Mark; the land has been reclaimed from the mid 20th century onwards. The supporting information mentions that the area was previously the site of buildings, now cleared and the land surface landscaped. In connection with the WWTW pipe, in the late 1990s, a fish trap dating to the 19th century was identified and recorded, although this was some 0.5km seaward. It is our opinion that it is unlikely that archaeological remains would be encountered during the proposed development and that therefore no mitigation is proposed'.

7. **REPRESENTATIONS**

7.1 Local Members were consulted, and the application was advertised by means of site notices, a newspaper advertisement, and neighbouring properties were notified by letter. No representations were received.

8. **ANALYSIS**

- 8.1 The proposed anaerobic digestion (AD) facility is proposed in order to provide a sustainable solution for how to dispose of up to 35,000 tonnes of food waste per annum. Food waste has previously been disposed of by landfill, taking up valuable space within the Lamby Way site and not extracting the potential for energy and by products from the resource. The proposed AD facility would provide an opportunity for the food waste generated within the Cardiff and the Vale of Glamorgan to be processed in a sustainable manner, in order to produce 'green energy', in the form of biogas and nitrate potash rich bio-fertiliser, for use on agricultural land. The biogas would be combusted to recover its energy in the form of renewable electricity and heat. The biogas produced would power a generator which would enable the production of 12,200kWh/a of electricity, both powering the AD facility and transmission to the adjacent Dwr Cymru Waste Water Treatment Works, offsetting the need to export electricity from the National Grid. The facility is designed to produce a minimum 97% recycling rate. It is considered that the proposal would assist in achieving goals of the overarching waste strategy for Wales entitled 'Towards Zero Waste' which sets targets focussed on achieving high levels of recycling and composting as well as exceeding the EU landfill diversion rates.
- 8.2 The principle of re-developing this brownfield site for waste processing is considered acceptable. The site is located within an area which is allocated for Business, Industry and Warehousing and which is surrounded by existing industry.
- 8.3 There are no residential properties within close proximity of the application site. The nearest boundary with a residential property is approximately 500 metres away. Furthermore, the closest properties (which are located on the southern side of Willows Avenue) are separated from the application site by the steelworks and a number of other industrial premises, which would obscure the facility from the view of these properties, as the maximum height of the proposed facility is 16.6 metres (to the top of the digestate storage tank). The proposed reception building has a maximum height of 13.2 metres. It is considered unlikely that the proposed development would result in any detectable odour at the boundaries with any residential property, given the design of the facility. The waste is to be delivered to the facility in sealed vehicles and will enter the facility within the reception building, which would have automatically closing doors and would operate under negative pressure, in order to prevent odours leaving the building. Once the waste is received it is moved around the site by pipe and is at no time open to the atmosphere.
- 8.4 The Operational Manager Transportation advises that any impact would be minimal and that traffic associated with the proposed facility would not be detrimental to the operation of the surrounding local highway network.
- 8.5 The site is located approximately 325 metres to the east and 400 metres to the west of the Severn Estuary, which is a European designated Special Area of Conservation (SAC), Special Protection Area (SPA) and also a nationally

significant Site of Special Scientific Interest (SSSI) and Ramsar site. The specific risks to the designated sites relate to impact from water pollution (site drainage and contamination release during construction, and site drainage during operation) and from air emissions during operation of the proposed development. However, both Natural Resources Wales and the Council Ecologist advise that provided the development takes place as set out in the application documents, and that mitigation measures are implemented as described, then this proposal is unlikely to have a significant effect upon the Severn Estuary designations.

- 8.6 A Contaminated Land Risk Assessment was carried out for the site, which identified potential sources of contamination, along with pathways and receptors of contamination. The assessment identified that the site is located on reclaimed land which was created through the tipping of by-products from the adjacent steel works directly onto tidal mudflats. The assessment has concluded that it is unlikely that any remediation works would be necessary in order to protect workers or prevent migration of contamination. However, as a precaution all foundations on site are to be of raft construction.
- 8.7 The Environment Agency detailed flood maps and the Cardiff Council Strategic Flood Consequences Assessment confirm that the Site is at low risk of tidal and fluvial flooding, and other sources of flood risk to the site have also been assessed and are considered to be low.
- 8.8 Prior to the submission of the planning application, a number of formal public/stakeholder consultation events were held with local residents and community groups. They included:
- (i) A Political Stakeholder Briefing Session;
 - (ii) A public Exhibition / Consultation Event;
 - (iii) An additional Public Exhibition / consultation Event.

To publicise the proposed development and planned exhibitions letters were delivered to all 6,200 residential properties within the Splott electoral ward. In addition the events were also advertised by press notices published in the national Western Mail and regional South Wales Echo newspapers and posters were displayed in public places around the ward. Dedicated website and Twitter feeds for the project were also set up. Attendees at the exhibitions were asked to sign in upon arrival and 19 people were recorded as attending over the three days of exhibitions. The applicant has provided copies of the feedback forms submitted during the public exhibition meetings, and they are available for viewing at Appendix E of the Statement of Community involvement. The applicant advises:

'The verbal and written feedback received during the consultation and attendance at the events demonstrated that local people are satisfied that the enclosed nature of the AD process will not lead to odour issues and were pleased to support the redevelopment of previously developed land. Only one of the consultation forms received continued to raise concerns about odour and expressed a desire for the facility to be built elsewhere. Other feedback forms confirmed support for the anaerobic proposed digestion process as a

way of recycling Cardiff's food waste, and the creation of long term jobs and contribution to the local economy was welcomed'.

No representations have been received during processing of the planning application.

- 8.9 Planning Policy Wales (Edition 5 – 2012) Chapter 4 'Planning for Sustainability' identifies the role of Planning in ensuring a strong, healthy and just society and achieving a sustainable economy. Paragraph 4.2.1 confirms the planning system includes a presumption in favour of sustainable development in preparing plans and taking decisions so that social, economic and environmental issues are balanced and integrated. The applicant has undertaken a socio economic impact assessment as part of the submitted Environmental Statement.

The proposed development is likely to generate circa 50 jobs during the construction phase of the development. Once the development has been constructed 13 permanent jobs would be created within the facility, with a further 5 jobs being created for HGV drivers delivering to the site. The applicant states that the facility *'will bolster the local economy and lower unemployment levels. In turn this has the potential to raise the affluence of the area, and thus the position and wellbeing of the residents within the Splott Ward. It is considered that this will have a moderate positive impact on the surrounding area'*. On balance it is considered that the proposal would benefit the Splott area, given the increase in job opportunities for local people, combined with the inward investment within the facility and in the workforce. The proposal would provide an invaluable sustainable technology which will reduce the requirement for landfill and provide a clean form of energy to power the facility itself and largely supply the needs of the adjacent waste water treatment plant which currently requires significant amounts of electricity from the national grid. The proposal is generally in line with national planning policy which places sustainability at the heart of decision making.

- 8.10 In conclusion, it is considered that the submitted Environmental Statement provides a comprehensive assessment of the potential impacts of the proposed development. The applicant's assessment concludes that the resultant impacts are not significant and that the benefits of the proposal significantly outweigh any negative factors, given the proposed mitigation measures. The conclusions of the submitted Environmental Statement are considered sound and it is recommended that planning permission is granted subject to conditions.

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Applications decided by Delegated Powers between 01/04/2015 and 30/04/2015

Total Count of Applications: 198

<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>
MISC/15/00018/T	12/03/2015	Plan-it Poster Distribution Ltd	ADVERTISING FOR THE MOSCOW STATE CIRCUS FOR 29TH APRIL TO 4TH MAY	VARIOUS LOCATIONS AROUND THE CITY	20	True	Deemed Permission	01/04/2015
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>
15/00490/MJR	26/02/2015	Eagles	DISCHARGE OF CONDITIONS 3 (DETAILS OF REFUSE STORAGE), 4 (DETAILS OF CYCLE STORAGE AND FACILITIES) AND 5 (SCHEDULE OF MATERIALS) OF 07/00795/C	1-3 HOWARD GARDENS, ADAMSDOWN	43	True	Full Discharge of Condition	10/04/2015
15/00752/MJR	09/04/2015	University of South Wales	DISCHARGE OF CONDITION 9 OF 13/00641/DCI (PHASE 2 ONLY)	ATRIUM, ADAM STREET, ADAMSDOWN, CARDIFF, CF24 2FN	18	True	Full Discharge of Condition	27/04/2015
15/00753/MJR	09/04/2015	University of South Wales	DISCHARGE OF CONDITIONS 10 AND 11 OF 13/00641/DCI (PHASE 2 ONLY)	ATRIUM, ADAM STREET, ADAMSDOWN, CARDIFF, CF24 2FN	18	True	Full Discharge of Condition	27/04/2015
15/00788/MJR	31/03/2015	University of South Wales	DISCHARGE OF CONDITION 15 (DRAINAGE) OF 13/00641/DCI (PHASE 2 ONLY)	ATRIUM, ADAM STREET, ADAMSDOWN, CARDIFF, CF24 2FN	27	True	Full Discharge of Condition	27/04/2015
15/00789/MJR	31/03/2015	University of South Wales	DISCHARGE OF CONDITION 16 (SITE LOGISTICS PLAN, PREPARED BY BOUYGUES, DRAWING NO. LP01 CONSTRUCTION METHOD STATEMENT, PREPARED BY BOUYGUES) OF 13/00641/DCI	ATRIUM, ADAM STREET, ADAMSDOWN, CARDIFF, CF24 2FN	27	True	Full Discharge of Condition	27/04/2015

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<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>
15/00513/DCH	03/03/2015	Colebourne	SINGLE STOREY EXTENSION TO REAR OF PROPERTY.	5 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	42	True	Permission be granted	14/04/2015
<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>
15/00459/MJR	19/03/2015	Townscape Homes ltd	NON MATERIAL AMENDMENT TO ALLOW FOR OMISSION OF PROJECTING BAY WINDOWS AND AMENDMENT OF BALCONIES AND REPOSITIONING ENTRANCE DOORS	20 ROYAL STUART LANE, BUTETOWN, CARDIFF, CF10 5EL	28	True	Permission be granted	16/04/2015
<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>
15/00303/MNR	06/02/2015	Cardiff Council Highways Department	ERECTION OF PROPOSED TEMPORARY BUS DRIVER FACILITY, FOR A PERIOD OF THREE YEARS.	LAND AT WEST CANAL WHARF, BUTETOWN	54	True	Permission be granted	01/04/2015
A/14/00151/MNR	15/12/2014	Harlech Advertising T/A Insite	MODERNISATION OF THE EXISTING FIVE GATEWAY ADVERTISEMENT PANELS	LAND AT JUNCTION OF BUTE STREET AND JOHN STREET, BUTETOWN, CARDIFF, CF10 5SP	115	False	Permission be granted	09/04/2015
15/00282/MNR	05/02/2015	Emberfon	CHANGE OF USE OF OFFICE CLASS B1 TO CLASS D1 GP DOCTOR'S CLINIC.	1 COLUMBUS WALK, BRIGANTINE PLACE, WATERFRONT, CARDIFF, C F10 5DD.	63	False	Permission be granted	09/04/2015

15/00357/MNR	03/03/2015	Leisure Culture and Events	INSTALLATION OF A TEMPORARY AMUSEMENT RIDE (CAROUSEL/GALLOPERS) AND PAYMENT BOOTH.	TEMPORARY AMUSEMENT RIDE (CAROUSEL/GALLOPERS) AND PAYMENT BOOTH, PIERHEAD STREET, CARDIFF BAY	49	True	Permission be granted	21/04/2015
14/02945/MNR	12/02/2015	Associated British Ports South Wales	INSTALLATION OF LOW PROFILE SOLAR PV SYSTEM ONTO THE EXISTING ROOF OF G SHED, LONGSHIPS ROAD, CARDIFF DOCKS.	G SHED, LONGSHIPS ROAD, CARDIFF BAY, CARDIFF, CF10 4RP	77	False	Permission be granted	30/04/2015
15/00346/MNR	02/03/2015	European Metal Recycling Limited	CONSTRUCTION OF REPLACEMENT 1) WEIGHBRIDGE OFFICE AND STAFF FACILITIES. 2) BOUNDARY AND SCREENING FENCES. 3) TWO WEIGHBRIDGES 4) A NON FERROUS STORAGE SHED 5) BIKE AND MOTOR CYCLE SHEDS	EUROPEAN METAL RECYCLING LTD, ROATH DOCK ROAD, CARDIFF BAY, CARDIFF, CF10 4ED	38	True	Permission be granted	09/04/2015

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15/00446/DCH	06/03/2015	Michael Johnson Property	PROPOSED GARAGES CONSTRUCTED ON DISUSED REAR ENCLOSED GARDEN AREA FOR USE BY THE FLATS	119 ROMILLY ROAD, CANTON, CARDIFF, CF5 1FN	46	True	Planning Permission be refused	21/04/2015
15/00449/DCH	24/02/2015	Kahn	Proposed single storey rear kitchen extension	24 BROAD STREET, CANTON, CARDIFF, CF11 8BY	56	True	Permission be granted	21/04/2015
<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>

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14/02826/MNR	31/12/2014	Hooper-Nash	CONVERSION OF VACANT LISTED OFFICE BUILDING INTO 4 DUPLEX APARTMENTS INCLUDING AN EXTENSION TO REAR	PARK GROVE FINANCIAL MANAGEMENT LTD, 275 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JB	99	False	Permission be granted	09/04/2015
15/00470/MNR	19/02/2015	HUGHES	DISCHARGE OF CONDITIONS 3 (REFUSE STORAGE) AND 4 (CYCLE PARKING) OF PLANNING APPLICATION 13/02721/DCO	53 THEOBALD ROAD, CANTON, CARDIFF, CF5 1LQ	41	True	Full Discharge of Condition	01/04/2015
15/00355/MNR	10/02/2015	S Fry Properties Ltd	DISCHARGE OF CONDITION 8 (LANDSCAPE SCHEME) OF 13/01121/DCO	55 GROSVENOR STREET, CANTON, CARDIFF, CF5 1NJ	51	True	Full Discharge of Condition	02/04/2015
15/00173/MNR	02/02/2015	Grainger	CHANGE OF USE OF EXISTING GROUND FLOOR COMMERCIAL PREMISES AND FIRST FLOOR FLAT TO D1 NURSERY ACCOMMODATING UP TO 50 CHILDREN AND MINOR ALTERATIONS	12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ	74	False	Planning Permission be refused	17/04/2015
15/00043/MNR	08/01/2015	Ely Bridge Development Company Ltd	DISCHARGE OF CONDITIONS 19 (LONG TERM MANAGEMENT PLAN FOR THE REMOVAL OF VEGETATION FROM THE RIVER CHANNEL BETWEEN THE SITE OF THE CONCRETE PIER/CILL AND ELY BRIDGE AND FOR THE PREVENTION OF RE-GROWTH OF VEGETATION IN THIS AREA IN PERPETUITY) AND 20 (DETAILS OF THE IMPACT OF THE PROPOSED FLOOD BUND AND DRAINAGE INFRASTRUCTURE ON THE LINE OF MATURE TREES ADJACENT TO THE SOUTH/SOUTH EAST BOUNDARY OF THE SITE) OF PLANNING APPLICATION 12/01663/DCO	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	102	False	Full Discharge of Condition	20/04/2015

15/00466/DCH	24/02/2015	Hasan	GROUND AND FIRST FLOOR REAR EXTENSION	51 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BW	52	True	Permission be granted	17/04/2015
15/00213/DCH	29/01/2015	James	Single storey rear extension of 4m to retain over 50% of garden space and complying with PD rules. Rear dormer extension stepped in from all sides and finished in hanging slate.	31 COBURN STREET, CATHAYS, CARDIFF, CF24 4BQ	63	False	Planning Permission be refused	02/04/2015
15/00272/DCH	04/02/2015	Hughes	TWO STOREY REAR EXTENSION.	50 THESIGER STREET, CATHAYS, CARDIFF, CF24 4BN	57	False	Planning Permission be refused	02/04/2015
14/02845/DCH	06/01/2015	Ghaffar	GROUND AND FIRST FLOOR REAR EXTENSIONS AND DORMER TO 66 AND 68 COBURN STREET.	66-68 COBURN STREET, CATHAYS, CARDIFF	85	False	Permission be granted	01/04/2015
15/00010/DCH	05/01/2015	JJP Properties	SIDE & REAR EXTENSIONS TO GROUND FLOOR.	75 WYEVERNE ROAD, CATHAYS, CARDIFF, CF24 4BG	86	False	Permission be granted	01/04/2015
15/00413/DCH	19/02/2015	M.D. Walters Property	INTERNAL ALTERATIONS AND SINGLE STOREY EXTENSION TO REAR	23 MAY STREET, CATHAYS, CARDIFF, CF24 4EW	42	True	Permission be granted	02/04/2015
15/00338/DCH	10/02/2015	Eveleigh	FIRST FLOOR REAR EXTENSION AND EXTERNAL ALTERATIONS	69 CRANBROOK STREET, CATHAYS, CARDIFF, CF24 4AL	51	True	Permission be granted	02/04/2015
15/00113/DCH	24/02/2015	Campbell	REAR GROUND FLOOR EXTENSIONS 400MM OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEXE WALLS AND REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL.	137 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DL	64	False	Permission be granted	29/04/2015
15/00287/DCH	05/03/2015	Quin & Co Ltd	Single storey rear extension, rear dormer extension and associated internal alterations to both 152 & 154 Rhymney Street	152 & 154 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	35	True	Permission be granted	09/04/2015
<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>

14/03005/MJR	29/12/2014	Crown Student Living	PARTIAL DEMOLITION REQUIRED TO FACILITATE RE-DEVELOPMENT OF CHANGE OF USE AND PARTIAL RE-BUILD OF CARADOG HOUSE TO PROVIDE 378 STUDENT BEDS CONSISTING OF 152 TWODIOS (DOUBLE OCCUPANCY), 40 STUDIOS AND 17 DOUBLE OCCUPANCY STUDIOS WITH APPROXIMATELY 250M ² OF ANCILLARY COMMUNAL STUDENT FACILITIES AND ASSOCIATED WORKS.	CARADOG HOUSE, 1-6 ST ANDREW'S PLACE, CATHAYS PARK, CARDIFF, CF10 3BE	116	False	Permission be granted	24/04/2015
15/00564/MJR	09/03/2015	Investment Construction Ltd	DISCHARGE OF CONDITION 11 OF 13/00531/DCI	CATHAYS MOSQUE, 33 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4YF	52	True	Full Discharge of Condition	30/04/2015
			<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>
15/00317/MNR		RPA Investments	DISCHARGE OF CONDITION 5 (FRONT ENCLOSURE BRICK SAMPLE) OF PLANNING PERMISSION 14/02448/MNR AND LISTED BUILDING CONSENT 14/02463/MNR	21 WINDSOR PLACE, CITY CENTRE, CARDIFF, CF10 3BY			Full Discharge of Condition	10/04/2015
15/00066/MNR	13/01/2015	Nottinghamshire County Council Pension Fund	ERECTION OF GLAZED ENTRANCE CANOPY TO OFFICES AND ROOF + PARAPET ANTI BIRD LANDING 'POINT WIRING' + NETTING	40 WINDSOR PLACE, CARDIFF, CF10 2BJ	107	False	Permission be granted	30/04/2015
15/00313/MNR	09/02/2015	PEARNS PROPERTIES LIMITED	PROPOSED CONSTRUCTION OF SINGLE STOREY OFFICE/COMMERCIAL UNIT	33A LLANBLEDDIAN GARDENS, CATHAYS, CARDIFF, CF24 4AT	74	False	Permission be granted	24/04/2015
15/00221/MNR	30/01/2015	Jenkins	DISCHARGE OF CONDITION 4 (SOUND INSULATION WORKS) OF PLANNING APPLICATION 14/00547/DCI	30-32 CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2DZ	68	False	Full Discharge of Condition	08/04/2015

A/14/00147/MNR	03/12/2014	Cardiff Council	REPLACEMENT OF AN EXISTING MEDIA SCREEN TO PROVIDE COMMERCIAL AND NON-COMMERCIAL CONTENT WITH A NEW MEDIA SCREEN	ST DAVID'S HALL, WORKING STREET, CITY CENTRE, CARDIFF, CF10 1SH	119	False	Permission be granted	01/04/2015
A/15/00020/MNR	18/02/2015	NATUZZI CARDIFF	VINYL LETTERS TO BE FITTED TO GLASS FRONT: RE-VIVE NATUZZI	53 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	42	True	Permission be granted	01/04/2015
14/02829/MNR	11/12/2014	Cardiff Council	EXTENSION AND RENEWAL OF EXISTING ILLUMINATED CLADDING ON THE WORKING STREET ELEVATION OF ST DAVID'S HALL	ST DAVID'S HALL, WORKING STREET, CITY CENTRE, CARDIFF, CF10 1SH	112	False	Permission be granted	02/04/2015
15/00324/MNR	25/02/2015	Barburrito	NEW SHOP FRONT	4 ST DAVID'S DEWI SANT, BRIDGE STREET ARCADE, CITY CENTRE, CARDIFF, CF10 2EF	43	True	Permission be granted	09/04/2015
A/15/00021/MNR	25/02/2015	Barburrito	2 NO. FASCIA SIGNS CONSISTING OF HALO AND COLD CATHODE ILLUMINATED TEXT WITH RAL 5008 ALUMINIUM BACKING PANELS	4 ST DAVID'S DEWI SANT, BRIDGE STREET ARCADE, CITY CENTRE, CARDIFF, CF10 2EF	43	True	Permission be granted	09/04/2015
A/15/00026/MNR	26/02/2015	Eurochange plc	BUSINESS ADVERTISEMENT ON SHOP PREMISES. 1 X EXTERNALLY MOUNTED, INTERNALLY ILLUMINATED FASCIA SIGN.	8 CATHEDRAL WALK, CITY CENTRE, CARDIFF, CF10 2DS	42	True	Permission be granted	09/04/2015
A/15/00032/MNR	11/03/2015	CLEAR CHANNEL UK LTD	TWO (2) SINGLE STATIC ADVERTISING PANELS FULLY INTEGRATED INTO BUS SHELTER.	OPPOSITE SOUTHGATE HOUSE, HAVELOCK STREET, CF10 1ER	41	True	Permission be granted	21/04/2015
A/15/00033/MNR	10/03/2015	CLEAR CHANNEL UK LTD	TWO (2) SINGLE STATIC ADVERTISING PANELS FULLY INTEGRATED INTO BUS SHELTER.	O/S 71 St Mary Street, Cardiff	42	True	Permission be granted	21/04/2015
A/15/00034/MNR	11/03/2015	CLEAR CHANNEL UK LTD	TWO (2) SINGLE STATIC ADVERTISING PANELS FULLY INTEGRATED INTO BUS SHELTER.	OUTSIDE THE CUSTOM HOUSE, CUSTOM HOUSE STREET, CITY CENTRE	41	True	Permission be granted	21/04/2015

A/15/00036/MNR	11/03/2015	Starbucks Coffee Company	1 X RE-PAINTING OF FASCIA TO BLACK AND WHITE WORDMARK - NON ILLUMINATED 1 X NEW VINYL INSERT TO EXISTING PROJECTING SIGN - INTERNALLY ILLUMINATED 1 X NEW CANVAS INSERTS TO EXISTING BARRIERS FINISHED BLACK WITH WHITE WORDMARK	STARBUCKS COFFEE CO (UK) LTD, 23 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	41	True	Permission be granted	21/04/2015
15/00846/MNR	09/04/2015	Discovery Adventure Golf	DISCHARGE OF CONDITION 4 OF 14/02141/MNR	LU01, GRAND ARCADE, CITY CENTRE	15	True	Full Discharge of Condition	24/04/2015
A/15/00024/MNR	03/03/2015	Frodsham Signs	2NO INTERNALLY ILLUMINATED ALUMINIUM FASCIA SIGNS ALUMINIUM SIGN PANELS, POWDER COATED BLACK WITH VINYL INLAYS. FEATURING INDIVIDUALLY ILLUMINATED PERSPEX LETTERING	FORMER JJB SPORTS UNIT, QUEENSWEST, 19 QUEEN STREET, CITY CENTRE, CARDIFF	37	True	Permission be granted	09/04/2015
A/15/00031/MNR	19/03/2015	CLEAR CHANNEL UK LTD	TWO (2) SINGLE STATIC ADVERTISING PANELS FULLY INTEGRATED INTO BUS SHELTER.	OUTSIDE SOUTHGATE HOUSE, WOOD STREET, CITY CENTRE	33	True	Permission be granted	21/04/2015
A/15/00038/MNR	23/03/2015	STONEGATE PUBS	2 SETS OF CURVED FASCIA TEXT INTERNALLY ILLUMINATED 1 SET OF FLAT TEXT INTERNALLY ILLUMINATED	SLUG AND LETTUCE, THE FRIARY, CITY CENTRE, CARDIFF, CF10 3FA	29	True	Permission be granted	21/04/2015

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15/00547/DCH	06/03/2015	Emms	SINGLE STOREY FRONT EXTENSION.	16 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SA	46	True	Permission be granted	21/04/2015
15/00250/DCH	23/02/2015	Coxall	Ground floor rear extension. Incorporating kitchen and dining room.	AUBREY VILLA, 52 CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	66	False	Permission be granted	30/04/2015

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15/00275/MNR	05/02/2015	D Herbert (Builders) Limited	RESIDENTIAL DEVELOPMENT COMPRISING FOUR DETACHED HOUSE + GARAGES.	LAND EAST OF CARDIFF ROAD, CREIGAU	84	False	Permission be granted	30/04/2015
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15/00512/DCH	03/03/2015	Khan	EXTENSION SIDE AND REAR	57 MOUNTBATTEN CLOSE, ROATH PARK, CARDIFF, CF23 5QG	58	False	Permission be granted	30/04/2015
15/00418/DCH	18/02/2015	Bainbridge	Single storey flat roof rear extension; work to include demolition of existing extension and detached garage.	3 LAKE ROAD NORTH, ROATH PARK, CARDIFF, CF23 5QN	56	True	Permission be granted	15/04/2015
15/00773/DCH	19/01/2015	Bourne	DEMOLISH EXISTING EXTENSION NEW REPLACEMENT SINGLE STOREY EXTENSION TO REAR	27 LLYSWEN ROAD, CYNCOED, CARDIFF, CF23 6NH	73	False	Permission be granted	02/04/2015
15/00322/DCH	11/02/2015	Sagona	Proposed single storey extension to side	85 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DE	50	True	Permission be granted	02/04/2015
14/02906/DCH	12/12/2014	Ali	TWO STOREY SIDE AND FIRST FLOOR WITH SINGLE STOREY REAR EXTENSIONS INCLUDING FRONT AND REAR DORMERS AND EXTERNAL ALTERATIONS	4 OAKDENE CLOSE, LAKESIDE, CARDIFF, CF23 6HJ	118	False	Permission be granted	09/04/2015
15/00733/DCH	26/03/2015	CLC	DISCHARGE OF CONDITION 6 ON 14/02434/DCH	16 HENLLYS ROAD, CYNCOED, CARDIFF, CF23 6NL	27	True	Full Discharge of Condition	22/04/2015
15/00529/DCH	18/03/2015	Grey	TWO STOREY REAR EXTENSION INCLUDING A JULIET BALCONY	29 HENLLYS ROAD, CYNCOED, CARDIFF, CF23 6NL	37	True	Permission be granted	24/04/2015

<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>
13/01940/DCO	07/10/2013	Ralph Crowley	PROPOSED NEW 3 BEDROOM DETACHED DWELLING TO THE REAR OF 194 LAKE ROAD EAST	LAND BETWEEN 20 & 22 LAKESIDE DRIVE, CARDIFF	548	False	Permission be granted	08/04/2015
15/00359/MNR	12/02/2015	North	PROPOSED DEMOLITION OF THE EXISTING DETACHED CORNER BUNGALOW UNIT AND THE CONSTRUCTION OF THE REPOSITIONED BESPOKE 3 BEDROOM BUNGALOW IN LIEU; TOGETHER WITH THE PROVISION OF THE ASSOCIATED IN-OUT CAR ACCESS DRIVE AND THE ON-SITE AMENITY AND CAR PARKING SPACES, WASTE BIN AND CYCLE STORAGE FACILITIES.	58 HAMPTON CRESCENT EAST, CYNCOED, CARDIFF, CF23 6RG	64	False	Permission be granted	17/04/2015
15/00160/MNR	30/01/2015	Macauley	REMOVAL OF CONDITIONS 10, 11 AND 12 (CODE FOR SUSTAINABEL HOMES) OF 13/02150/DCO	LAND ADJOINING 64-68, WHEATLEY ROAD, ELY, CARDIFF	62	False	Permission be granted	02/04/2015

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<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>
14/02760/DCH	28/11/2014	Foley	PROPOSED SINGLE STOREY EXTENSION TO SIDE OF PROPERTY, SINGLE STOREY EXTENSION TO REAR, PORCH EXTENSION AND OFF STREET PARKING FACILITIES.	53 CEDAR GROVE, PENTREBANE, CARDIFF, CF5 3RR	140	False	Permission be granted	17/04/2015
15/00537/DCH	05/03/2015	Biernacka	Proposed single storey rear extension and internal alterations.	9 FAIRWOOD ROAD, FAIRWATER, CARDIFF, CF5 3QF	56	True	Permission be granted	30/04/2015
15/00030/DCH	07/01/2015	Hosang	TWO STOREY SIDE EXTENSION, NEW PORCH AND TARMAC DRIVE	45 ELDERBERRY ROAD, PENTREBANE, CARDIFF, CF5 3RG	113	False	Permission be granted	30/04/2015

<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>
15/00542/MNR	12/01/2015	Cardiff Martial Arts Academy	CHANGE OF USE TO A MARTIAL ARTS CENTRE (D2 USE)	UNITS 6-7, 24 NORBURY ROAD, FAIRWATER, CARDIFF, CF5 3AU	108	False	Permission be granted	30/04/2015
15/00511/MNR	24/02/2015	B&G PROPERTY SERVICES	DISCHARGE OF CONDITION 20 (CONSTRUCTION MANAGEMENT PLAN) OF 13/02545/DCO	52 BEECHLEY DRIVE, PENTREBANE, CARDIFF, CF5 3SN	56	True	Full Discharge of Condition	21/04/2015
15/00510/MNR	24/02/2015	B&G PROPERTY SERVICES	DISCHARGE OF CONDITION 19 (CROSSOVER) OF 13/02545/DCO	52 BEECHLEY DRIVE, PENTREBANE, CARDIFF, CF5 3SN	55	True	Full Discharge of Condition	20/04/2015

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15/00424/DCH	09/03/2015	Jones	Single storey kitchen extension to rear of property.	28 LONGSPEARS AVENUE, GABALFA, CARDIFF, CF14 3NU	51	True	Permission be granted	29/04/2015

<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>
A/15/00027/IMNR	24/02/2015	M&D Properties	A PAINTED STENCIL OF OUR COMPANY LOGO ON THE SIDE WALL OF OUR OFFICE.	191 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JR	44	True	Permission be granted	09/04/2015
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<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>
15/00419/DCH	18/02/2015	Macdonald	ERECTION OF A SINGLE-STOREY REAR EXTENSION.	12 ABERCYNON STREET, GRANGETOWN, CARDIFF, CF11 7AJ	49	True	Planning Permission be refused	08/04/2015
15/00414/DCH	27/02/2015	Varsani	PROPOSED REAR AND SIDE SINGLE STOREY EXTENSION, WITH PROPOSED REAR SINGLE STOREY OUTBUILDING FOR DOMESTIC STORAGE	50 VIRGIL STREET, LECKWITH, CARDIFF, CF11 8TF	61	False	Permission be granted	29/04/2015
<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>
15/00262/MNR	05/02/2015	Varsani	RETROSPECTIVE PLANNING PERMISSION FOR RETENTION OF REAR SINGLE STOREY OUTBUILDING AT 53 HOLMESDALE STREET, GRANGETOWN, CARDIFF, CF11 7HH	POST OFFICE, 53 HOLMESDALE STREET, GRANGETOWN, CARDIFF, CF11 7HH	62	False	Permission be granted	08/04/2015

15/00278/MNR	04/02/2015	Formosa	PROPOSED BUILDING CONVERSION AND EXTENSION AT SECOND FLOOR IN ORDER TO PROVIDE A MIXED USE DEVELOPMENT COMPRISING RETENTION AND ENHANCEMENTS OF A CAFE AT GROUND FLOOR LEVEL, AND TO PROVIDE 6 NO SELF CONTAINED FLATS TO THE UPPER FLOORS.	1 & 1A NORTH CLIVE STREET, GRANGETOWN, CARDIFF, CF11 6NP	63	False	Planning Permission be refused	08/04/2015
15/00354/MNR	24/02/2015	Singh	CHANGE OF USE TO A HOT FOOD TAKEAWAY ON THE GROUND FLOOR. THE UPPER FLOOR IS UNAFFECTED AND REMAINS AS C3 USE	2 CORNWALL STREET, GRANGETOWN, CARDIFF, CF11 6SQ	44	True	Planning Permission be refused	09/04/2015

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15/00392/DCH	18/02/2015	Gatehouse	SINGLE STOREY REAR EXTENSION	32 KYLE AVENUE, WHITCHURCH, CARDIFF, CF14 1SS	58	False	Permission be granted	17/04/2015
15/00393/DCH	16/01/2015	Roderique Davies	Hip to Gable Loft Conversion with Dormer and Juliet Balcony	20 ST ASAPH CLOSE, HEATH, CARDIFF, CF14 4LD	82	False	Permission be granted	08/04/2015
15/00286/DCH	13/02/2015	Bannister	REAR EXTENSION OF 5M, SIDE EXTENSION OF 2.3M. LOFT CONVERSION WITH REAR DORMER AND HIP TO GABLE ROOF EXTENSION	27 LLWYNFEDW GARDENS, BIRCHGROVE, CARDIFF, CF14 4NX	54	True	Permission be granted	08/04/2015
15/00016/DCH	09/01/2015	Whitehead	PROPOSED REAR KITCHEN AND BEDROOM EXTENSION WITH LOFT CONVERSION AND DORMER	2 HEOL NEST, WHITCHURCH, CARDIFF, CF14 1SY	90	False	Permission be granted	09/04/2015
15/00254/DCH	09/02/2015	Bright	DEMOLITION OF EXISTING GARAGE AND RECONSTRUCTION OF BRICK ANNEXE ON OLD FOOTPRINT TO THE REAR OF THE GARDEN	45 PUM ERW ROAD, BIRCHGROVE, CARDIFF, CF14 4PE	51	True	Permission be granted	01/04/2015

15/00463/DCH	24/02/2015	Hobrough-Harris	CONVERSION OF LOFT SPACE INTO BEDROOM AND EN-SUITE, INCLUDING CHANGE IN ROOF FORM FROM HIP TO GABLE.	52 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RJ	56	True	Permission be granted	21/04/2015
15/00479/DCH	06/03/2015	Parsons	Loft Conversion with dormer to rear and hip to gable conversion	38 ST INA ROAD, HEATH, CARDIFF, CF14 4LS	34	True	Permission be granted	09/04/2015
<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>
15/00241/MNR	10/02/2015	Welsh	COACH HOUSE STYLE GARAGE APARTMENT COMPRISING TWO GARAGES WITH TWO BEDROOM APARTMENT	LAND OFF MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4HE	58	False	Planning Permission be refused	09/04/2015
<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>
15/00099/DCH	16/01/2015	Llewellyn	GROUND AND FIRST FLOOR EXTENSIONS.	TAI MAWR FARM, RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	83	False	Permission be granted	09/04/2015
15/00420/DCH	18/02/2015	Robinson	Construction of detached garage	THE FIRS, 25 GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	50	True	Permission be granted	09/04/2015
14/02978/DCH	08/01/2015	Williams	TWO STOREY SIDE EXTENSION + SINGLE STOREY REAR EXTENSION TO LOUNGE. WORKS TO INCLUDE REPLACEMENT WINDOWS AND FRONT DOOR RELOCATION	56 MILL ROAD, LISVANE, CARDIFF, CF14 0XS	92	False	Permission be granted	10/04/2015
<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>

15/00462/MNR	25/02/2015	The Carlyle Trust Ltd	APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE FPR RESIDENTIAL DEVELOPMENT OF 24 DETACHED DWELLINGS AS APPROVED BY OUTLINE PLANNING PERMISSION 06/01443/E AS VARIED BY 08/01929/E AND RESERVED MATTERS APPROVAL 11/01301/DCO.	LAND TO NORTH OF LISVANE ROAD, LISVANE, CARDIFF	43	True	Permission be granted	09/04/2015
14/02415/MNR	30/10/2014	Reynolds	REPOSITIONING OF THE APPROVED CONSTRUCTION OF A REPLACEMENT DWELLING (AMENDMENTS TO PREVIOUSLY APPROVED PLANNING PERMISSIONS 09/01833/E, 10/01759/DCO AND 11/01060/DCO)	CWM Y TRANCH, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	162	False	Permission be granted	10/04/2015
15/00238/MNR	10/02/2015	Trafford	DEMOLITION OF EXISTING SINGLE HOUSE AND DETACHED GARAGES AND CONSTRUCTION OF A NEW SINGLE HOUSE WITH COMBINED GARAGE	ASHTON KEYNES, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SF	56	True	Permission be granted	07/04/2015
15/00273/MNR	05/02/2015	Urban Style Land	TWO NEW DETACHED HOUSES NEXT DOOR TO COTSWOLDS, CHERRY ORCHARD ROAD	PART OF LAND AT COTSWOLDS, CHERRY ORCHARD ROAD, LISVANE, CARDIFF, CF14 0UE	62	False	Permission be granted	08/04/2015
15/00673/MNR	16/03/2015	Doyle	DISCHARGE OF CONDITION 4 OF 14/02260/MNR	SHANNON, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	25	True	Full Discharge of Condition	10/04/2015

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15/00057/DCH	15/01/2015	Maxwell	EXISTING GARAGE TO BE DEMOLISHED AND REBUILT APPROX 600MM WIDER. LENGTH STAYS THE SAME AS EXISTING	206 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 5NA	83	False	Permission be granted	08/04/2015

15/00190/DCH	02/02/2015	Lock	Replacement of an existing boundary fence	37 BRYN GLAS, THORNHILL, CARDIFF, CF14 9AA	66	False	Planning Permission be refused	09/04/2015
15/00032/DCH	07/01/2015	Agarwal	EXTENSION TO FIRST FLOOR ABOVE GARAGE - PORCH TO FRONT ELEVATION	39 COPPERFIELD DRIVE, LLANISHEN, CARDIFF, CF14 9DD	92	False	Permission be granted	09/04/2015
15/00371/DCH	13/02/2015	Courtney	CONVERSION OF EXISTING INTEGRAL GARAGE INTO NEW STUDY OFFICE. CONVERSION OF NEW DETACHED GARAGE. RE-SITE NEW TIMBER DRIVEWAY GATES.	UPPER MILL FARMHOUSE, HEOL HIR, LISVANE, CARDIFF, CF14 9LA	55	True	Permission be granted	09/04/2015
15/00116/DCH	04/03/2015	Gower	Conversion of coach house into Granny Annexe	ELGIN HOUSE, 77 STATION ROAD, LLANISHEN, CARDIFF, CF14 5UU	51	True	Permission be granted	24/04/2015
15/00501/DCH	02/03/2015	Brazier	An apex roofed extension to the back of the house to be used as a dining room.	7 ST DOGMAEL'S AVENUE, LLANISHEN, CARDIFF, CF14 5PZ	56	True	Permission be granted	27/04/2015
15/00281/DCH	12/03/2015	Singh	GROUND FLOOR REAR EXTENSION TO INCLUDE A BEDROOM AND BATHROOM FOR A DISABLED PERSON.	17 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX	36	True	Permission be granted	17/04/2015
15/00743/DCH	27/03/2015	THOMAS	SINGLE STOREY REAR EXTENSION	84 SOUTH RISE, LLANISHEN, CARDIFF, CF14 0RG	28	True	Permission be granted	24/04/2015
<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>
15/00870/MNR	16/04/2015	Hasps Term Partnership	NON MATERIAL AMENDMENT TO 14/00623/DCO TO LAYOUT PLAN	1 THE RISE, LLANISHEN, CARDIFF, CF14 0RA	14	True	Response Sent	30/04/2015
<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>

15/00284/DCH	11/02/2015	Brookman	ERECTION OF A BALCONY ENTRANCE AND STEPS AT FIRST FLOOR LEVEL, WITH NON-SLIP DECKING AND WOODEN BALISTRADE SET WITHIN A STEEL FRAME.	146 FAIRWATER GROVE EAST, LLANDAFF, CARDIFF, CF5 2JW	57	False	Permission be granted	09/04/2015
15/00450/DCH	26/02/2015	Griffin	SINGLE STOREY SIDE EXTENSION	THE HERMITAGE, 7 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LD	41	True	Permission be granted	08/04/2015
15/00589/DCH	16/03/2015	Crutcher	DEMOLITION OF EXISTING GARAGE DUE TO FOUNDATION FAILURE. CONSTRUCTION OF NEW GARAGE TO MATCH EXISTING	15 NICHOLSON WEBB CLOSE, DANESCOURT, CARDIFF, CF5 2RL	45	True	Permission be granted	30/04/2015
14/02853/DCH	08/12/2014	Brind	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO CONSIST OF REMODELLED KITCHEN & SNUG TO GROUND FLOOR & MASTER BEDROOM WITH EN-SUITE TO FIRST FLOOR	72 TIMOTHY REES CLOSE, DANESCOURT, CARDIFF, CF5 2AU	142	False	Permission be granted	29/04/2015
15/00288/DCH	13/02/2015	Duffield	Replacement of windows to an existing property (subject to article 4)	3 DEWI COURT, 47 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2ET	70	False	Permission be granted	24/04/2015
15/00819/DCH	27/03/2015	Hopkins	DISCHARGE OF CONDITIONS 3 (EXTERIOR FINISHES), 4 (APPOINTMENT OF ARCHAEOLOGIST) AND 6 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING APPLICATION 09/01448/W	17 THE CATHEDRAL GREEN, LLANDAFF, CARDIFF, CF5 2EB	19	True	Full Discharge of Condition	15/04/2015
15/00469/MNR	02/03/2015	LLANDAFF DEVELOPMENTS LTD	REMOVAL OF CONDITIONS 10, 11 AND 12 (CODE FOR SUSTAINABLE HOMES) OF 13/02471/DCO	LAND BETWEEN 3 AND 5, THE AVENUE, LLANDAFF, CARDIFF	56	True	Permission be granted	27/04/2015
<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>

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<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>
15/00325/DCH	09/02/2015	Steadman	Single Storey Rear Extension and Porch	38 LLANDINAM CRESCENT, GABALFA, CARDIFF, CF14 2RB	59	False	Permission be granted	09/04/2015

<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>
15/00056/MNR	16/01/2015	Ford	CONVERSION OF EXISTING 'COACH HOUSE' (AT THE REAR OF 13A BRIDGE ROAD) INTO A SINGLE PERSON DWELLING	COACH HOUSE, ANDREW'S ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JL	82	False	Permission be granted	08/04/2015

Page 08

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<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>
15/00360/DCH	12/02/2015	Morgan	DEMOLISH EXISTING GARAGE; NEW SINGLE STOREY SIDE EXTENSION INCLUDING A REPLACEMENT GARAGE. A NEW FRONT PORCH AND OTHER ALTERATION WORKS.	57 GLASTONBURY TERRACE, LLANRUMNEY, CARDIFF, CF3 4HB	49	True	Permission be granted	02/04/2015

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15/00374/DCH	16/02/2015	Thomas	Demolition of existing utility room and conservatory and erection of single storey rear extension.	42 BRONWYDD AVENUE, PENYLAN, CARDIFF, CF23 5JQ	45	True	Permission be granted	02/04/2015
15/00281/DCH	05/02/2015	Ahmad	Proposed hip to gable loft conversion with single rear dormer addition	31 LLWYN-Y-GRANT ROAD, PENYLAN, CARDIFF, CF23 9HL	62	False	Permission be granted	08/04/2015
15/00447/DCH	23/02/2015	Mustafa	DEMOLITION OF AN EXISTING SINGLE STOREY LEAN-TO STRUCTURE AND CONSTRUCTION OF A NEW SINGLE STORY FLAT ROOF EXTENSION. REFURBISHMENT AND RAISING OF EXISTING PORCH ENTRANCE. REMOVAL OF CHIMNEY FROM THE ROOF PITCH FACING DORCHESTER AVENUE.	88 WATERLOO ROAD, PENYLAN, CARDIFF, CF23 9BF	50	True	Permission be granted	14/04/2015
15/00168/DCH	29/01/2015	Wilkinson	FIRST FLOOR AND SINGLE STOREY REAR EXTENSION TO PROPERTY. PORCH EXTENSION TO FRONT ENTRANCE	14 ENNERDALE CLOSE, PENYLAN, CARDIFF, CF23 5NZ	77	False	Planning Permission be refused	16/04/2015
15/00446/DCH	04/03/2015	Young	REMOVAL OF EXISTING CONSERVATORY AND SINGLE STOREY KITCHEN. CONSTRUCTION OF NEW KITCHEN/DINER WITH FLAT ROOF AND LANTERNS	16 LLANEDEYRN ROAD, PENYLAN, CARDIFF, CF23 9DX	48	True	Permission be granted	21/04/2015
15/00502/DCH	13/03/2015	Edwards	ADJUSTMENT OF EXISTING KITCHEN AND DINING ROOM WINDOWS TO REAR ELEVATION	8 KIMBERLEY ROAD, PENYLAN, CARDIFF, CF23 5DH	48	True	Permission be granted	30/04/2015
15/00489/DCH	06/03/2015	Narain	Extension to the side/rear & Conversion of Garage into Wet Room/Utility Room	9 ARNSIDE ROAD, PENYLAN, CARDIFF, CF23 5LL	39	True	Permission be granted	14/04/2015

<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>
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11/00679/DCO	14/04/2011	Storage Giant	ERECTION OF 1NO CLASS A3 (FOOD AND DRINK) DRIVE THRU CAFE 1NO A3 (FOOD AND DRINK) UNIT LANDSCAPING + ANCILLARY WORKS	376 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AE	1476	False	Permission be granted	29/04/2015
<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>
15/00581/MJR	13/03/2015	Barratt South Wales	REMOVAL OF CONDITIONS 6, 7 AND 8 OF 12/01890/DCO (CODE FOR SUSTAINABLE HOMES)	PROPOSED RESIDENTIAL DEVELOPMENT, UWIC COLCHESTER AVENUE CAMPUS, SCHOLARS DRIVE, PENYLAN, CARDIFF, CF23 9BP	19	True	Permission be granted	01/04/2015
<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>
14/00220/MNR	16/10/2014	QUIN & CO LTD	PROPOSED REAR EXTENSION, DORMER EXTENSION & PART CONVERSION OF GROUND FLOOR & 1ST & SECOND FLOORS TO FORM 3 FLATS	1A WATERLOO GARDENS, PENYLAN, CARDIFF, CF23 5AA	167	False	Permission be granted	01/04/2015
15/00177/MNR	05/02/2015	London Metric	INSTALLATION OF 1 NO. NEW FIRE EXIT DOORSET AND 2 NO. INCREASED OPENING EXISTING FIRE EXIT DOORSETS TO EXISTING RETAIL UNIT	HARRIS CARPETS, 477 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AA	55	True	Permission be granted	01/04/2015
15/00175/MNR	05/02/2015	Carpetright	INSTALLATION OF 2 NO. NEW FIRE EXIT DOORSETS TO EXISTING RETAIL UNIT	WREN KITCHENS LTD UNIT A, 479 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AA	56	True	Permission be granted	02/04/2015

<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>
14/02754/DCH	06/02/2015	Edwards	REPLACEMENT OF EXISTING WHITE STANDARD UPVC WINDOWS WITH SASH UPVC WINDOWS AT THE FRONT OF THE PROPERTY	8 HENDY STREET, ROATH, CARDIFF, CF23 5EU	67	False	Permission be granted	14/04/2015
15/00310/MNR	25/02/2015	Husseini	2 STOREY SIDE EXTENSION AND CONVERSION TO 2 FLATS	37A GORDON ROAD, ROATH, CARDIFF, CF24 3AL	49	True	Planning Permission be refused	15/04/2015
15/00106/MNR	23/02/2015	Iqbal	CONVERSION TO THREE FLATS AND DORMER EXTENSION	14 STRATHNAIRN STREET, ROATH, CARDIFF, CF24 3JN	56	True	Permission be granted	20/04/2015
15/00383/MNR	16/02/2015	Saddiq	CHANGE OF GLAZED FRONTAGE AND MOVING OF ENTRANCE DOORS AND VARIATION OF EXISTING CONDITION ON OPENING HOURS TO 11PM	29 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	60	False	Permission be granted	17/04/2015
15/00154/MNR	30/01/2015	Zaman	CHANGE OF USE OF GROUND FLOOR FROM SANDWICH BAR TO A SANDWICH BAR AND PIZZA TAKEAWAY WITH EXTERNAL FUME EXTRACTION FLUE TO THE REAR OF THE PROPERTY	133 CITY ROAD, ROATH, CARDIFF, CF24 3BQ	68	False	Planning Permission be refused	08/04/2015
15/00308/MNR	09/02/2015	Graham	USE AS A 8 BED HOUSE IN MULTIPLE OCCUPATION	79 SHIRLEY ROAD, ROATH, CARDIFF, CF23 5HL	73	False	Permission be granted	23/04/2015
14/02498/MNR	12/11/2014	Horizon Properties	PROPOSED DEMOLITION OF FORMER STORAGE SHED AND REPLACEMENT WITH 2 NO DWELLINGS. GIBBONS YARD, RICHMOND ROAD, CARDIFF. CF24 3XA	FORMER STORAGE SHED, GIBBON & SONS LTD, RICHMOND ROAD, ROATH, CARDIFF, CF24 3XA	162	False	Permission be granted	23/04/2015

<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>
15/00914/MNR	30/03/2015	c/o Mandi Masjid Trust	DISCHARGE OF CONDITION 14 (CONTAMINATED LAND MEASURES) OF 12/02085/DCI, 14/02072/MNR AND 14/02073/MNR	DAVID HALL MOTOR ENGINEER, 1-3 DALCROSS STREET, ROATH, CARDIFF, CF24 4SE	22	True	Full Discharge of Condition	21/04/2015
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15/00271/DCH	04/02/2015	Edwards & Mr Hare	TWO STOREY EXTENSION TO REAR OF PROPERTY TO PROVIDE LARGER KITCHEN AND BEDROOM PROVISION.	2 GAULDEN GROVE, PONTRENNAU, CARDIFF, CF23 8SD	57	False	Permission be granted	02/04/2015
15/00396/DCH	17/02/2015	Leadbeatter	EXTENSION TO FIRST FLOOR ABOVE GARAGE TO FORM ADDITIONAL FLOOR AREA TO BEDROOM.	23 ALLEN CLOSE, OLD ST MELLONS, CARDIFF, CF3 5DH	44	True	Permission be granted	02/04/2015
15/00457/DCH	13/03/2015	Jensen	REMOVAL OF EXISTING FLAT ROOFS TO REAR EXTENSION AND REPLACE WITH HIPPED ROOFS WITH INFILL EXTENSION TO FORM UTILITY ROOM	BRYNAWEL, TY'R WINCH ROAD, OLD ST MELLONS, CARDIFF, CF3 5UX	33	True	Permission be granted	15/04/2015
Page 85								
<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>
14/02715/MNR	19/11/2014	BDW Trading Ltd	DISCHARGE OF CONDITION 20 (NOISE) OF 14/00088/DCO	TYN Y GOLLEN, NEWPORT ROAD, ST MELLONS, CARDIFF, CF3 5UA	149	False	Full Discharge of Condition	17/04/2015
A/15/00012/MNR	26/01/2015	BDW South Wales	FLAGS AND BOLLARD SIGNS	TYN Y GOLLEN, NEWPORT ROAD, ST MELLONS, CARDIFF, CF3 5UA	78	False	Permission be granted	14/04/2015

14/02713/MNR	19/11/2014	BDW Trading Ltd	DISCHARGE OF CONDITION 15 (ENGINEERING ACCESS DETAILS) OF 14/00088/DCO	TYN Y GOLLEN, NEWPORT ROAD, ST MELLONS, CARDIFF, CF3 5UA	141	False	Full Discharge of Condition	09/04/2015
15/00101/MNR	19/01/2015	Cooper	CONSTRUCTION OF A NEW HOUSE, DETACHED CARPORT AND ACCESS AT LAND TO THE REAR OF THE BLANDINGS, DRUIDSTONE ROAD	PART OF LAND AT THE BLANDINGS, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	79	False	Permission be granted	08/04/2015
14/02941/MNR	29/12/2014	BDW Trading	PROPOSED TEMPORARY CONSTRUCTION ACCESS INTO COMPOUND AND ASSOCIATED WORKS INCLUDING REINSTATEMENT LANDSCAPING	LAND ADJACENT TO TYN Y GOLLEN, NEWPORT ROAD, ST MELLONS, CARDIFF	122	False	Permission be granted	30/04/2015

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14/00024/MNR	18/09/2014	O'KEEFFE	DISCHARGE OF CONDITION 16 (DOOR AND WINDOW DETAILS) OF 14/00123/DCO	FORGESIDE, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	204	False	Full Discharge of Condition	10/04/2015

<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>
15/00199/MNR	03/03/2015	O'KEEFFE	REMOVAL OF CONDITION 12 (STREET LIGHTING) OF PLANNING APPLICATION 14/00123/DCO	FORGESIDE, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	58	False	Permission be granted	30/04/2015
15/00351/MNR	25/02/2015	Axe	PROPOSED DETACHED DWELLING	LAND ADJOINING 13 PENUEL ROAD, PENTYRCH, CARDIFF, CF15 9QJ	58	False	Permission be granted	24/04/2015

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15/00401/DCH	18/02/2015	McCarthy	DOUBLE STOREY SIDE EXTENSION	21 PENRHOS, RADYR, CARDIFF, CF15 8RJ	64	False	Permission be granted	23/04/2015
15/00340/DCH	23/02/2015	Merfyn	Lawful Development Certificate in respect to the replacement of an existing window and a door with bi-fold doors to the rear elevation of the property.	DAMORIAN, 11 DRYSGOL ROAD, RADYR, CARDIFF, CF15 8BT	65	False	Permission be granted	29/04/2015
15/00332/DCH	16/02/2015	Ministry of Justice	INSTALLATION OF ADDITIONAL AUTOMATIC VEHICULAR GATES TO EXISTING SITE ENTRANCE	43 DRYSGOL ROAD, RADYR, CARDIFF, CF15 8BS	52	True	Permission be granted	09/04/2015
14/01925/DCH	30/10/2014	Thomas	SINGLE STOREY EXTENSION TO SIDE AND REAR OF BUNGALOW	58 DAN-Y-BRYN AVENUE, RADYR, CARDIFF, CF15 8DD	161	False	Permission be granted	09/04/2015

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15/00251/DCH	06/02/2015	Brown	HIP TO GABLE END ROOF EXTENSION WITH REAR DORMER, ROOF LIGHTS & WINDOWS AS INDICATED ON PLANS	68 BRYNTEG, RHIWBINA, CARDIFF, CF14 6TT	62	False	Permission be granted	09/04/2015
15/00247/DCH	02/02/2015	Gregory	GROUND FLOOR FRONT EXTENSION AND FRONT AND REAR DORMER EXTENSIONS	1 CHARLOTTE SQUARE, RHIWBINA, CARDIFF, CF14 6ND	65	False	Planning Permission be refused	08/04/2015
15/00094/DCH	16/01/2015	Pearce	REPLACEMENT OF THE NON-ORIGINAL FRONT BAY WINDOW TO FRONT OF PROPERTY	31 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HB	82	False	Permission be granted	08/04/2015
14/02504/DCH	16/01/2015	Pearce	REPLACEMENT WINDOW TO FRONT OF PROPERTY	31 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HB	82	False	Permission be granted	08/04/2015
15/00549/DCH	06/03/2015	Gaur	EDWARDIAN CONSERVATORY TO REAR OF PROPERTY	10 RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UN	54	True	Permission be granted	29/04/2015

15/00390/DCH	09/03/2015	Evans	LOFT CONVERSION TO INCLUDE A HIP TO GABLE EXTENSION, INCREASING THE HEIGHT OF THE RIDGE, NEW DORMER TO REAR ELEVATION AND NEW VELUX WINDOWS	40 WAUN-FAWR ROAD, RHIWBINA, CARDIFF, CF14 4SJ	36	True	Planning Permission be refused	14/04/2015
<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>
15/00409/MNR	18/02/2015	Ricketts	TO CONSTRUCT 2 NO ONE BEDROOM APARTMENTS	493 CAERPHILLY ROAD, RHIWBINA, CARDIFF, CF14 4SN	71	False	Planning Permission be refused	30/04/2015
15/00842/MNR	09/04/2015	PESCOTT	DISCHARGE OF CONDITION 3 (TO SECURE OVERNIGHT PARKING) ON PLANNING APPLICATION 14/02760/MNR WHICH ALLOWED THE REMOVAL OF CONDITION 5 OF 00/00027/N	9 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HA	18	True	Full Discharge of Condition	27/04/2015
<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>
15/00395/DCH		Singh	PROPOSED REAR DORMER ROOF EXTENSION- COMPLIES WITH REQUIREMENTS OF CLASS B.	17 RAWDEN PLACE, RIVERSIDE, CARDIFF, CF11 6LF			Permission be granted	24/04/2015
15/00434/DCH	04/03/2015	Bassett	SINGLE STOREY EXTENSION TO SIDE AND REAR	9 PLASTURTON GARDENS, PONTCANNA, CARDIFF, CF11 9HG	57	False	Permission be granted	30/04/2015
15/00218/DCH	16/02/2015	Dafydd	Replacement of current windows and front door with double glazed UPVC windows and door	14 TALBOT STREET, RIVERSIDE, CARDIFF, CF11 9BW	73	False	Permission be granted	30/04/2015

15/002223/DCH	17/02/2015	Shave	REAR DORMERS	190 KING'S ROAD, RIVERSIDE, CARDIFF, CF11 9DF	57	False	Permission be granted	15/04/2015
15/00484/DCH	26/02/2015	Rhys	SINGLE STOREY SIDE EXTENSION TO REAR	26 RYDER STREET, RIVERSIDE, CARDIFF, CF11 9BT	50	True	Permission be granted	17/04/2015
15/00364/DCH	12/02/2015	Davies	ERECT A SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF A REAR DORMER	9 WYNDHAM ROAD, RIVERSIDE, CARDIFF, CF11 9EJ	55	True	Permission be granted	08/04/2015
14/02939/DCH	18/12/2014	McCabe	SINGLE STOREY EXTENSION TO REAR	15 BERTHWIN STREET, PONTCANNA, CARDIFF, CF11 9JH	104	False	Permission be granted	01/04/2015
<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>
14/02673/MNR	02/12/2014	Jodie & Bryce Davies	INSTALLATION OF TEN SHIPPING CONTAINERS TO BE USED AS STAND ALONE WORKSHOP UNITS WITH ANCILLIARY PARKING	REAR OF 37 ROMILLY CRESCENT, CANTON, CARDIFF	120	False	Permission be granted	01/04/2015
15/00300/MNR	04/02/2015	Meridian Restaurants Ltd	DISCHARGE OF CONDITION 5 (GAS MONITORING) OF PLANNING APPLICATION 14/02620/MNR	MAVERICKS, 49 LECKWITH ROAD, RIVERSIDE, CARDIFF, CF11 8HH	56	True	Partial Discharge of Condition (s)	01/04/2015
15/00216/MNR	05/02/2015	The Danish Bakery	CHANGE OF USE TO A DANISH ARTISAN BAKERY WITH A CAFE	126 WYNDHAM CRESCENT, RIVERSIDE, CARDIFF, CF11 9EG	56	True	Permission be granted	02/04/2015
15/00207/MNR	29/01/2015	Hancock	CONVERSION OF 3 BEDROOM TERRACED HOUSE INTO 1 NO. 2 BEDROOM FLAT AND 1 NO. 3 BEDROOM FLAT WITH SEPARATE REAR STORE/LOCK-UP/OFFICE	26 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9NJ	70	False	Permission be granted	09/04/2015
15/00428/MNR	19/02/2015	D F Thatcher (Inv) Ltd	DEMOLITION OF REAR EXTENSION AND OUTBUILDINGS.	171 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PL	57	False	Permission be granted	17/04/2015

14/02846/MNR	10/12/2014	Pedal Power and Cycling Centre	TWO STOREY (DORMER) EXTENSION WITH SINGLE STOREY CYCLE STORE AND CONSERVATORY ENTRANCE TO PROVIDE IMPROVED DAY CENTRE AND ADMINISTRATION FACILITIES.	PEDAL POWER CYCLING CENTRE, PONTCANNA CARAVAN PARK, DOGO STREET, PONTCANNA, CARDIFF, CF11 9LB	121	False	Permission be granted	10/04/2015
15/00365/MNR	26/02/2015	Oak Tree Homes (South Wales) Ltd	DEMOLITION OF REAR EXTENSION AND OUTBUILDING.	175 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PL	56	True	Permission be granted	23/04/2015
15/00297/MNR	26/02/2015	Jeff White Motors	SINGLE STOREY EXTENSION TO PART FRONT AND ENTIRE LENGTH OF RIGHT HAND SIDE ELEVATION. CLADDING OF ALL EXISTING ELEVATIONS AND FLAT ROOF	JEFF WHITE MOTORS, 211 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6NY	35	True	Permission be granted	02/04/2015
RUMN								
<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>
15/00355/DCH	26/02/2015	Feehan	Two storey side extension and single storey rear extension	34 TYR-Y-SARN ROAD, RUMNEY, CARDIFF, CF3 3BD	56	True	Permission be granted	23/04/2015
15/00294/DCH	26/02/2015	Rawlings	GROUND AND FIRST FLOOR REAR EXTENSION	75 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3JL	50	True	Permission be granted	17/04/2015
15/00376/DCH	27/02/2015	Barry	GROUND FLOOR SIDE AND REAR EXTENSIONS	16 TY-MAWR ROAD, RUMNEY, CARDIFF, CF3 3DS	34	True	Permission be granted	02/04/2015
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>

15/00444/DCH	04/03/2015	Michael Johnson Property	PROPOSED CONSTRUCTION OF GARAGES BEHIND EXISTING GARAGE DOORS IN BOUNDARY WALL OF DWELLING	63A JANET STREET, SPLOTT, CARDIFF, CF24 2BG	44	True	Permission be granted	17/04/2015
<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>
15/00372/MNR	13/02/2015	BLAKESPEED INVESTMENTS LTD	DISCHARGE OF CONDITIONS 3 (CYCLE PARKING), 4 (MEANS OF ENCLOSURE) AND 6 (REFUSE STORAGE AND COLLECTION) OF PLANNING APPLICATION 14/00243/DCI	UNIT 50, PORTMANMOOR ROAD INDUSTRIAL ESTATE, PORTMANMOOR ROAD, SPLOTT, CARDIFF, CF24 5HB	68	False	Full Discharge of Condition	22/04/2015
15/00130/MNR	04/02/2015	Greenmaple Projects	PROPOSED CONVERSION, EXTENSION AND INSERTION OF ROOF LIGHTS TO FORM 2 SELF CONTAINED FLATS	17 EYRE STREET, SPLOTT, CARDIFF, CF24 2JS	57	False	Permission be granted	02/04/2015
15/00096/MNR	09/03/2015	City of Cardiff Council - SPHTT	CHANGE OF USE OF ELEMENTS OF LAND TO RESIDENTIAL, PROVISION OF NEW COMMUNAL BIN STORES/DRYING AREA AND INCREASE IN HEIGHT OF EXISTING BOUNDARY WALLS	SKAITHMUIR ROAD, HEOL LAYARD, ARBROATH COURT, TREMORFA, CARDIFF, CF24 2QW	46	True	Permission be granted	24/04/2015
15/00542/MNR	24/03/2015	PREMIER INN HOTELS LIMITED	TWO STOREY EXTENSION TO HOTEL, TO ADD TWENTY GUEST ROOMS; CYCLE SHELTER; AIR CONDITIONING UNITS IN TWO COMPOUNDS	PREMIER INN CARDIFF CITY SOUTH, KEEN ROAD, SPLOTT, CARDIFF, CF24 5JT	36	True	Permission be granted	29/04/2015
TROW				<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>					

15/00402/DCH	18/02/2015	Tram	Ground Floor Side and rear Extension	52 MATTHYSENS WAY, ST MELLONS, CARDIFF, CF3 0PS	43	True	Permission be granted	02/04/2015
<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>
14/02521/MJR	28/10/2014	Sterecycle(Cardiff)Ltd	VARIATION OF CONDITION 1 OF 09/00246/E TO ALLOW THE TIME PERIOD FOR COMMENCEMENT TO BE EXTENDED (CONSTRUCTION OF AN INTEGRATED WASTE MANAGEMENT FACILITY INCORPORATING AUTOCLAVE TECHNOLOGY, MATERIALS RECYCLING AND COMBINED HEAT AND POWER GENERATION, ANCILLARY OFFICES AND WEIGHBRIDGE OFFICE AND ASSOCIATED ROADS, CAR PARKING AND LANDSCAPING)	LAND AT NEWLANDS ROAD, WENTLOOG, CARDIFF	184	False	Permission be granted	30/04/2015
<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>
15/00274/MNR	12/02/2015	Cardiff Blooms Garden Centre	VARIATION OF CONDITION 2 OF 14/01838/DCO SUCH THAT THE PERMITTED RANGE OF GOODS PROPERLY REFLECTS THOSE SOLD AT THE GARDEN CENTRE PRIOR TO ITS FIRE DAMAGE	BLOOMS OF BRESSINGHAM, NEWPORT ROAD, ST MELLONS, CARDIFF, CF3 2WJ	70	False	Permission be granted	23/04/2015

14/02835/MNR	16/12/2014	Connors	THE CHANGE USE OF LAND TO THE STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES AND THE RECONFIGURATION OF THE EXISTING 2NO. PERMITTED GYPSY PITCHES AND DAYROOM GRANTED IN PLANNING PERMISSION REFERENCE 08/01132/E, AND THE RETENTION OF THE EXISTING USE OF LAND FOR THE STABLING OF HORSES	GREENACRES, GREEN LEAF YARD, WENTLOOG ROAD, WENTLOOG, CARDIFF, CF3 2EE	107	False	Permission be granted	02/04/2015
14/03017/MNR	24/12/2014	Aldi Stores Ltd	DISCHARGE OF CONDITION 20 OF 14/01464/DCO	PROPOSED ALDI WAREHOUSE, CAPITAL BUSINESS PARK, WENTLOOG AVENUE, WENTLOOG	105	False	Full Discharge of Condition	08/04/2015
15/00461/MNR	23/02/2015	Aldi Stores Limited	DISCHARGE OF CONDITION 23 OF (SAMPLES OF EXTERNAL FINISHING MATERIALS) OF 14/01464/DCO	PROPOSED ALDI WAREHOUSE, CAPITAL BUSINESS PARK, WENTLOOG AVENUE, WENTLOOG	52	True	Full Discharge of Condition	16/04/2015

<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>
15/00333/DCH	18/02/2015	Myles	THE RETENTION OF A NEW FENCE ATTACHED TO FRONT BOUNDARY WALL	49 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DY	58	False	Planning Permission be refused	17/04/2015
15/00283/DCH	05/02/2015	Clifton	Two storey extension and loft conversion to side and rear of semi-detached property.	16 GLAS CANOL, WHITCHURCH, CARDIFF, CF14 1LA	56	True	Permission be granted	02/04/2015
15/00426/DCH	02/03/2015	Hayes	SINGLE STOREY REAR/SIDE EXTENSION	47 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AG	50	True	Permission be granted	21/04/2015
15/00429/DCH	06/03/2015	Jones	Demolish existing garage and replace with new garage and storage.	6 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF, CF14 2BL	54	True	Permission be granted	29/04/2015

15/00110/DCH	19/01/2015	Preddyrych	INSERTION OF CONSERVATION ROOF LIGHTS TO SIDE AND REAR ELEVATIONS	8 THE PARADE, WHITCHURCH, CARDIFF, CF14 2EE	101	False	Permission be granted	30/04/2015
15/00557/DCH	09/03/2015	Dunnett	REDUCTION TO THE FOOTPRINT AND MASSING OF THE ORIGINAL PROPOSAL. FLAT ROOF FORM WITH SINGLE FLAT ROOFLIGHT REPLACING PROPOSAL FOR PITCHED ROOF FORM WITH MULTIPLE ROOFLIGHTS. NEW WINDOW TO SIDE ELEVATION OF EXISTING DWELLING.	72 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LW	36	True	Response Sent	14/04/2015
<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>
14/00293/MNR	25/09/2014	Whitchurch High School	DISCHARGE OF CONDITIONS 3 AND 5 OF 11/00109/DCO	WHITCHURCH HIGH UPPER SCHOOL, PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2XJ	188	False	Full Discharge of Condition	01/04/2015
15/00189/MNR	27/01/2015	Tufnell	CHANGE OF USE FROM GARAGE/STORE TO A1 RETAIL UNIT TO HOST THE SHOP FRONT FOR A PROPOSED PEDAL BIKE BUSINESS	GARAGE/STORE, 51 MERTHYR ROAD, TONGWYNLAIS, CARDIFF, CF15 7LG	73	False	Permission be granted	10/04/2015