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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 10 AUGUST 2016, 2.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Michael (Chair) Councillors Manzoor Ahmed (Deputy Chair), Ali Ahmed, Burfoot, Gordon, Hudson, Hunt, Lomax, Robson and Lynda Thorne

1 APOLOGIES

2 MINUTES

To approve as a correct record the minutes of the meeting held on 13 July 2016 – to follow

3 DECLARATION OF INTEREST

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

4 PETITIONS

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

5 DEVELOPMENT CONTROL APPLICATIONS

The schedule of development control applications has been circulated separately

5a Land to the West of Clive Lane - Grangetown (*Pages 1 - 34*)

5b Land to the rear of 90 Minny Street - Cathays (*Pages 35 - 56*)

6 APPLICATIONS DECIDED BY DELEGATED POWERS (*Pages 57 - 104*)

7 DATE OF NEXT MEETING

David Marr

Interim Monitoring Officer

Date: Thursday, 4 August 2016

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

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

COMMITTEE DATE: 10/08/2016

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

ED: **GRANGETOWN**

APP: TYPE: Outline Planning Permission

APPLICANT: Pegasus Developments (Clive Lane) Ltd

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

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

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in Section 9 of this report, planning permission be **GRANTED** subject to the following conditions:

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

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

of the Town and Country Planning Act 1990.

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

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

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

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

The development shall be carried out in accordance with the following approved documents:

- (xv) Drainage Strategy (July 2015)
- (xvi) Flood Consequences Assessment (July 2015)
- (xvii) Reptile Mitigation Strategy (10 March 2016)

Reason: The plans and documents form part of the application

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

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

5. Prior to the construction of any dwelling a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of construction traffic routes, times of deliveries, loading/unloading and storage of plant and materials, construction compounds, any temporary facilities for construction/sales staff, site hoardings (including the erection,

maintenance and security), site access, wheel washing facilities, measures to control the emission of dust and dirt during construction and details of parking for contractors vehicles, site operatives and visitors. The approved CMP shall be adhered to throughout the construction period.

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

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

Reason: To reduce environmental impacts of construction waste.

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

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

8. The temporary site clearance access junction arrangements and modifications to the central island on Ferry Road south of the site to allow right turn movements from the site onto Ferry Road shall be carried out in accordance with the "Proposed Temporary Access Works" (drawing no TW01) received on 6 July 2016. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority prior to commencement of any site clearance and the highway shall be fully restored following completion of the site clearance works and in any event prior to beneficial occupation of the development.

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

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

scheme shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the development.

Reason: To facilitate safe and efficient access to and egress from the proposed development by the incoming residents, in the interests of highway and pedestrian safety.

10. Prior to the construction of any dwelling a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for written approval. Following completion of the approved monitoring scheme, the proposed details of any appropriate gas protection measures which may be required to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

Reason: To ensure that the safety of future occupiers is not prejudiced.

11. Prior to the construction of any dwelling an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters; an intrusive investigation to assess the extent, scale and nature of contamination which may be present; an assessment of the potential risks; and an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

12. Prior to the construction of any dwelling a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to

workers, neighbours and other offsite receptors.

13. The approved remediation scheme shall be carried out in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

14. A monitoring scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with the Local Planning Authority and the provision of reports on the same shall be submitted to and approved by the Local Planning Authority, prior to the occupation of any approved building. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring shall be produced, and submitted to the Local Planning Authority. Timeframe for the submission of the report(s) shall be agreed with the Local Planning Authority.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

15. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved in writing by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the Welsh Local Government Association guidance "*Requirements for the Chemical Testing of Imported Materials for Various End Uses.*" Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination. Verification shall be undertaken in accordance with a scheme which has first been approved in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced.
17. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved in writing by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the Welsh Local Government Association guidance "*Requirements for the Chemical Testing of Imported Materials for Various End Uses.*" Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported aggregate is free from contamination. Verification shall be undertaken in accordance with a scheme which has first been approved in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced.
18. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced.
19. Prior to the commencement of development, a detailed scheme for the treatment and disposal of soils affected by Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall accord with the advice in the publication *The Eradication of Japanese Knotweed* (WDA: Cardiff 1998) and *Guidance for the Control of Invasive Plants Near Watercourses* (Environment Agency 2001). Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: To ensure the safe destruction and prevention of spread of Japanese Knotweed.

20. No demolition of buildings, felling of trees or clearance of structural vegetation shall take place between 1st February and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this building/tree/vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

21. Prior to the construction of any dwelling a range of measures to encourage biodiversity shall be submitted to and approved in writing by the Local Planning Authority. Such measures may include, but not be limited to, bat bricks, bat tiles/ridge tiles, bat soffit boxes, bat roosting boxes, bug boxes, wildflower meadows, bird nesting boxes and/or bricks, and living roofs or walls. The measures shall be implemented in accordance with the approved details prior to beneficial occupation.

Reason: To maintain and enhance biodiversity.

22. No construction works shall commence an assessment of the potential to dispose of surface water by sustainable means has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

23. The foul drainage scheme hereby approved shall be implemented in accordance with the approved details prior to the occupation of the development.

Reason: To ensure an orderly form of development.

24. Prior to the construction of an dwelling a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external railway noise in excess of 66 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 59 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

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

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

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

Reason: To ensure a satisfactory form of development

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

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

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

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

RECOMMENDATION 2: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 3: The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances

should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 4: That the applicant be advised to have regard to the advisory notes contained in Dwr Cymru Welsh Water's letter dated 30 December 2015.

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

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

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

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

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

RECOMMENDATION 10: Prior to the commencement of development, the

developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

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

2. **DESCRIPTION OF SITE**

- 2.1 The site extends to approximately 1.97 hectares of redundant railway land to the west of Clive Lane. The IKEA Superstore adjoins the site to the west. The southern boundary of the site is set back from Ferry Road by a minimum of 10 metres. Cardiff Bay Retail Park is further to the southwest. Clive Lane adjoins the east boundary of the site with the rear gardens of two to three-storey dwellings on Clive Street further east
- 2.2 The site is linear in nature with a width of approximately 35 to 55 metres and currently contains a former railway embankment approximately 4 metres high. The embankment was covered in grass and scrub with some tree planting (including 5 no. 'B' Category Trees – individuals and groups) prior to the vegetation clearance which took place early in 2016. An element of Japanese Knotweed is present
- 2.3 A secure maintenance access exists into the site from the south via Ferry Road. There is currently no authorised public access to the site.
- 2.4 The site is partially within Zone C1 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004).

3. **SITE HISTORY**

- 3.1 None.

4. **POLICY FRAMEWORK**

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

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

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

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

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

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

4.2.4 Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material considerations indicate otherwise.

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

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

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

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

- *Contribute to the protection and improvement of the environment so as to improve the quality of life and protect local and global ecosystems*
- *Ensure that all communities have sufficient good quality housing – including affordable housing – in safe neighbourhoods*

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

4.5 Technical Advice Notes (TANs):

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

4.6 Local Development Plan (January 2016):

KP1	Level of Growth
KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP13	Responding to Evidenced Social Needs
KP14	Healthy Living
KP15	Climate Change
KP18	Natural Resources
H1	Non-Strategic Housing Sites
H3	Affordable Housing
EN6	Ecological Networks and Features of Importance for Biodiversity
EN7	Priority Habitats and Species
EN8	Trees, Woodlands and Hedgerows
EN10	Water Sensitive Design
EN11	Protection of Water Resources
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
EN14	Flood Risk
T1	Walking and Cycling
T5	Managing Transport Impacts
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6	Health
C7	Planning for Schools
W2	Provision for Waste Management Facilities in Development

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

Affordable Housing (2007) (as amended by the Interim Planning Policy

Affordable Housing Delivery Statement (October 2010))

Biodiversity (2011)

Community Facilities and Residential Development (March 2007)

Developer Contributions for School Facilities (March 2007)

Developer Contributions for Transport (January 2010)

Archaeologically Sensitive Areas (July 2006)

Access, Circulation and Parking Standards (January 2010)

Trees and Development (March 2007)

Waste Collection and Storage Facilities (March 2007)

Residential Design Guide (March 2008)

Open Space (March 2008)

5. INTERNAL CONSULTEES RESPONSES

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

- (i) The Traffic generation exercise in the Transport Statement (TS) accompanying the application has been carried out through the TRICS database with a land use category of mixed affordable housing (flats and houses). The land use definition is given in detail, although the quantum of affordable dwellings differs slightly between the TS 75% and DAS 71%. To determine the impact of the proposed development the forecast traffic was compared to the base surveyed traffic to establish the level of impact at key junctions of Clive Street/Penarth Road and Clive Street/Ferry Road.
- (ii) The affordable residential land use category broadly results in a third fewer trips than a standard C3 open market residential land use, and the impact of the development is calculated as 41 two way trips in the AM peak and 37 in the PM peak. The report concludes that this would amount to one trip every two minutes, with a worst case impact of 1.5% at the Clive Street/Penarth Road junction. As such the report considers the proposal is negligible in traffic terms.
- (iii) The TS also identifies that the development will generate a number of local infrastructure changes in order to facilitate direct vehicular access to the site, primarily involving demolition of 130 Clive Street and the construction of a simple priority T-junction onto Clive Street. The proposed the access will have a carriageway width of 6 metres, with 2 metre footways along either side, extending across Clive Lane into the development site.
- (iv) Swept path analysis has been undertaken to ensure that the proposed site access and internal layout will enable a large 3-axle rigid refuse vehicle to enter and leave the site in a forward gear. Although only indicative, given the outline nature of the proposals, turning heads are also proposed at each end of the site, of sufficient size to allow the same rigid refuse vehicle to make 3 point turns.
- (v) Conditions are requested to ensure that full details of the junctions with Clive Street and Clive Lane, and the internal highway layout are submitted for approval by the Local Planning Authority. The highway works condition as drafted would also secure junction/footway buildouts and the installation of a tabled pedestrian zebra crossing on the south side of the new junction on Clive Street. The requested crossing facilities at the new junction will provide existing and incoming residents with safe, commodious pedestrian access to bus services, local schools on Bromsgrove Road and other facilities located on the east side of Clive Street. The provision of the crossing facility is regarded as an essential requirement given the proposal for family housing and will form part of a wider School Safety Zone being considered by the Council as well as support Active Travel.
- (vi) Pedestrian and cycle access to the development appears to be indicatively shown at the south to/from Ferry Road, to/from the existing lane to the side of 174 Clive Street and at the new vehicular site access at 160 Clive Street. He would suggest that cycle/pedestrian access to

- Clive Lane is also incorporated to the north of the site, to help with access to Grangetown Rail Station located on Penarth Road.
- (vii) The application suggests that 151 car parking spaces will be provided for the mixed 48 dwelling houses and 68 flats, amounting to 1.3 spaces per unit across the development. The submission also confirms that cycle parking will be provided in accordance with the standards detailed in the Council's adopted SPG.
 - (viii) In respect of the full element of the application seeking approval for site clearance, an additional Transport Note confirms that the embankment will need to be reduced by approximately 4 metres to create a level development plateau and that the clean excavated material will be transported to two other construction sites for use as fill. The note estimated the operation will take approximately 12 months and will generate approximately 30 loads per working day (60 combined in/out traffic movements), which it estimates will amount to approximately 8 movements per hour (4 in and 4 out). It is proposed that the vehicles will utilise what is described as the existing Network Rail access at the southern end of the site, to/from Ferry Road. However, inspection of available Council records suggests that the land to be crossed is actually owned by Cardiff Council. The note goes on to suggest a 'left in left out' traffic management system will be employed at the junction with Ferry Road; such that vehicles travelling to the site will approach from Ferry Road to the south, turning left into the site after the Ikea roundabout, and then leave turning left out towards Clive Street and onto Penarth Road. However, he is not comfortable with the heavy muck shift lorries, of the size that will be required or frequency suggested travelling along the full length of Clive Street, onto Penarth Road and then onto the A4232 south or north. Given that the A4232 is the ultimate destination for either route identified and that the impact on Clive Street is considered excessive and inappropriate for a residential area, a construction route from and to Ferry Road south of the site should be established by temporarily modifying the central island of Ferry Road to allow right out movements from the site. A Temporary Access Works condition is therefore required to secure the implementation of a temporary access arrangement to/from the south of the site for the purpose of site clearance.
 - (ix) Given the policy compliant nature of the proposed development he concludes that an objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. He therefore has no objection to the application subject to relevant conditions.

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

report itself acknowledges the initial investigation sampling limitations. Therefore he would recommend relevant conditions which require site investigation and ground gas investigation following the clearance of the existing railway embankments and prior to the construction of any dwelling.

- 5.3 The **Council's Tree Officer** notes that the submitted tree assessment reports the presence of over an acre of 'B' (moderate quality and value) category trees at this site, with the largest concentration towards the northern end. These trees essentially represent early successional woodland and he would expect to see them retained unless there is an overriding design necessity for their removal and their loss can be fully mitigated.
- 5.4 Aside from their ecological value, these trees have visual amenity and environmental value that the development ought to acknowledge. As things stand the development offers up just two very small areas of land at the northern and southern ends of the site that could be given over to early successional woodland. To have meaningful ecological, environmental and visual amenity value, avoid becoming 'lurking space' and help offset the very substantial losses of 'B' category trees proposed, he suggests that the x15 and x8 unit blocks at the northern and southern ends of the site (and associated car-parking) be deleted and given over to early successional woodland planting, to be managed thereafter to maintain the ecotype.
- 5.5 Whilst the layout makes indicative provision for 68 no. trees, the great majority of these will be in very tight spaces only capable of supporting small or tightly fastigated trees that will offer only minimal long-term amenity and environmental benefits. It would be better to provide for fewer but larger trees in spaces designed to support their unconstrained above and below ground growth and he suggests that the layout is amended to provide for this. If the woodland blocks he requests are provided for along with spaces deliberately designed to support the unconstrained above and below ground growth for 10 no. large, long-lived tree species, then he considers it can be argued that the scheme successfully mitigates the losses and will be better proofed against the predicted effects of climate change.
- 5.6 Since this site is extensively vegetated, it is likely that a potentially valuable and re-usable soil resource is present. The geotechnical/geo-environmental report highlights the presence of made ground with no high levels of industrial contamination. Subject to the outcome of a Soil Resource Survey (SRS) and Plan (SRP) prepared in accordance with the 2009 DEFRA Code, he considers that soils should be re-used for landscaping purposes as appropriate. It is unlikely that reused soils will be a suitable medium for the planting of large root-ball or container trees, but it may be suitable for less demanding planting such as small, bare-root trees and hedging, some shrubs and some herbaceous planting. The loss of 60,000m³ of existing materials without consideration of its suitability for re-use as part of landscaping, would represent a potentially massive waste of resources.
- 5.7 Any reserved matters application would need to be supported by a detailed upfront landscaping scheme that has been informed by the SRS and SRP and

comprises a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views, planting methodology and aftercare methodology.

- 5.8 The **Operational Manager, Waste Management**, notes that current site plans give no details of waste storage arrangements for the proposed residential units. She requires these details before recommending their approval.
- 5.9 She confirms that Blocks A, C, and D will require a communal bin store to accommodate one 240 litre bin for compostable waste, and two 1100 litre bins for recycling and general waste. Block B will require one 240 litre bin for compostable waste and three 1100 bins (two for recycling). She confirms that communal bin stores should be no further than 30 metres from the collection vehicle or the dwelling. Ideally communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided- natural or artificial, and good natural ventilation if completely enclosed. Access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps to facilitate access for bulk bins. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle. Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access gates to the site must be left open. Bulk containers must be provided to the Councils' specification as determined by Section 46 of the Environment Protection Act 1990 and can be purchased directly from the Council.
- 5.10 A designated area for the storage of bulky waste is a requirement of all communal bin stores. The City of Cardiff Council offers residents a collection service, at a small fee, for items which are too large to be disposed of in general waste bins (i.e. fridges, televisions, mattresses etc). There must be a designated area where these items can be left, with appropriate access to allow Council collection crews to remove. This area will prevent unwanted waste being left in the communal bin store or other areas, thereby improving the aesthetics of the site.
- 5.11 She advises that each house will require one 140 litre bin for general waste, one 240 litre bin for recycling and one 25 litre kerbside caddy for food waste. Refuse storage should be sensitively integrated within the design.
- 5.12 The developers of all new residential units are required to purchase the bin provision required for each unit.
- 5.13 The submitted swept path analysis clearly shows the access on the site is sufficient for refuse collections.
- 5.14 All road surfacing must have suitable foundations to withstand the weight of a refuse collection vehicle (27 tonnes). Block paving is not appropriate as it can break/sink over time, particularly where vehicles are manoeuvring.

- 5.15 Concerning fly tipping in Clive Lane, she can confirm that 7 reports were received from local residents between June 2015 and January 2016. The Council's fly-tipping clearance crews visit Clive lane every week to deal with issues, mainly for the clearance of large fly-tipped items, such as fridges and televisions. The proposed design will not improve the way Clive lane is treated. This will impact on the environmental quality of the area and could encroach on the aesthetics of the proposed site. They recommend that the detailed design of this development is adapted to design-out the current issues and preventing them from escalating further. The design should improve the appearance of the lane, enhancing ownership and pride of space and therefore discourage fly-tipping.
- 5.16 The **Council's Ecologist** expresses concern at the lack of green infrastructure that has been incorporated into the proposed layout of the scheme. Although it is a 'brownfield' site, it supported secondary woodland, grassland and scrub which would have provided a range of green infrastructure benefits, including for biodiversity and climate change mitigation. The existing green infrastructure should have influenced and been reflected in the final layout of the scheme, in compliance with policy KP16. Similarly, Policy EN6 requires that ecological networks and connectivity features should be protected. From aerial photographs it is evident that this site would have formed a green corridor between the railway network and Sevenoaks park to the north and Ferry Road to the south.
- 5.17 In respect of **reptiles** the only condition he would suggest would be to secure full implementation of the Reptile Mitigation Strategy, as provided by Wildwood Ecology and dated 10th March 2016.
- 5.18 He accepts that the **bat survey** of 130 Clive Street produced a negative result. The Bat surveyors' recommendation that bat roost features should be incorporated into new build can be picked up by a relevant condition.
- 5.19 The proposal entails loss of 'Greenfield habitat', which constitutes foraging habitat for birds and bats, among others. Whilst opportunities to compensate directly for this loss of foraging habitat are limited, there are nonetheless opportunities for indirect compensation for the wider impact upon these species. Specifically, nesting/roosting opportunities should be required by planning condition to be built in to new build, in accordance with the advice given in the TCPA's '*Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009*', and in the Bat Conservation Trust's '*Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build 2010*'.
- 5.20 The **Operational Manager, Environment (Noise & Air)**, having considered the noise assessment, requests a condition to secure the correct standard of mitigation at certain properties on the site. Mitigation measures include sound reduction specifications for walls, roofs, and glazing, no rooms in the roof space, provision of trickle vents compliant with specifications, and gardens to be enclosed by 1.8m close board fencing with a minimum density of 12kg per square metre.

- 5.21 The Council's **Access Officer** has been consulted and any comments received will be reported to Committee.
- 5.22 The **Chief Schools Officer** advises that the local English-medium primary school (Grangetown Primary) and secondary school (Fitzalan High School) are each projected to be over-subscribed from within catchment, and requests are accordingly made for £163,041 and £155,061 respectively. The catchment WM secondary school/ sixth form (Ysgol Gyfun Gymraeg Glantaf) is also projected to be subscribed from within catchment, and a request for £38,765 is made. No request is made towards Welsh-medium primary school provision as there are sufficient places available. As it is not considered possible to expand the above schools on-site, financial contributions towards the purchase of land to accommodate new school provision would be sought. The combined (primary and secondary schools) calculated contribution towards land costs amounts to £228,027, assuming approximate land costs of £600,000 per acre as previously advised. The total contribution is therefore £584,894.
- 5.23 The **Operational Manager, Parks and Sport**, given the proposed number of properties on site, including a number of apartments (which appear from the indicative site layout to have limited sized gardens for residents), and houses where children are likely to be present, the provision of on-site space where residents could sit or children play would be preferable. There are several Parks within the locality, notably Grangemoor, Ferry Road Nature Reserve and The Marl. The latter contains a play area, teen equipment and formal recreation. Therefore duplicating these elements on site would not be viable or desirable. However the access to these is very difficult, particularly for unaccompanied children, due to the high levels of traffic and large number of busy junctions, which cut off the site from surrounding spaces. The crossing points and access routes to parks like Grangemoor and the Ely Trail are currently poor. Therefore improvements to this would be highly beneficial.
- 5.24 The rear gardens of houses provide some private play space, and in theory the road could be designed to provide a more homezone approach to allow some recreational use, but the number of cars using it will be quite significant given the number of properties. The site itself presents challenges in terms of designing an open space due to its narrow width, so creating an open space would inevitably mean omitting houses. Maintenance of a small on-site open space by the Council could also be an issue, unless there is a housing association on site which could provide maintenance. The Council owned area at the Ferry Road end of the site could be used to create an open space, although proximity to the busy junction doesn't make this ideal, so screening from traffic would need to be good.
- 5.25 The indicative layout (Drawing A-90-11) has the benefit of most land being clearly allocated to individual properties, although a couple of areas of verge for which maintenance would have to be determined.
- 5.26 He agrees with the Tree Officer's comments about the lack of trees on site to replace the substantial amount lost. One definite option (assuming underground services aren't an issue) would be to increase the width of verge

along the west boundary adjacent to the Ikea car park as this could accommodate a significant row of trees planting. Overall a few substantial trees on this site would have a large impact but again this requires space.

- 5.27 Policy C5 of the Cardiff Local Development Plan 2006-2026 (Provision for open space, outdoor recreation and sport on new residential developments) requires the provision of open space for recreational activity. The Open Space Supplementary Planning Guidance (SPG) (2008) requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Based on the information provided on the number and type of units, he has calculated the additional population generated by the development to be 199.70. This generates an open space requirement of 0.485 ha of on-site open space based on the criteria set for Housing accommodation. These figures are based on 49 houses and 67 apartments, and makes assumptions on the number of habitable rooms and therefore final projected population. Therefore the figures will vary once detailed once the final numbers of properties and habitable rooms are known.
- 5.28 As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality. Based on the above assessment the contribution payable will be £216,812. In the event that the Council is minded to approve the application, it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution. Information on the open space projects reasonably related to the development, to which the contribution will be allocated, will be provided for inclusion within the Section 106 Agreement. This would involve local consultation with various parties and be subject to Member approval.
- 5.29 The Public Open Space Contribution shall be used by the Council towards the design, improvement and/or maintenance of public open space within the locality of the development site. The closest areas of recreational open space are Grange Gardens, The Marl and Grangemoor Park. Based on the 2009 Cardiff Council Open Space Survey there is a deficiency in open space provision of 23.43 hectares in the Grangetown Ward, in which the development is situated (Measured by the Fields in Trust recommended standard of 2.43 hectares per 1000 population). The quality and facilities of existing open spaces also require improvement, with additional capacity to take into account the increased residential population resulting from the development.
- 5.30 The **Operational Manager, Regeneration**, advises that, as stated in the Community Facilities and Residential Development Supplementary Planning Guidance (SPG), *“the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities.”* If no on-site provision is proposed, a financial contribution is sought on residential

developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population. No on-site community facilities have been proposed in the application therefore a contribution towards local community facilities will be required. No exact number of dwellings or details of dwelling types is provided. Consequently, the developer is requested to provide a community facility contribution in line with the SPG. If the development contains 116 dwellings, an indicative amount which could be required towards community facilities would be in the region of £114,666 (based on £988.50 per dwelling. Several community facilities are located in proximity to the site and are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards one of the many local community facilities, which could include Channel View Leisure Centre and Grangetown Play Centre.

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

pay for the units is based on an intermediate rent level and is specified below:

- (i) 1 bed apartments (at an RSL purchase price of £60,000)
- (ii) 2 bed apartments (at an RSL purchase price of £77,548)
- (iii) 2 bed houses (at an RSL purchase price of £89,829)
- (iv) 3 bed houses (at an RSL purchase price of £110,000)
- (v) 4 bed houses (at an RSL purchase price of £143,578)

These prices relate to the properties only and any additional service charges for un-adopted roads, public open space, public realm etc will not be due by any future residents of the affordable housing units or the Registered Social Landlord.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 **Welsh Water** refers to the drainage strategy ref 14099-D101 dated July 2015 submitted alongside the application and note that soakaway testing has not been undertaken. They therefore request that if the Local Planning Authority is minded to grant permission for the development that relevant conditions and advisory notes are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

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

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

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

assessment is required from the applicant regarding tidal flood risk. Notwithstanding this, the FCA has proposed management of this risk, recommending that the occupiers sign up to NRW's flood warning service and a flood plan be developed and all residents made aware of its content.

- 6.4 In areas at risk from flooding they recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor, and locating electrical sockets/components at a higher level above possible flood levels. Additional guidance can be found on the gov.uk website. The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which is available from the Planning Portal website.
- 6.5 As it is for the Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, they recommend the Authority considers consulting other professional advisors on the acceptability of the developer's proposals, on matters that they cannot advise on such as emergency plans, procedures and measures to address structural damage that may result from flooding. They refer to the above information and the FCA to aid these considerations. They do not normally comment on or approve the adequacy of flood emergency response and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.
- 6.6 Regarding **European Protected Species**, the submitted Preliminary Roost Assessment Report accompanying the application concludes further surveys will be required in order to determine the impacts upon bats as a result of the development. They advise that these surveys should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 2nd Edition' published by the Bat Conservation Trust 2012. They request to be consulted again if any survey undertaken finds bats are present at the site and further advice is required.
- 6.7 In respect of **land contamination**, they consider the controlled waters at this site are not of the highest environmental sensitivity, therefore they will not be providing detailed site-specific advice or comments with regards to land contamination issues. They recommend the requirements of Planning Policy Wales and the Guiding Principles for Land Contamination (GPLC) should be followed. These comments are based on our assumption gross contamination is not present at this location. Please consult us again if, during development, gross contamination is found to be present at the site and further advice is required.

- 6.8 **Wales and West Utilities** advise that they have pipes in the area and their apparatus may be affected and at risk during construction works. In the event of planning permission being granted they require the promoter of the works to contact them directly to discuss their requirements in detail before any works commence on site. Any diversion works will be fully chargeable.
- 6.9 The **South Wales Police Crime Prevention Design Advisor** refers to Section 17 of the Crime and Disorder Act 1998 which states: *“It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder.”* Paragraph 5.17.1 of Technical Advice Note 12 (Design) states: *“Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour.”* Paragraphs 4.10.12, 8.2.1, 9.1.1 and 9.1.2 of Planning Policy Wales are relevant.
- 6.10 The Design Advisor confirms that crime in the vicinity of the application site is high when compared to other areas of Cardiff and they list a number of recommendations for consideration to demonstrate the discharge of the Local Authority’s functions under the Crime and Disorder Act. They would welcome the opportunity for detailed consultation with the developers to explore opportunities for designing out crime prior to any decision. Their recommendations include:
- (i) Lighting on all roads, pavements and parking areas to comply with BS 5489-1-2003;
 - (ii) Defensible spaces to front of dwellings;
 - (iii) Natural surveillance to all parking, with on plot parking preferred. Gating to large parking areas;
 - (iv) Roads designed to limit vehicle speeds to a maximum of 20mph in residential areas;
 - (v) Natural surveillance to all pedestrian routes;
 - (vi) Excessive permeability to the site should be avoided;
 - (vii) Natural surveillance to public open spaces, particularly play areas;
 - (viii) Secure enclosures and access to rear gardens;
 - (ix) Doors, ground floor windows and vulnerable windows to meet PAS 24 2012;
 - (x) Where applicable, communal entrances equipped with electronic door release and phone/video links;
 - (xi) Service meters to be external;
 - (xii) Provision of secure cycle storage to apartments;
 - (xiii) All affordable/social housing and WG funded projects are required to meet Secured by Design Standards.
- 6.11 **Cardiff Bus** has been consulted. Any comments received will be reported to Committee.

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

7. **REPRESENTATIONS**

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

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

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

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

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

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

- (i) Change of use from green land to housing;

- (ii) Impact on traffic and parking. Applicant's car ownership predictions of 33% of dwellings owning a car are likely to be incorrect. 45% of homes have 1 car;
- (iii) Questions whether priority would be given to pedestrians and cyclists along Clive Lane;
- (iv) Increased risk of flooding from removing soil, replacing soil with tarmac including concerns over the capacity of the existing system.
- (v) Impact of building heights on adjacent properties including concerns regarding overlooking and their proximity to existing houses on Clive Street;
- (vi) Increased noise pollution and inconvenience during construction;
- (vii) Concerned regarding positioning of new street lights and resulting light pollution;
- (viii) Impact upon endangered wildlife including nesting birds and bats;
- (ix) Loss of 'A', 'B' and 'C' Category trees;
- (x) No neighbour consultation was carried out by the applicant despite the application form indicating so;
- (xi) Expects to receive compensation for disruption of their personal space and wellbeing and quality of life;
- (xii) Negative impact upon existing property values;
- (xiii) A part completed building site will invite vandalism and anti-social behaviour;
- (xiv) Increase in vermin moving into local houses from the site;
- (xv) Noise and air pollution arising from increased residents and traffic;
- (xvi) Future occupiers may not respect surrounding area;
- (xvii) Impact upon existing businesses along Clive Lane;
- (xviii) Lack of existing school and nursery places in Grangetown. Development will increase pressure for places;
- (xix) Lack of parking provision within the development;
- (xx) Disturbance of Clive Lane as a daily cycling and walking route;
- (xxi) Many local residents do not speak English as a first language or have lack of IT skills to put their concerns across. Recommends that the applicant meets with local residents to discuss the proposed development;
- (xxii) Loss of views;
- (xxiii) Increased litter and rubbish dumping;
- (xxiv) Works began in January 2016 to clear the site causing harm to the environment and wildlife;
- (xxv) Heights of proposed buildings are unclear;
- (xxvi) Loss of daylight;
- (xxvii) Cardiff does not have the infrastructure (jobs, transport and schools) to cope with all the new homes that need to be built;
- (xxviii) Siting of new buildings too close to existing dwellings.
- (xxix) Seeks compensation in the event that permission is granted.

8. **ANALYSIS**

- 8.1 This application was deferred by Planning Committee on 13 July 2016 to enable Members to visit the site prior to the determining the application. The site visit took place on 3 August 2016.

Principle of Development

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

Highways and Transportation

- 8.3 This hybrid application contains two important highways issues for consideration: The impacts of transporting the material excavated from the removal of the former railway embankment to another location for fill (for which full permission is sought) and the creation of a new vehicular access into the site off Clive Street to facilitate traffic movements for the new housing development. Details of site layout, including internal access arrangements, are reserved for subsequent approval.
- 8.4 The removal of approximately 60,000 cubic metres of material is estimated to take 12 months, generating approximately 30 loads per day (60 vehicle movements in and out), which equates to approximately 8 movements per hours (4 in, 4 out). The application originally intended for vehicles to travel along Clive Street and Penarth Road before joining the A4232, however the Operational Manager, Transportation, considers it would be preferable to utilise Ferry Road to minimise vehicle movements along Clive Street (paragraph 5.1). This has been accepted by the applicant and a relevant condition is attached to implement the necessary temporary highway works.
- 8.5 The demolition of 130 Clive Street to facilitate the creation of a new 6 metre wide access with 2 metre wide footways is supported by the Operational Manager, Transportation. Relevant conditions are attached to secure highway improvements to Clive Street, including a tabled pedestrian zebra crossing immediately south of the new junction which improves pedestrian access to local schools and facilities and will form part of a wider School Safety Zone being considered by the Council as well as support Active Travel.
- 8.6 Although layout is reserved for subsequent approval an indicative site plan accompanies the application illustrating the potential arrangement for dwellings, apartments and car parking provision. 151 car parking spaces are shown on the plan, which equates to 1.3 spaces per unit. As the site is located in a highly sustainable location, well served by public transport (Clive Street is sited on a bus route linking the City Centre with the International Sports Village and Grangetown railway station is approximately 300 metres to the north), and being mindful that affordable housing provision is intended to be greater than private market housing, the precise level of parking provision is a matter for further negotiation and can be confirmed at the reserved matters stage.
- 8.7 The indicative site plan has been amended to show the potential for an additional pedestrian access at the north end of the site to improve walking routes for those residents. Due to the site's narrow and linear nature, four

possibilities for pedestrian links are shown, with three accessing Clive Lane to the east and the potential for a southern access across land in the Council's ownership adjacent to Ferry Road.

Design and Place Making

- 8.8 The application has been received following a pre-application discussion in which various aspects of the proposals were discussed. It is recognised that layout and appearance are reserved for subsequent approval which, if this application is approved, will enable officers to ensure the delivery of a high quality development that makes a positive contribution to the locality, in accordance with the aims of Local Development Plan (LDP) Policy KP5 (Good Quality and Sustainable Design).
- 8.9 The density of the scheme is considered to represent an efficient use of land in this inner urban area. The layout and illustrative sketches suggest the creation of apartment blocks to site entrance to give a sense of arrival when entering the site which is supported in principle. Further apartment blocks are proposed to the north and south boundaries of the site, with two-storey dwellings linking these together. The approach is considered to be acceptable in design terms.
- 8.10 Amendments to the indicative layout were submitted to show increased potential for soft landscape and amenity space provision. Whilst this is encouraged, officers would encourage the provision of a meaningful area of on-site amenity open space to serve future occupiers of the development, which will include a significant provision of family housing. It is recognised that this is a matter for further negotiation at reserved matters stage.
- 8.11 Consideration of enclosures, surveillance, parking, landscaping, and use of materials are detailed matters that will be considered at reserved matters.

Residential Amenity

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

Open Space Provision

- 8.14 The Operational Manager, Parks and Sport is willing to accept a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality in the

absence of any on-site provision (although he does favour the latter). The precise sum will be agreed once the characteristics of the dwellings and their habitable rooms are known. It is likely that Grangemoor Park, Ferry Road Nature Reserve and/or The Marl would be beneficiaries of any contribution that is secured.

Trees and Ecology

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

Flood Risk and Drainage

- 8.16 In respect of flood risk, it is noted that Natural Resources Wales (NRW) has no objection to the determination of the application, having considered the Flood Consequences Assessment (FCA). The recommendations made by NRW include informing residents of a flood warning service and this advice is included as an advisory.
- 8.17 It is noted that the lowered ground level will be between 6.6m -7.2m AOD and the finished floor level of all buildings will be at least 7.2m AOD. In view of NRW's consultation response, and having considered the submitted FCA, it is considered that that the flooding risks can be acceptably managed in accordance with Technical Advice Note 15.
- 8.18 Relevant conditions are attached regarding foul and surface water drainage.

Objections

- 8.19 In respect of the issues raised during the public consultation process which have not already been addressed in this report, the following comments are made:
- (i) Clive Lane is an adopted highway and therefore the suggestion that this route be gated and/or bollarded is not supported by officers;
 - (ii) It is reasonable to assume that, in the event development proceeds, any fly tipping issues will cease due to increased surveillance and activity in this location. In the meantime, tipping is a matter for the land owner. The Council's Waste Management team regularly visit Clive Lane to manage the problem;
 - (iii) A condition is recommended to ensure for the appropriate treatment of Japanese Knotweed on the site;
 - (iv) It is the applicant's intention to retain the boundary wall to IKEA following the removal of the material. A relevant condition can be attached at

- outline stage to ensure for a satisfactory enclosure in the event that the wall cannot be retained;
- (v) The applicant is reminded of the permitted hours for construction activities in recommendation 2, which are covered under separate legislation;
 - (vi) Street lighting is not considered to result in unacceptable levels of light pollution;
 - (vii) There was no requirement for the applicant to carry out a public consultation prior to the submission of the application;
 - (viii) There is no prospect of compensation being awarded to neighbouring occupiers in the event that permission is granted as planning does not exist to protect the private interest;
 - (ix) Potential impact upon property values is not a material consideration;
 - (x) There is no evidence to suggest that the development will result in an increase in vandalism and anti-social behaviour;
 - (xi) Local residents are encouraged to contact the Council's Pest Control team to address vermin problems;
 - (xii) It is not considered that unacceptable levels of noise and air pollution will arise in the event that development proceeds;
 - (xiii) Loss of private views are not a material consideration;
 - (xiv) If English is not spoken as a first language by neighbouring occupiers, and IT skills are insufficient to enable comments, relevant persons are encouraged to seek support from willing neighbours to make representations;
 - (xv) Site clearance works undertaken since January 2016 comprise vegetation clearance works which have been authorised by the Council's Ecologist;
 - (xvi) There is no scope for financial compensation in the event that planning permission is granted.

Other Considerations

- 8.20 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.21 *Equality Act 2010* – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.
- 8.22 *Wellbeing of Future Generations (Wales) Act 2015* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in

accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

9. **SECTION 106 AGREEMENT**

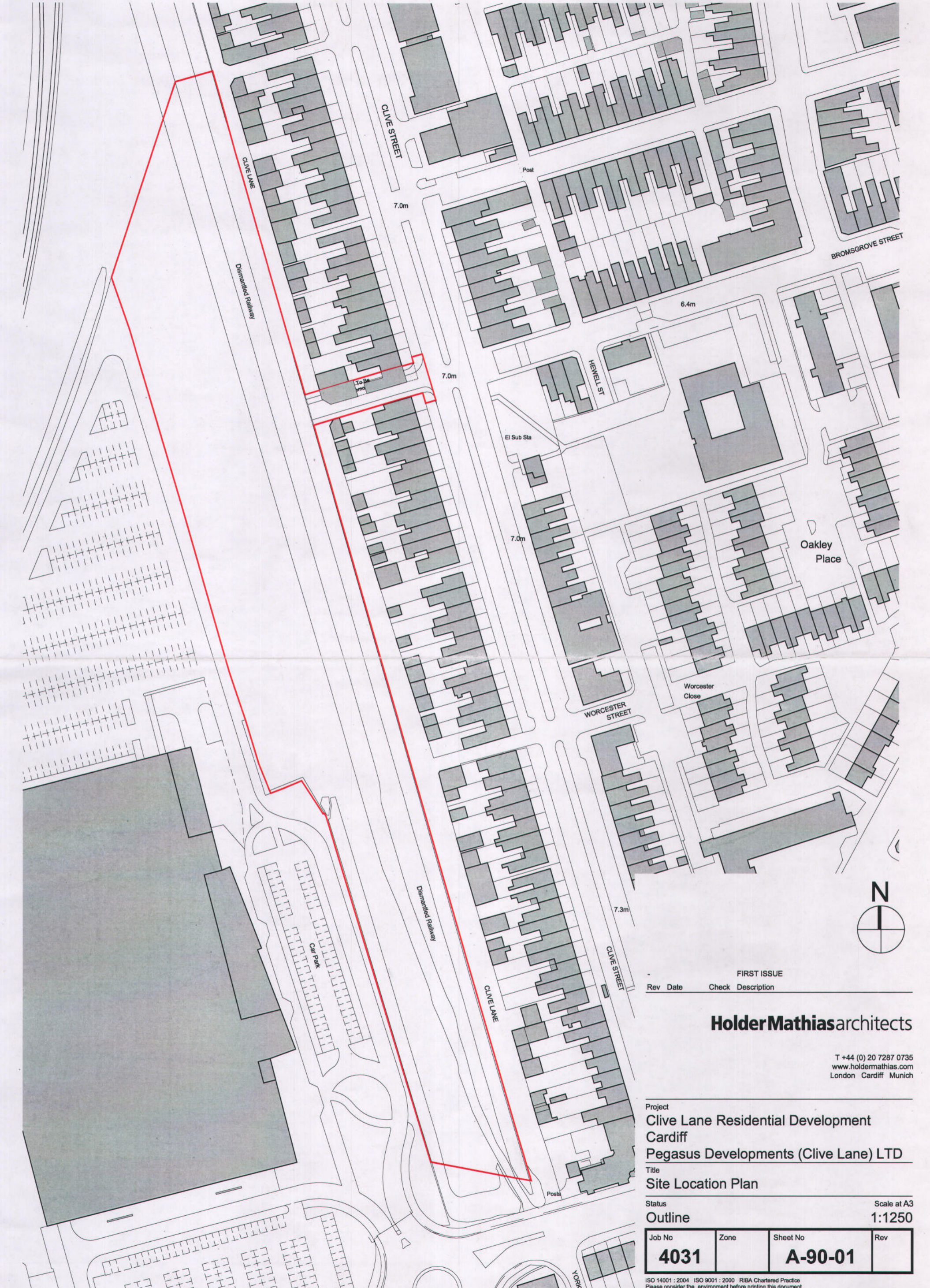
9.1 The following planning obligations have been agreed to mitigate any significant adverse impacts of the proposed development and to provide essential, enabling and necessary infrastructure as defined within LDP Policies KP6 and KP7:

- (i) Affordable Housing: 20% on site provision (100% intermediate rented accommodation).
- (ii) Public Open Space: A financial contribution towards the improvement (including design and maintenance) of Grange Gardens, The Marl and/or Grangemoor Park.
- (iii) Education: £584,894 towards the purchase of land to accommodate new primary and secondary school provision as existing schools in the vicinity are over-subscribed (based on 116 no. dwellings).
- (iv) Community Facilities: £988.50 per dwelling unit, in lieu of on-site provision;
- (v) Waste Management: Financial contribution for provision of waste and recycling bins £50 (plus VAT) per dwelling house and £805 plus VAT for every 10 flats.

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

10. **CONCLUSIONS**

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



FIRST ISSUE

Rev	Date	Check	Description

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

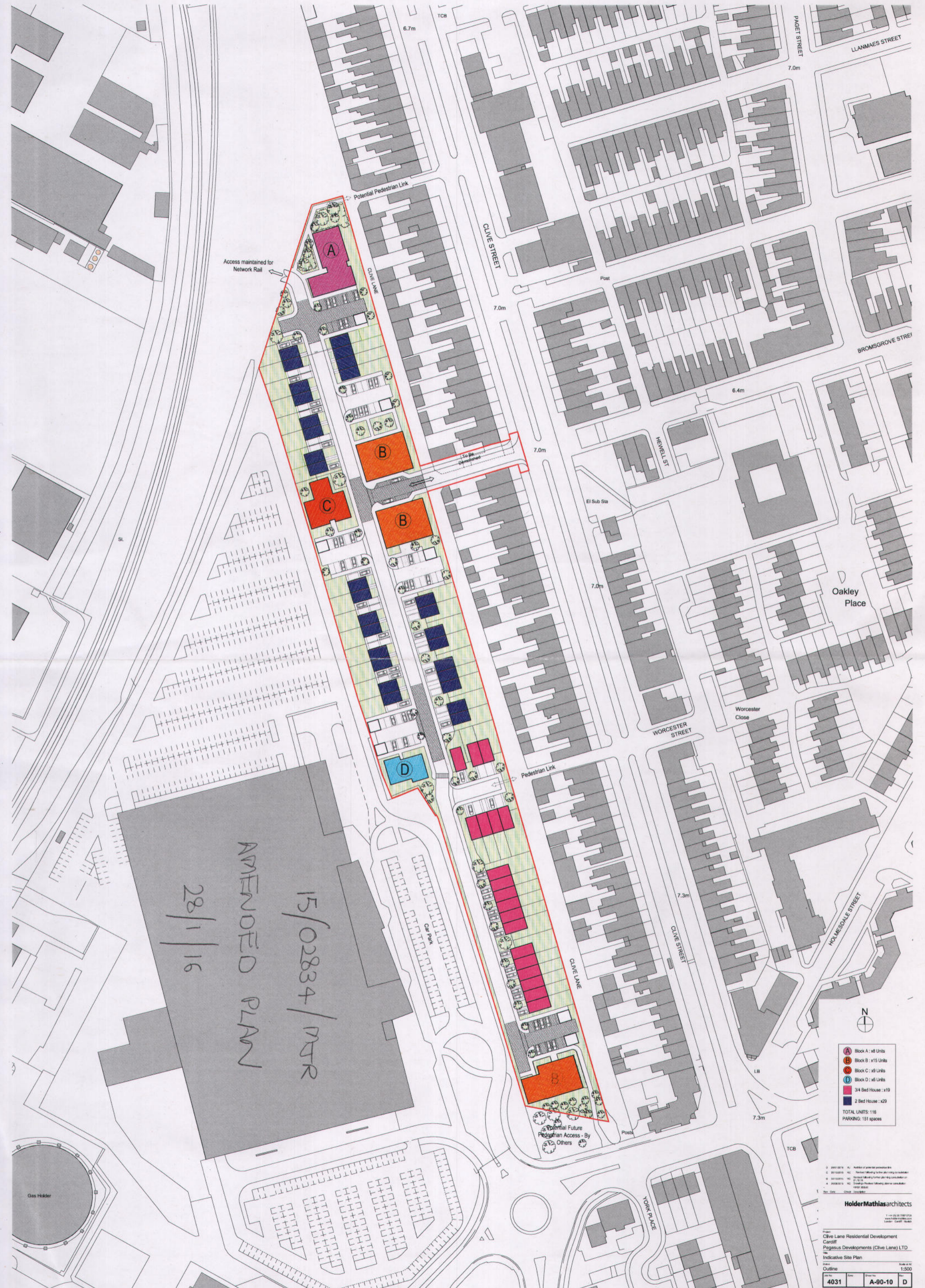
Title
Site Location Plan

Status
Outline

Scale at A3
1:1250

Job No	Zone	Sheet No	Rev
4031		A-90-01	

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



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

- Block A : x8 Units
- Block B : x15 Units
- Block C : x9 Units
- Block D : x5 Units
- 3/4 Bed House : x19
- 2 Bed House : x29
- TOTAL UNITS : 116**
- PARKING : 151 spaces**

HolderMathias architects
 Clive Lane Residential Development
 Cardiff
 Pegasus Developments (Clive Lane) LTD
 Indicative Site Plan
 Scale: 1:500
 Date: 4/3/16
 Drawing No: **4031** / **A-90-10** / **D**

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 10/08/2016

APPLICATION No. **16/00256/MJR** APPLICATION DATE: 16/02/2016

ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: MR K DONNELLY

LOCATION: LAND TO REAR OF 90 MINNY STREET, CATHAYS,
CARDIFF, CF24 4EU

PROPOSAL: PROPOSED DEMOLITION OF FORMER LAUNDRY AND
REPLACEMENT WITH STUDENT ACCOMMODATION AND
ASSOCIATED WORKS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.9 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. This consent relates to the following approved plans and documents:

Plans Numbered – 1936-001A; 002A; 211; 300; 301; 302; 303; 304; 305; 307; 308; 309A & 310.
Streetwise Location Plan.
Mango Planning Cover Letter dated 01 February 2016.
Mango Planning Design & Access Statement ref: DB/150075/R002 dated February 2016.
Mango Planning Statement ref: DB/150075/R003 dated February 2016.
Corun Transport Statement ref: 15-00425/TS01/Rev B dated January 2016.
David Clements Ecology Ltd. Bat Survey ref: DCE 874 dated July 2016.
Mango Planning email dated 15 April 2016 indicating a site management overview.

Reason. For the avoidance of doubt.
3. Notwithstanding the submitted plans, details of refuse storage and management, providing the following minimum capacities, shall be submitted to and approved in writing by the local planning authority:

2x 1100 litre bins for general waste;
2x 1100 litre bins for dry recyclables; and

1x 240 litre bin for food waste.

The approved scheme shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

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

4. Notwithstanding the submitted plans, details of cycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To ensure appropriate provision for cyclists.

5. D3D Maintenance of Parking Within Site

6. No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include as required but not limited to details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.

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

7. No part of the development hereby permitted shall be occupied until a travel/parking/traffic/resident/letting management plan to include, but not limited to, the promotion of public transport and other alternatives to the private car; the management of traffic at the start and end of term; the control of vehicular access to the site; the exclusion and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority.

Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway.

8. Details of an external lighting scheme for the site, including communal areas and the secondary pedestrian access route off May Street shall be submitted to and approved in writing by the local planning authority. The scheme shall provide for low level lighting that is directed away from the adjacent dwellings where possible. The approved scheme shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason. To ensure an orderly form of development and in prevention of crime and disorder.

9. The development hereby approved shall be implemented in accordance with the ecological mitigation measures identified in Sections 5.3 to 5.7; 5.10; 5.11 and 5.13 of the approved Bat Survey.

Reason: In compliance with the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

10. The development shall be implemented in accordance with the ecological mitigation measures identified in Sections 5.2; 5.8; 5.9 and 5.12 of the approved Bat Survey, in respect of nesting birds.
Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.
11. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
12. No site clearance, preparation or development shall take place until the following have been submitted and approved in writing by the Local Planning Authority: -
- A Soil Resource Survey (SRS) and Plan (SRP) prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
 - A hard and soft landscaping scheme, including a detailed planting schedule and aftercare plan, that incorporates the requirements and recommendations of the SRP and where necessary makes provision for the importation of planting soils that have been certified in accordance with British Standard 3882:2015 and British Standard 8601:2013 and shown to be fit for purpose in an interpretive report prepared by a soil scientist.
- Reason. The information required is necessary to ensure the longevity of any soft landscaping, in the interests of visual amenity.
13. C2O Architectural detailing
14. E1B Samples of Materials
15. Any site won materials 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 materials which meet the site specific target values approved by the local planning authority shall be reused.

Reason. To ensure the safety of future occupiers is not prejudiced.

16. C7Za CONTAMINATED LAND MEASURES - ASSESSMENT
17. C7Zb CLM - REMEDIATION & VERIFICATION PLAN
18. C7Zc CLM - REMEDIATION & VERIFICATION
19. C7Zd CLM - UNFORESEEN CONTAMINATION
20. D7Z Contaminated materials
21. E7Z Imported Aggregates
22. Prior to implementation of the development hereby approved, a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
23. Details of any access gates to the development shall be submitted to and approved in writing by the local planning authority. The details shall show gates that do not open over the highway, and that are secure from unauthorised entry. The approved gates shall be installed prior to the beneficial occupation of the development and shall thereafter be retained and maintained.
Reason. To ensure an orderly form of development.
24. The retained boundary enclosures as shown on plan no. 1936-301 shall be taken to a finished standard immediately upon demolition of the existing buildings.
Reason. In the interests of amenity and security for adjacent occupiers.
25. The first floor 'Kitchen' window serving 'Plot 3' and facing the rear of 160 Cathays terrace shall be glazed in obscured glass and shall have restricted opening and shall thereafter retained and maintained as such.
Reason. To protect the privacy and amenity of existing and future occupiers.

RECOMMENDATION 2: Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

RECOMMENDATION 3: To protect the amenities of occupiers of other

premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: Welcome Pack – The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing public transport services in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from Miriam Highgate, Cardiff Council, County Hall, tel: 029 2087 2213.

RECOMMENDATION 5 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
 - Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 An application for the demolition of a vacant former laundry premises with redevelopment of the site as 16 student flats, accommodated in 1no. two storey block and 1no. 3 storey block. The proposed flats comprise 11x 2 bed and 5x 1 bed units.
- 1.2 The proposed Block 1 is a domestic scale 2 storey building, fronting Minny Street, with a 'wrap around' single and two storey element adjacent to the rear boundaries of the properties at 160-166 Cathays Terrace. The block has a pitched roof and an archway providing pedestrian and vehicular access to the site. The block is shown as being finished in facing brick with a grey tiled roof.
- 1.3 The proposed block 2 sits within the site and is of a three storey scale, with a flat roof construction of differing levels. This block has a communal entrance fronting the courtyard. The second floor (accommodating 3 units) is set well into the larger roof area of the first floor, predominantly along the northern and eastern elevations. Block 2 is shown as being finished in a combination of facing brick, render panels and rain screen cladding.
- 1.4 The site is shown as being enclosed by a wall retained from the demolished buildings, to heights of 3.0m and 3.5m.
- 1.5 There are areas of communal open space around Block 2 and in between Block 1 and 2. The proposals include off street parking for 2 vehicles, and a structure is shown that will accommodate up to 19 cycles.
- 1.6 Refuse storage facilities are shown on the proposed plans that appear to accommodate the required capacities.
- 1.7 A second point of access to the site for pedestrians is shown off May Street. This access route is an existing situation.
- 1.8 Amended plans have also been received which make minor alterations to the building footprint, add rooflights to serve first floor rooms and add several high level obscure glazed windows. In addition, two bedrooms have been removed from the roofspace of Block 1, reducing the number of bedrooms proposed from 29 to 27.

2. DESCRIPTION OF SITE

- 2.1 The site is approx. 0.11Ha in area, and is surrounded by dwellings fronting Minny Street, May Street, Cathays Terrace and Dalton Street.
- 2.2 The site is almost completely developed, being a former industrial laundry, with the existing buildings being in a very poor state of repair. The flat roofed buildings are of differing scale, with the highest being of three storey scale.

3. **SITE HISTORY**

- 3.1 15/02433/MJR – Full application for the demolition of buildings and redevelopment for student accommodation – Withdrawn

08/00721/C – Outline application demolition of buildings and construction of 21 self-contained flats – Withdrawn

96/01470/W – Change of use from paint spray booth to builders merchants – Refused & appeal dismissed.

4. **POLICY FRAMEWORK**

- 4.1 The relevant Local Development Plan Policies are:

Policy KP5 (Good Quality and Sustainable Design)

Policy H6 (Change of Use or Redevelopment to Residential Use)

Policy T1 (Walking and Cycling)

Policy T5 (Managing Transport Impacts)

Policy W2 (provision for Waste Management Facilities in Development)

- 4.2 The following Guidance was supplementary to the development Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

Access, Circulation and Parking Standards 2010

Waste Collection and Storage Facilities 2007

Infill Sites 2011

5. **INTERNAL CONSULTEE RESPONSES**

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

The SPG (Access, Circulation & Parking) stipulates a minimum of 1 off-street parking space per bedroom for operational use in association with this sui generis use, together with additional vehicle and cycle parking on a bespoke basis for staff/visitors i.e. the provision of 2 spaces as proposed is policy compliant in this sustainable location with ready access to public transport, shops and services, and the nearby university campus. Adequate provision is also made for cycle parking which will serve to encourage this mode of travel.

I'd therefore have no objections subject conditions relating to conditions D3D (car parking) and C3S (cycle parking) together with;

Combined Travel and Student Accommodation Traffic Management Plan condition – No part of the development hereby permitted shall be occupied until a travel/parking/traffic/resident/letting management plan to include, but not

limited to, the promotion of public transport and other alternatives to the private car; the management of traffic at the start and end of term; the control of vehicular access to the site; the exclusion and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority. Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway;

Construction management plan condition – No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include as required but not limited to details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved. Reason: In the interests of highway safety and public amenity.

*Notwithstanding the condition precluding student parking I'm mindful that the adjoining streets suffer very high levels of kerbside parking – as evidenced by the existence of Resident Permit Holder Parking only restrictions to the current maximum of 50% of available kerbside space, and also the objections received on parking grounds. Future student occupiers would not be entitled to receive such permits of course – but any abuse of the aforementioned condition (which is difficult to enforce) would result in increased pressure on the remaining kerbside space. The Council is currently investigating the percentage of kerbside space given over to Permit Holders, and in this context I'd request a financial contribution of **£5,000** to be used towards the variation of existing Traffic Orders in this respect.*

- 5.2 The Waste Manager considers the indicated refuse storage area to be acceptable, subject to the proposals accommodating the appropriate capacities. Condition 3 is recommended in order to secure those capacities and to secure an acceptable structure.
- 5.3 The Pollution Control Manager (Contaminated Land) has no objection to the proposals, subject to contaminated land conditions and advice.
- 5.4 The Pollution Control Manager (Noise & Air) has no objection, subject to a condition relating to plant noise and advice regarding construction site noise.
- 5.5 The Neighbourhood Renewal (Access) Manager has been consulted and any comments will be reported to Committee.
- 5.6 The Parks Manager has no objection to the proposals, subject to the developer agreeing to a financial contribution of **£14,132** towards the provision of or maintenance of existing open space in the vicinity of the site.
- 5.7 The Council's Ecologist has reviewed the submitted Bat Survey and has no objection, subject to the imposition of conditions relating to the implementation of the development in accordance with mitigation measures identified in that Survey in respect of protection of nesting birds and Bats. A representation has

been made with regard to bees nesting in vegetation growing on the existing buildings and the Ecologist makes the following comment in that regard:

In respect of the concern raised about impacts upon bees, it is true that pollinating insects such as bees are in decline. However, whilst mature Ivy can be a haven for foraging bees, it is unlikely in my view that this one patch of Ivy is of such importance that its removal will result in significant harm to bee populations.

- 5.8 The Highways Drainage Manager has been consulted and no comments have been received.
- 5.9 The Council's Tree Protection Officer has no objection in principle to the submitted landscaping details. However, a condition requiring the submission of further soils analysis information, and landscape details informed by it is considered appropriate.
- 5.10 The Neighbourhood Regeneration Manager has been consulted and any comments will be reported to Committee.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water have been consulted and no objection is raised in respect of site drainage or water supply, subject to conditions and advice relating to drainage.
- 6.2 South Wales Police have no objection. Comments received relating to crime prevention have been passed to the agent.

7. **REPRESENTATIONS**

- 7.1 Adjacent occupiers have been consulted and the application has been advertised on site and in the press in accordance with adopted procedures.
- 7.2 13 individual letters/emails of objection have been received from neighbouring residents, which raise the following concerns:
- The proposed building is out of scale, context and character of the surrounding terraced dwellings;
 - The proposed building will result in a loss of light to the surrounding dwellings;
 - The proposed building will result in a loss of privacy to the surrounding dwellings;
 - Noise disturbance from the occupiers;
 - Loss of property value;
 - Increased instances of litter nuisance;
 - Increased pedestrian and vehicle movements causing disturbance and potential for accidents;
 - Existing under pressure services such as sewerage and water supply will be further eroded;
 - Unhappy with the Council's consultation, notification process;

- Loss of residential character of Cathays;
- Adverse impact on bees and roosting bats;
- Loss of secure boundary enclosures;
- Lack of cycle parking;
- The Design & Access Statement is misleading;
- Comments on the previous application (15/02433/MJR) must be taken into account under this application;
- Creation of pest nuisance due to external bin store;
- Undue disturbance during any construction period;
- Loss of security and risk of crime due to opening the path to May Street;
- Excessive number of applications (4no. in 16 months). The applicant is seeking to wear down opposition;
- Amendments are superficial and don't take account of local opinion;
- The proposed accommodation will attract crime.

7.3 Local Members have been consulted and Councillor Weaver (on behalf of himself, Councillor Merry and Councillor Knight) makes the following comment:

The proposals would fail to meet the Councils policies due to the following, and should be rejected on the basis of;

The height of the building and it's overlooking effect – both in terms of inappropriate design and impact on privacy;

Security for residents on Dalton Street;

The adverse impact on the character and amenity of the area for existing residents;

The likely impact of noise and disturbance to neighbouring properties;

Inadequate transport access and lack of parking.

The proposal to have this number of residential flats in this triangle of land behind existing properties is totally inappropriate development. It is overbearing, removes privacy, risks security, and is likely to increase noise and disturbance.

We are concerned about possible waste and transport management issues. We would like this proposal to be recommended for refusal, and if necessary come before the planning committee so that we can speak about the inappropriate nature of this application.

8. **ANALYSIS**

8.1 An application for the demolition of a vacant former laundry premises with redevelopment of the site as 16 student flats, accommodated in 1no. two storey block and 1no. 3 storey block. The proposed flats comprise 11x 2 bed and 5x 1 bed units.

8.2 The application site is located within the settlement boundary as defined by the Adopted Cardiff Local Development Plan proposals map and is located within an established residential area. The vacant former laundry premises are

afforded no specific protection in land use policy terms. In this case, the residential redevelopment of the site raises no land use policy concerns.

8.3 Layout, Scale & Massing

The immediately adjacent built form around the site is mainly two storey pitch roof dwellings, with the dwellings fronting Cathays terrace being of three storey scale.

The existing buildings on site are of a commercial scale, with various heights up to and including three storey. The buildings predominantly occupy the northern part of the site and lie directly on (forming) the boundaries to dwellings from 164-170 Cathays terrace, 85-95 May Street, 9-21 Dalton Street and 86a-88 Minny Street. The submitted plans indicate a maximum building height of approx. 8.5m.

Block 1 as proposed is of a two storey scale, and presents to Minny Street as a new build structure that sits reasonably comfortably in the mix of dwelling styles that form the wider Cathays Terrace/Minny Street junction area. Whilst it is acknowledged that the proposals introduce a two storey construction for a small length of the boundary to no. 160 and 162 Cathays terrace, the rear area of no. 160 is a car park, and the extent of build across the rear of no. 162 is minimal and does not give rise to any significant concerns in terms of any overbearing impact.

Block 2 sits within the north-eastern section of the site. The proposed building is three storeys in height, with the top floor, in the main, being set back off the elevations to the ground and first floor. The degree of set back varies, with the deeper areas being to the north and east of the block. It is considered that this set back significantly reduces the impact of the scale and massing of the block. The maximum height of Block 2 is approx. 9.4m, reducing to approx. 6.2m at the main two storey height.

Block 2 is shown as having a separation distance from the boundary to the dwellings along May Street of approx. 2.2m (nearest) to 6.1m (farthest). The separation from the boundary to the dwellings to Dalton Street is approx. 5.0m (nearest) to 9.6m (farthest). The separation distance to the boundary to the dwellings to Minny Street is approx. 2.7m (nearest) to 12.8m (farthest).

Given the scale of the existing built form that forms the boundary to the gardens serving the dwellings on May, Dalton and Minny Street, the degree of separation indicated, and the overall reduction in scale of Block 2 to 6.2m in proximity to those boundaries, it is considered that the scale and massing of Block 2 is such that the proposals result in a far more open environment.

The massing of Block 2 is also broken up by the projections and recesses within the building's elevations and through changes in the finishing materials, as well as the top floor of the building being mainly set in.

The proposed layout indicates facilities for the parking of cycles and the storage

of waste. Whilst the facilities have been found to be acceptable in principle, conditions are recommended that will see further details of the nature of the storage facilities being submitted for approval.

It is noted that representations indicate concerns in respect of the scale and massing of the proposals, in relation to the scale and character of the surrounding dwellings. However, as indicated above, the scale and massing of the proposed buildings compares favourably in relation to the existing built form and the relationships with the adjacent dwellings. In this case it is considered that refusal of consent on these grounds could not be justified or sustained.

In conclusion, the layout, scale and massing of the proposals are considered to be acceptable.

8.4 Design and Materials

Block 1 is of a two storey pitched roof design, with a frontage to Minny Street. The block is to be finished predominantly in facing brick, with a cladded gable/bay feature over the vehicle access arch. The existing mix of dwelling styles and finishes in the vicinity is such that this arrangement does not result in adverse impact on the visual amenity of the area.

Block 2 is a flat roofed structure, having three distinct levels, from the top of the main entrance feature that folds over into the roof, down to the roof of the units forming the second floor, and finally down to the roof level of the first floor structure. This arrangement is reflective of the current built form on the site, comprising (albeit in a derelict state) flat roofed buildings, of varying heights.

Block 2 is to be finished in a combination of facing brick (main finish to ground and first floor elevations), Terracotta cladding to the second floor elevations, and several areas of render (mainly to the entrance feature).

A condition is recommended that requires the submission and approval of samples of materials in order to secure a high quality finish.

It is noted that representations indicate concerns in respect of the design and appearance of the proposals in relation to the existing adjacent residential character, which is predominantly two storey terraced dwellings. It is acknowledged that (certainly in respect of Block 2), the scale, design and appearance differ to that terraced character. However, it must be borne in mind that contemporary design cannot be dismissed purely on that basis. The proposals have been considered having regard for the current built form on site, a site that is industrial in its own character. The resulting Block 2 building has reference to that built form, and significantly improves the environment of a currently extremely dilapidated site in reducing the impact directly on the boundaries and having a comparatively small area of three storey scale.

The properties in the area adjacent to the main site entrance have a mix of finished materials, from stone, to brick, render and pebble dash. In addition, there are other recent development site in the vicinity that also introduce a more

contemporary style to the wider vicinity. In addition, it should be noted that whilst the proposals (Block 2) would clearly be visible to the occupiers of the adjacent dwellings, there would be no significant views of Block 2 from the wider public realm, as the site is essentially land locked. Therefore, it is considered that there would be no adverse impact on the visual amenity, or character of the area.

In light of the above, it is considered that there would be no justifiable or sustainable grounds to refuse consent in terms of the design or appearance of the buildings.

8.5 Amenity Space

It is acknowledged that the available amenity space is limited, and its arrangement is constrained by the layout of the proposed development. However, it is considered that the space that is available offers sufficient amenity for future occupiers to use in a communal fashion.

The limited provision of open space on site has influenced the comments of the Parks Manager, who is seeking a financial contribution towards off-site provision.

8.6 Access & Parking

Vehicular access to the site, via an archway through Block 1 fronting Minny Street is considered to be acceptable. This entrance will also serve pedestrians. A condition is recommended seeking details of gates to the entrance, with further stipulation that gates do not open over the highway, and that they are secured against unauthorised entry.

Parking for two vehicles is provided in the internal courtyard area, to be utilised for servicing and arrival/departure of residents (to be controlled by the conditioned travel plan).

The plans show a provision for the parking of 19 cycles within the internal courtyard area. Whilst the plans indicate a parking structure, there are no details of its construction. A condition requiring the submission and approval of such details is recommended.

A secondary pedestrian access is proposed via a pathway from May Street. This path is an existing feature of the site. The condition relating to gate details would include this point of entry. A further condition, relating to on site external lighting will also include details of how this path is to be lit.

The details of the access and parking arrangements have been considered by the Operational Manager Transportation, who has no objection.

8.7 Privacy and Amenity

Block 1 has been amended so as to reduce the amount of 2 storey

development along the boundary to no. 162 Cathays Terrace. As indicated in para. 8.3 above, this has significantly reduced the impact of Block 1 on the occupiers of no. 162, and this relationship raises no further concerns. It should be noted that whilst there is new 2 storey development to the rear boundary with the flats at no. 160 Cathays Terrace, the area between the flats and the boundary is an open plan car park and therefore the impact of the new build has no adverse impact on amenity.

With regard to Block 2 and its relationship to the adjacent dwellings, this is considered by elevation as follows:

Facing May Street

This elevation includes 3x ground floor, 2x first floor and 3x second floor windows.

The ground floor windows are of no concern as they would face onto the retained 3.0m high boundary wall.

The first floor windows are of no concern as they are high level and would not offer any direct views towards the rear of the May Street properties.

The second floor windows are of no concern as the rooftop set back is such that there would be no direct views down into the gardens of the May Street properties. To note, only one of the second floor windows is not set at high level. That window has a direct aspect towards no. 89 May Street. However the degree of set back would not allow views into the window to the first floor of the rear annexe of that dwelling, and views towards the first floor window to the main rear elevation would also be limited by the set back, and by the roof of the annexe to no. 89.

There are no privacy or amenity concerns to this elevation.

Facing Dalton Street

This elevation includes 5x ground floor and 4x first floor windows.

The ground floor windows are of no concern as they would face onto the retained 3.0m high boundary wall.

Two of the first floor windows are set at high level and offer no direct views towards the rear of the Dalton Street properties. The two other windows to this elevation are set at distances of approx. 10.0m and 14.0m from the retained boundary wall, and approx. 23.8m to 24.2m from the annexe rear elevation and main rear elevation of no. 19 Dalton St.

Whilst it is noted that the one distance of 10.0m is less (by 0.5m) than the recommended minimum in the Council's 'Infill Sites' SPG, this has to be considered against the retained 3.0m high wall and the enhanced environment provided to the occupiers of no. 19 in the removal of the existing three storey

high structures that currently form the boundary enclosure. Having regard for these factors, it is considered that any refusal of consent on ground of overlooking in this situation would be unsustainable.

Facing Minny Street

In consideration of the privacy and amenity concerns raised in representations, this elevation is viewed in context of only 2x first floor windows, which are set in walls that have a staggered relationship to the adjacent dwelling identified. These windows serve the bedrooms to 'Plot 7' and have aspects directly towards the rear of the dwelling at no. 88 Minny Street.

Window 1 has a distance of approx. 10.0m to the retained 3.0m high boundary wall and approx. 21.5m to the main rear elevation of no. 88.

Window 2 has a distance of approx. 13.0m to the boundary wall, and approx. 20.1m to the rear elevation of the annexe to no. 88.

Both window 1 and 2 above have shortfalls in the distance either to the boundary, or annexe elevation to no. 88 of 0.5m and 0.9m respectively. The comment made above in respect of the window to boundary distance is relevant here and, again it is considered the shortfall, when taken in context of the wider environmental improvement and wall would not sustain refusal of consent. With regard to the 0.9m shortfall, again this case has been considered on balance with the environmental improvement gained by the removal of the high boundary enclosure, and the relatively small shortfall. Taking these factors into account (notwithstanding that the distance recommendations are guidance rather than policy), it is considered that refusal of consent on grounds of loss of privacy and amenity to the occupiers of no. 88 could not be reasonably justified or sustained.

Whilst there are clearly more windows to this elevation, none have any impact on adjacent boundaries or windows.

Facing Cathays Terrace

There are no windows to this elevation that have any impact on adjacent occupiers.

In conclusion, it is considered that the extremely limited instances of shortfall distances, there would be no sustainable grounds for refusal of consent in terms of loss of amenity or privacy.

8.8 With regard to other comments made in representations:

- The proposals see the removal of existing building that form the rear boundaries to the adjacent dwellings, up to and including three storeys in height. The proposed building is set off those same boundaries, to a maximum height only 0.9m higher than existing, and predominantly approx. 2.0m lower. In this case it is unlikely that the proposed buildings will have

- any negative impact on the amount of natural light the surrounding dwellings will receive;
- There is no evidence that submitted that demonstrates future occupiers will cause noise disturbance. Should such disturbances occur, it is for other legislation to control;
 - Perceived impacts on property value is not a material consideration in the determination of planning applications;
 - There is no evidence submitted that demonstrates future occupiers would cause litter nuisance;
 - The application has been considered by the Operational Manager Transportation. No concerns are raised in respect of vehicle or cycle parking, traffic movements or highway safety;
 - The application has been considered by Welsh Water. Subject to a drainage condition being imposed, they have no concerns in respect of sewerage or water supply as a result of this development proposal;
 - The application has been publicised in accordance with national guidance and procedures via direct notifications and site & press notices;
 - The applicant has submitted a Bat Survey, which has been reviewed by the Council's Ecologist. Subject to the imposition of conditions (as indicated in para. 5.7 above), no objection is raised. The Ecologist comments in respect of bees can also be seen in para. 5.7 above;
 - The existing buildings on site, in the main, provide the rear boundary enclosures to the adjacent dwellings. The proposals include the retention of part of the buildings to be demolished, forming boundary wall of 3.0-3.5m height. In addition, there is a requirement that any gates to the development site be secured to prevent unauthorised entry. In this case, it is considered that the adjacent dwelling will retain an acceptable level of security, with the proposals not resulting in any loss that would justify or sustain refusal of consent;
 - The plans and documents submitted with the application and subsequently are sufficient to allow Officers to make an informed and reasoned judgement of the proposals;
 - Comments made in respect of previous applications cannot be transferred to a subsequent application by the Local Planning Authority;
 - There is no evidence that the presence of an external refuse store will result in pest nuisance. A condition is recommended to secure details of the construction of the store indicated, which is likely to require a structure of substance. Should any issue with vermin materialise, other agencies would have responsibility for its resolution;
 - It is inevitable that there will be some form of disturbance caused during the construction phase of any development. However, this is not grounds for refusal of consent. Recommendation 3 above seeks to remind developers of their obligations under the Control of Pollution Act;
 - As indicated in para. 3 above, there has been only one other planning application on this site since 2008, which was withdrawn prior to determination;
 - The amendments that have been received have taken account of officer concerns (reflected in representations). It is considered that the amendments address concerns raised regarding scale and overlooking to a degree that would render refusal of consent unsafe;

- The proposals have been reviewed by South Wales Police, who have no objection. Comments and recommendations made by the Police in respect of crime prevention have been forwarded to the applicant.

8.9 S106 matters – The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

Parks – **£14,132** – Towards the improvement of open space in the vicinity. Details to be agreed in line with the CIL tests.

Transportation - **£5,000** – Towards the variation of existing traffic orders relating to current on street parking provisions.

The applicant has confirmed that they accept the above mentioned contribution requests.

8.10 In light of the above, and having regard for adopted planning policy guidance it is recommended that planning permission be granted, subject to a legal agreement and conditions.

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 318100 , 178012



Supplied by Streetwise Maps Ltd
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Licence No: 100047474



existing boundary wall is to be reduced to 3.5 m high with stone coping on top

existing boundary wall is to be reduced to 3 m high with stone coping on top



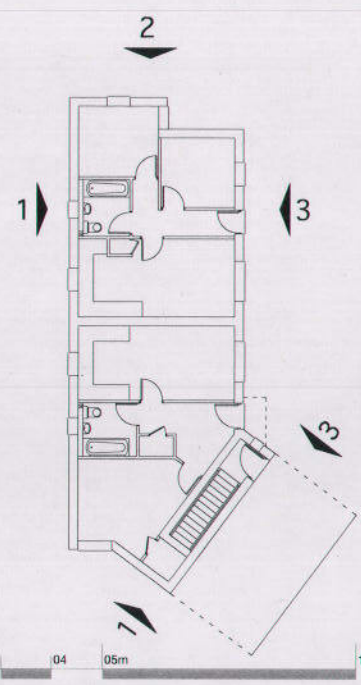
existing boundary wall is to be reduced to 3.5 m high with stone coping on top

elevation 2

elevation 1



elevation 3



1:100 @ A3 | 02 04 05m 10m

Rev	Date	Action

This drawing is copyright.

Dimensions to be checked on site and any discrepancies reported to the Architect immediately.

Do not scale, use figured dimensions only.

cfw
ARCHITECTS

Kevin Donnelly
Minnie street, Cardiff
Elevations Block One
1:100 @ A3

1936 - 304 -

6 north road, cardiff, cf10 3du
029 2034 0491
www.cfw-architects.co.uk



Plot Size	Plot No.
Block Boundary (indicated by red line)	
Existing boundary wall to be retained to 3.5m high with stone coping on top	
Existing boundary wall to be retained to 3.0m high with stone coping on top	
Existing boundary wall to be retained to 3m high with stone coping on top	
Part of existing wall to be demolished	
Existing carpark	

cfw
ARCHITECTS
Kevin Dormaly
Minnie Street, Carrifil
Proposed site plan
1:100 @ A1
1936 - 301



elevation 1



elevation 2

1:100 @ A1



Project Name	
Client	
Location	
Scale	
Date	
Drawn by	
Checked by	
Approved by	
Project No.	
Revision	
Scale	
Date	
Drawn by	
Checked by	
Approved by	

cfw
ARCHITECTS
Kevin Connolly
Manny Street, Cardiff
0300 456000
1906 @ A1
1906 - 307



elevation 3

Page 56



elevation 4

③

1:100 @ A1

planning - proposed street elevation

File Name	Plan
File Path	Plan
File Size	10.5 MB
File Type	Image
File Date	2010/08/11 10:00:00
File Author	Kevin Dorrally
File Version	1.000.0.1
File ID	1936 - 308

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Kevin Dorrally
Murray Abbott, Candice
1936 - 308

Applications decided by Delegated Powers between 01/07/2016 and 29/07/2016

Total Count of Applications: 288

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00938/MJR	22/04/2016	Natural Resources Wales Marine Licensing	REQUEST FOR OBSERVATIONS - APPLICATION FOR A MARINE LICENCE FOR MARINE WORKS (PROSPECTING FOR A NEW AGGREGATE DREDGING AREA)	NORTH MIDDLE GROUND AREA 455/459	83	False	Raise No Objection	14/07/2016

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01576/DCH	22/06/2016	Cardiff Community Housing Association (CCHA)	REPLACEMENT OF EXISTING WINDOWS AND DOORS OF WOOD CONSTRUCTION WITH NEW WINDOWS AND DOORS OF UPVC CONSTRUCTION AND OF SIMILAR COLOUR AND APPEARANCE	1-10 (CONSECUTIVE), 12, 18-21 (CONSECUTIVE), 23-33 (ODDS), 47-57 (ODDS) 58-73 (CONSECUTIVE), 75, 77-79 (CONSECUTIVE) and 81, ADAMSCROFT PLACE, ADAMSDOWN, CARDIFF, CF10 2EY	34	True	Permission be granted	26/07/2016
16/01521/DCH	23/06/2016	CCHA	REPLACEMENT OF EXISTING WINDOWS AND DOORS OF WOOD CONSTRUCTION WITH NEW WINDOWS AND DOORS OF UPVC CONSTRUCTION AND OF SIMILAR COLOUR AND APPEARANCE	7-12, 17-22, 27-32 AND 38-43, ADAMSDOWN LANE, ADAMSDOWN, CARDIFF, CF24 0EG	33	True	Permission be granted	26/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/00260/MJR	04/02/2016	McLaren PMG Cardiff Ltd	DISCHARGE OF CONDITION 3 (ARCHITECTURAL DETAILING) OF 15/02268/MJR	FITZALAN COURT, NEWPORT ROAD, ADAMSDOWN	151	False	Partial Discharge of Condition (s)	04/07/2016
16/00262/MJR	05/02/2016	McLaren PMG Cardiff Ltd	DISCHARGE OF CONDITION 2 (DESIGN STATEMENT REF MATERIALS) OF 15/02268/MJR	FITZALAN COURT, NEWPORT ROAD, ADAMSDOWN	150	False	Partial Discharge of Condition (s)	04/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00113/MNR	06/06/2016	Liberty Living	2 X INTERNALLY ILLUMINATED COMPANY LOGO SIGNS	A.01.01, STUDENT CASTLE CARDIFF, ADAM STREET, ADAMSDOWN, CARDIFF, CF24 2FL	39	True	Permission be granted	15/07/2016

BUTE Page 35

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01322/DCH	09/06/2016	Century Wharf RTM Company LTD	ALTER AND REFURBISH THE BALCONY TO THE 7TH FLOOR WHEREBY THE CHANGES CAN BE SEEN FROM THE NORTH, SOUTH AND WEST ELEVATIONS. THIS INCLUDES THE REMOVAL OF THE EXISTING BRICKWORK BALCONY TO THE NORTH & SOUTH ELEVATION (IN-PART) AND THE WEST ELEVATION	PORTO HOUSE, BORDEAUX HOUSE, PENSTONE COURT, CHANDLERY WAY, BUTETOWN, CARDIFF	42	True	Permission be granted	21/07/2016
16/01200/DCH	27/05/2016	LAKSARI	REAR DORMER TO EXISTING ROOF PLANE	11 ALICE STREET, BUTETOWN, CARDIFF, CF10 5LB	42	True	Permission be granted	08/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00908/MJR	25/04/2016	Morganstone Ltd.	DISCHARGE OF CONDITIONS 9 (GROUND GAS); CONDITION 10 (SITE INVESTIGATION); CONDITION 11 (REMEDIATION); CONDITION 12 (MONITORING); CONDITION 14 (IMPORTED SOIL); CONDITION 15 (IMPORTED AGGREGATES); CONDITION 16 (SITE WON MATERIALS); CONDITION 17 (PILING WORKS); AND CONDITION 25 (LIGHTING) OF 15/00956/MJR	HAMADRYAD COURT, HAMADRYAD ROAD, BUTETOWN, CARDIFF, CF10 5UY	71	False	Full Discharge of Condition	05/07/2016
16/01190/MJR	18/05/2016	Cardiff Community Housing Association and Morganstone Ltd.	DISCHARGE OF CONDITIONS 7 (JUNCTION DETAILS) AND 8 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING PERMISSION 15/00956/MJR	LAND TO WEST OF HAMADRYAD HOSPITAL, HAMADRYAD CENTRE, HAMADRYAD ROAD, CARDIFF, CF10 5UY	48	True	Full Discharge of Condition	05/07/2016
16/00957/MJR	18/05/2016	Arriva Trains Wales	CONVERSION OF EXISTING DUTY MANAGERS OFFICE ON PLATFORM 6/7 TO PROVIDE NEW CUSTOMER INFORMATION COUNTER	CARDIFF CENTRAL STATION, PENARTH ROAD, BUTETOWN, CARDIFF, CF10 5DN	68	False	Permission be granted	25/07/2016
16/01752/MJR	19/07/2016	Natural Resources Wales	REQUEST FOR OBSERVATIONS -GRAB SAMPLING IN THE SEVERN ESTUARY AS PART OF A SUBTIDAL REEF FEATURES MONITORING PROJECT	SEVERN ESTUARY	7	True	Response Sent	26/07/2016
16/01452/MJR	14/06/2016	Natural Resources Wales	REQUEST FOR OBSERVATIONS - APPLICATION FOR A MARINE LICENCE TO DREDGE FOR MARINE MINERALS	NORTH EAST OF CULVER AREA 472 AND SOUTHWEST OF STEEPHOLM, BRISTOL CHANNEL	31	True	Response Sent	15/07/2016
16/01508/MJR	21/06/2016	Cardiff Community Housing Association and Morganstone Ltd.	DISCHARGE OF CONDITION 18 (DRAINAGE DETAILS) OF PLANNING PERMISSION 15/00956/MJR	LAND TO THE WEST OF HAMADRYAD HOSPITAL, HAMADRYAD CENTRE, HAMADRYAD ROAD, BUTETOWN, CARDIFF	14	True	Full Discharge of Condition	05/07/2016

16/01702/MJR	13/07/2016	Cardiff Community Housing Association and Morganstone Ltd.	DISCHARGE OF CONDITION 28 (INDICATIVE LANDSCAPING SCHEME) OF 15/00956/MJR	HAMADRYAD COURT, HAMADRYAD ROAD, BUTETOWN, CARDIFF, CF10 5UY	8	True	Full Discharge of Condition	21/07/2016
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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>
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16/01235/MNR	20/05/2016	Horan Construction	DISCHARGE OF CONDITION 2 (FOUL AND SURFACE WATER DRAINAGE) OF PLANNING APPLICATION 15/01275/MNR	LAND OFF OLD CLIPPER ROAD, CARDIFF BAY, CARDIFF, CF10 4LX	59	False	Full Discharge of Condition	18/07/2016
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CAER

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/01000/DCH	17/05/2016	Shehu	TWO STOREY REAR EXTENSION	9 HEATHER AVENUE, CAERAU, CARDIFF, CF5 5AH	56	True	Permission be granted	12/07/2016
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16/00676/DCH	23/03/2016	Thomas	THE ADDITION OF A SINGLE STOREY SIDE EXTENSION AND CONVERSION OF HIP TO GABLE ROOF	140 CAERAU LANE, CAERAU, CARDIFF, CF5 5QZ	100	False	Permission be granted	01/07/2016
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16/01570/DCH	28/06/2016	Wembridge	CONSTRUCTION OF A SINGLE STOREY PITCHED ROOF EXTENSION TO THE REAR OF THE PROPERTY TO PROVIDE A SHOWER / W.C. FACILITY	37 CAMROSE ROAD, CAERAU, CARDIFF, CF5 5EQ	30	True	Permission be granted	28/07/2016
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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>
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A/16/00065/MNR	19/05/2016	Lidl UK GmbH	REPLACEMENT OF EXISTING FLAG POLE SIGN WITH 6M HIGH TOTEM SIGN	LIDL UK GMBH, COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TD	68	False	Permission be granted	26/07/2016
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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>
16/01270/DCH	31/05/2016	Mcaleavery	NEW FLAT ROOF DORMER TO REAR AND RAISED ROOF OVER EXISTING SINGLE STOREY REAR EXTENSION.	51 FAIRFIELD AVENUE, CANTON, CARDIFF, CF5 1BR	56	True	Permission be granted	26/07/2016
16/01451/DCH	14/06/2016	Wooldridge	ALTERATIONS + EXTENSION TO EXISTING HOUSE	54 BUTLEIGH AVENUE, CANTON, CARDIFF, CF5 1BY	44	True	Permission be granted	28/07/2016
16/01229/DCH	07/06/2016	Hooper-Nash	CONSTRUCTION OF DOUBLE GARAGE	159 PENCISELY ROAD, CANTON, CARDIFF, CF5 1DN	42	True	Permission be granted	19/07/2016
16/01251/DCH	03/06/2016	Evans	SINGLE STOREY REAR EXTENSION	14 YORK STREET, CANTON, CARDIFF, CF5 1NE	46	True	Permission be granted	19/07/2016
16/01172/DCH	01/06/2016	Goldsmith	SINGLE STOREY EXTENSION TO REAR	31 PENCISELY CRESCENT, CANTON, CARDIFF, CF5 1DS	30	True	Permission be granted	01/07/2016

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16/01214/MJR	18/05/2016	Ely Bridge Development Company	DISCHARGE OF CONDITION 15 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING PERMISSION NUMBER 14/00773/DCO	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	49	True	Full Discharge of Condition	06/07/2016

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A/16/00097/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	FROM ROUNDABOUT TO JUNCTION OF LAWRENNY AVENUE, LECKWITH ROAD, CANTON	42	True	Permission be granted	05/07/2016
A/16/00101/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION OF HADFIELD CLOSE TO PENARTH ROAD, HADFIELD ROAD, LECKWITH	42	True	Permission be granted	05/07/2016
16/01178/MNR	16/05/2016	Blackler	PROPOSED DEVELOPMENT OF REDUNDANT SWIMMING POOL SITE FOR A SINGLE DETACHED DWELLING	15 PENCISELY ROAD, CANTON, CARDIFF, CF5 1DG	56	True	Permission be granted	11/07/2016
16/01335/MNR	07/06/2016	Lower West Side Limited	CHANGE OF USE AND CONVERSION OF THE REAR BUILDING OF THE FORMER DUKE OF CLARENCE (CURRENTLY CLASSED AS A3) TO A SINGLE 2-BED DWELLING (C3)	REAR OF DUKE OF CLARENCE HOTEL, PEMBROKE ROAD, CANTON, CARDIFF, CF5 1HJ	49	True	Permission be granted	26/07/2016
16/01338/MNR	06/06/2016	cardiff house of sport ltd	UPGRADING OF PITCH TO 3G STANDARD PLUS PERIMETER FENCE TO THIS AND ADJACENT PITCH	EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF	45	True	Permission be granted	21/07/2016
16/00829/MNR	03/06/2016	McQuade	DISCHARGE OF CONDITION 5 (DETAILS OF FACILITIES FOR THE STORAGE OF REFUSE CONTAINERS) OF PLANNING PERMISSION 15/00960/MNR	2 LIONEL ROAD, CANTON, CARDIFF, CF5 1HN	31	True	Full Discharge of Condition	04/07/2016

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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>
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16/01421/DCH	09/06/2016	Van Der Tak	DEMOLISH EXISTING SINGLE STOREY REAR EXTENSION AND REPLACE WITH NEW SINGLE STOREY REAR EXTENSION	41 COSMESTON STREET, CATHAYS, CARDIFF, CF24 4LQ	42	True	Permission be granted	21/07/2016
16/01410/DCH	08/06/2016	Parviaz	GROUND FLOOR REAR EXTENSION TO C4 HOUSE IN MULTI-OCCUPATION	92 NORTH ROAD, BLACKWEIR, CARDIFF, CF10 3DZ	50	True	Permission be granted	28/07/2016
16/01069/DCH	12/05/2016	Winter	DEMOLITION OF EXISTING REAR EXTENSION, CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION AND REAR DORMER	92 COBURN STREET, CATHAYS, CARDIFF, CF24 4BT	53	True	Permission be granted	04/07/2016
16/01382/DCH	14/06/2016	naji	SINGLE STOREY REAR EXTENSION	4 HIRWAIN STREET, CATHAYS, CARDIFF, CF24 4JH	38	True	Permission be granted	22/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01089/MJR	09/05/2016	St David's Partnership	CHANGE OF USE FROM CLASS A1 (SHOPS) TO CLASS A3 (FOOD AND DRINK)	UNIT UG13/14, GRAND ARCADE, ST DAVIDS CENTRE, CARDIFF	53	True	Permission be granted	01/07/2016
16/01112/MJR	10/05/2016	Trustee of MCF Cardiff Estate Unit Trust	REPLACEMENT OF FLOOR COVERINGS WITH LIMESTONE SLAB PAVINGS.	CASTLE, HIGH STREET AND DUKE STREET ARCADES, CARDIFF	63	False	Permission be granted	12/07/2016
16/00945/MJR	25/04/2016	Chillingworth	MAJOR REFURBISHMENT INCLUDING RECLADDING OF EXISTING BUILDING, WITH SOME CHANGES OF USE, PARTIAL DEMOLITION AND CONSTRUCTION OF REPLACEMENT SPACE AND THE INCLUSION OF THE SECOND FLOOR LEVEL	5-10 CHURCH STREET, CITY CENTRE, CARDIFF	78	False	Permission be granted	12/07/2016
16/00946/MJR	25/04/2016	Chillingworth	MAJOR REFURBISHMENT INCLUDING RECLADDING OF EXISTING BUILDING, WITH SOME CHANGES OF USE, PARTIAL DEMOLITION OF REPLACEMENT SPACE AND THE INCLUSION OF THE SECOND FLOOR LEVEL	5 CHURCH STREET, CITY CENTRE, CARDIFF	78	False	Permission be granted	12/07/2016

16/01127/MJR	23/05/2016	Cardiff University	CHANGE OF USE FROM OFFICES (B1) TO A MIXED USE OF OFFICES (B1) AND EDUCATIONAL (D1) FOR SECOND, THIRD AND FOURTH FLOORS	SECOND, THIRD AND FOURTH FLOOR, FRIARY HOUSE, GREYFRIARS ROAD, CITY CENTRE, CARDIFF, CF10 3AE	44	True	Permission be granted	06/07/2016
15/02724/MJR	09/11/2015	Cardiff University	VARIATION OF CONDITIONS 5 (REVISION OF THE INDICATIVE MASTERPLAN), CONDITION 6 (REVISION OF THE PARAMETERS PLAN), CONDITION 7 (REVISION OF THE PHASING PLAN), CONDITION 8 (REVISION OF THE LOCATION OF THE PEDESTRIAN AND CYCLE BRIDGE) AND CONDITION 32 (DETAILS OF ROADS AND FOOTPATHS WITHIN THE SITE) OF 09/2175/C	FORMER MAINDY SIDINGS SITE, ADJACENT TO MAINDY ROAD AND NORTH OF UNIVERSITY OPTOMETRY BUILDING, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	242	False	Permission be granted	08/07/2016
16/01299/MJR	25/05/2016	Network Rail	INSTALLATION OF ELECTRIFIED OVERHEAD LINE EQUIPMENT (OLE) MASTS ON PLATFORMS 0, 1, 2, 3 AND 4 AND ASSOCIATED PLATFORM CANOPY ALTERATIONS AS PART OF THE GREAT WESTERN ROUTE MODERNISATION ELECTRIFICATION PROGRAMME	CARDIFF CENTRAL RAILWAY STATION, PENARTH ROAD, CITY CENTRE	61	False	Permission be granted	25/07/2016
16/01342/MJR	01/06/2016	Network Rail	PRIOR APPROVAL FOR ALTERATIONS TO STATION PLATFORM CANOPIES UNDER PART 11 CLASS A TO SCHEDULE 2 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995	CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE	42	True	Prior Approval be granted	13/07/2016
16/01264/MJR	25/05/2016	Cardiff University	PART CHANGE OF USE FROM D2 (GYM) TO MIXED A1 (SHOPS) AND A3 (RESTAURANT/CAFE) USE INCLUDING ALTERATIONS TO TWO EXISTING WINDOWS AND ALTERATIONS TO BOUNDARY WALL (INCLUDING PART DEMOLITION), AND ASSOCIATED ANCILLARY WORKS	CARDIFF UNIVERSITY, 49 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3AT	55	True	Permission be granted	19/07/2016

16/01121/MJR	02/06/2016	ASHRAF	CHANGE OF USE FROM FAST FOOD SEATING AREA AT 1ST FLOOR TO BE INCORPORATED INTO EXISTING HOTEL	CHICKEN COTTAGE, 108 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	54	True	Permission be granted	26/07/2016
16/01252/MJR	25/05/2016	Rightacres Property Company Ltd	DISCHARGE OF CONDITION 12 (CLOSURE OF STATION APPROACH) OF PLANNING PERMISSION NUMBER 14/02405/MJR	LAND TO NORTH OF CARDIFF CENTRAL RAILWAY STATION INCORPORATING CARDIFF BUS STATION, MARLAND HOUSE AND WOOD STREET, CARDIFF	47	True	Partial Discharge of Condition (s)	11/07/2016
16/01405/MJR	09/06/2016	Fusion Cardiff Metropolitan Ltd	ALTERATIONS TO PLANNING PERMISSION 13/01050/DCI TO AMEND CONDITION 19 (SCHEME OF ENVIRONMENTAL HIGHWAY IMPROVEMENTS TO WINDSOR PLACE, WINDSOR LANE AND DUMFRIES PLACE) TO ALLOW THE IMPLEMENTATION OF THE WORKS TO BE CARRIED OUT WITHIN AN AGREED TIMEFRAME POST-OCCUPATION	WINDSOR HOUSE, WINDSOR LANE, CITY CENTRE, CARDIFF, CF10 3DE	40	True	Permission be granted	19/07/2016
16/01416/MJR	11/07/2016	South Glamorgan Estates	DISCHARGE OF CONDITION 2 (DETAILS OF REPLACEMENT WINDOWS) OF PLANNING PERMISSION 14/00697/DCI	62 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GG	11	True	Full Discharge of Condition	22/07/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01287/MNR	13/06/2016	Media Academy Cardiff Ltd	CONVERT THE PREMISES INTO A RETAIL AND TRAINING ACADEMY FOR YOUNG PEOPLE IN CARDIFF THROUGH THE MEDIUM OF BARBERING AND BEAUTY. YOUNG PEOPLE WILL GET SKILLS, CONFIDENCE AND SELF ESTEEM IN A SUPPORTED ENVIRONMENT	THOMAS GEORGE ESTATE AGENTS LTD, 32 CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2DZ	43	True	Permission be granted	26/07/2016

16/01028/MNR	12/05/2016	Malik	CONVERSION OF 10 BED HMO TO 2 FLATS WITH GROUND FLOOR REAR EXTENSION.	7 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AA	56	True	Permission be granted	07/07/2016
16/00990/MNR	28/04/2016	DARNEY	USE OF PROPERTY AS A SHARED OR FAMILY RENTAL PROPERTY WITH A MAXIMUM OF 6 OCCUPIERS	57 TEWKESBURY STREET, CATHAYS, CARDIFF, CF24 4QR	78	False	Permission be granted	15/07/2016
16/01228/MNR	01/06/2016	Cosmic Securities Limited	CHANGE OF USE FROM A2 (BANK) TO MIXED CLASS A1/A3 (COFFEE SHOP [TAKEAWAY] AND CAFE [EAT IN])	4-6 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AN	48	True	Permission be granted	19/07/2016
16/01057/MNR	05/05/2016	Ahmed	EXTENSION AND CONVERSION OF EXISTING DWELLING TO CREATE TWO NUMBER FOUR PERSON HMO'S	25 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4DW	78	False	Permission be granted	22/07/2016
A/16/00111/MNR	10/06/2016	Liberty Living	2 X INTERNALLY ILLUMINATED LOGO SIGNS	FLAT 11-1 TO 11-6, LIBERTY CAMBRIAN POINT, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HJ	42	True	Permission be granted	22/07/2016
16/01112/MNR	06/06/2016	Religious Society of Friends (South Wales Area Meeting)	NO CHANGE OF USE. THE PROPOSAL IS TO REPLACE THE 14 SINGLE GLAZED, HARDWOOD SASH WINDOWS AT THE FRONT OF THE BUILDING, FACING ONTO CHARLES STREET, WITH DOUBLE GLAZED, HARDWOOD SASH WINDOWS. THE NEW WINDOWS WILL LOOK THE SAME AND BE THE SAME CONSTRUCTION AND MATERIALS AS THE PRESENT ONES	CARDIFF QUAKER MEETING HOUSE, 43 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GB	51	True	Permission be granted	27/07/2016
A/16/00064/MNR	25/05/2016	Lidl UK GmbH	REPLACEMENT OF EXISTING FLAG POLE WITH 6M HIGH TOTEM SIGN	LIDL FOODSTORE, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	48	True	Permission be granted	12/07/2016
16/01184/MNR	16/05/2016	Coleman	PROPOSED DISABLED ACCESS PLATFORM LIFT TO MAIN ENTRANCE OF BUILDING.	24 ST ANDREW'S CRESCENT, CATHAYS PARK	56	True	Permission be granted	11/07/2016
16/01234/MNR	20/05/2016	OGBONNA	CONVERSION OF DUPLEX FLAT INTO 2 WITH REAR GROUND AND FIRST FLOOR EXTENSIONS	1A GLYNRHONDDA STREET, CATHAYS, CARDIFF, CF24 4AN	53	True	Permission be granted	12/07/2016

16/01033/MNR	18/05/2016	Patel	Change of use from 3 bed hmo to 8 bed hmo	108 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	56	True	Planning Permission be refused	13/07/2016
16/01035/MNR	23/05/2016	Patel	TO CHANGE THE CURRENT HMO FOR 4 PERSONS OVER TO 7 BED HMO	19 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HS	57	False	Planning Permission be refused	19/07/2016
16/01004/MNR	29/04/2016	BANCROFT	GROUND FLOOR REAR EXTENSION AND REAR DORMER AND ALTERATIONS TO PROVIDE SUI GENERIS 7 BED HMO	8 MINISTER STREET, CATHAYS, CARDIFF, CF24 4HR	83	False	Planning Permission be refused	21/07/2016
16/00520/MNR	07/03/2016	Ahmad	CONVERSION OF HOUSE TO 2 FLATS WITH FIRST FLOOR REAR EXTENSION AND GROUND FLOOR REAR EXTENSION	87 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NF	141	False	Planning Permission be refused	26/07/2016
16/01402/MNR	13/06/2016	Greggs plc	NEW DOORS AND REPAINT SHOPFRONT	34 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BW	30	True	Permission be granted	13/07/2016
A/16/00131/MNR	04/07/2016	Fusion Cardiff Metropolitan Ltd	3 X EXTERNALLY MOUNTED SIGNS TO NORTH AND SOUTH ELEVATIONS	WINDSOR HOUSE, WINDSOR LANE, CITY CENTRE, CARDIFF, CF10 3DE	18	True	Permission be granted	22/07/2016
A/16/00122/MNR	17/06/2016	Liberty Living	2 X INTERNALLY ILLUMINATED LOGO SIGNS	LIBERTY LIVING MANAGEMENT SUITE SEVERN POINT, 13 LLYS Y GORED DDU, BLACKWEIR, CARDIFF, CF10 3EX	35	True	Permission be granted	22/07/2016
A/16/00116/MNR	13/06/2016	Greggs plc	NEW FASCIA SIGN, 1 BESPOKE SIGN, 1 PROJECTING SIGN, 1 INTERNAL VINYL GRAPHIC AND 2 INTERNAL WINDOW GRAPHICS	34 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BW	29	True	Permission be granted	12/07/2016
16/01314/MNR	27/05/2016	Hugo Boss	REPLACE EXISTING FASCIAS AND 1 SHOPFRONT	HUGO BOSS, 15 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	39	True	Permission be granted	05/07/2016
A/16/00123/MNR	14/06/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M	JUNCTION OF CORBETT ROAD TO CITY HALL ROAD, NORTH ROAD, BLACKWEIR	21	True	Permission be granted	05/07/2016

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16/01286/DCH	14/06/2016	Gaitonde	REAR EXTENSION AND NEW PORCH	25 LLEWELYN GOCH, ST FAGANS, CARDIFF, CF5 6HR	38	True	Permission be granted	22/07/2016

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15/01908/MNR	29/07/2015	JHS Homes Ltd	DISCHARGE OF CONDITION 12 (DRAINAGE) OF PLANNING APPLICATION 14/02360/MNR	LAND AT CARDIFF ROAD, CREIGIAU	359	False	Full Discharge of Condition	22/07/2016

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Page 68

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01300/DCH	26/05/2016	Simon	PROPOSED LOFT CONVERSION & PORCH EXTENSION	19 SHERBORNE AVENUE, CYNCOED, CARDIFF, CF23 6SJ	56	True	Planning Permission be refused	21/07/2016
16/01317/DCH	27/05/2016	CHONG	SINGLE STOREY DETACHED GARAGE/STORE	28 CEFN COED AVENUE, LAKESIDE, CARDIFF, CF23 6HG	55	True	Planning Permission be refused	21/07/2016
16/00950/DCH	03/05/2016	Brown	DEMOLITION OF SINGLE STOREY GARAGE, CONSTRUCTION OF TWO STOREY SIDE EXTENSION AND TWO STOREY REAR EXTENSION AND LOFT EXTENSION	27 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	73	False	Planning Permission be refused	15/07/2016
16/01313/DCH	27/05/2016	Gore	PROPOSED SINGLE STOREY REAR EXTENSION INCLUDING DEMOLITION OF SINGLE STOREY REAR EXTENSION	8 DUFFRYN ROAD, CYNCOED, CARDIFF, CF23 6NP	42	True	Permission be granted	08/07/2016

16/01280/DCH	25/05/2016	Roberts	GARAGE + LEAN TO KITCHEN DEMOLISHED. NEW SINGLE STOREY REAR EXTENSION TO SIDE + REAR	7 DAN-YR-HEOL, CYNCOED, CARDIFF, CF23 6JU	43	True	Permission be granted	07/07/2016
16/01206/DCH	24/05/2016	REES	PROPOSED SINGLE STOREY AND FIRST FLOOR EXTENSIONS TO PROPERTY	80 DAN-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6NE	65	False	Permission be granted	28/07/2016
16/00822/DCH	12/04/2016	Bladon Smith	ROOF CONVERSION TO EXISTING DWELLING WITH REAR DORMER AND ROOFLIGHTS TO FRONT, INCLUDING RAISING THE RIDGE HEIGHT OF EXISTING ROOF	209 WOOLASTON AVENUE, LAKESIDE, CARDIFF, CF23 6EX	99	False	Permission be granted	20/07/2016
16/01409/DCH	08/06/2016	Davies	PROPOSED SINGLE STOREY GARDEN STUDIO STRUCTURE	9 CELYN GROVE, CYNCOED, CARDIFF, CF23 6SH	41	True	Permission be granted	19/07/2016
16/01423/DCH	09/06/2016	Nagrani	GROUND FLOOR SIDE AND REAR EXTENSION AND GARAGE EXTENSION	51 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PH	42	True	Permission be granted	21/07/2016
16/01361/DCH	02/06/2016	Barratt	NEW RAISE ROOF FOR LOFT CONVERSION WITH FLAT ROOF DORMA & FRONT CORNER EXTENSION. NOTE: THIS APPLICATION IS A RE-SUBMISSION WITH AMENDMENTS MADE TO FRONT ROOF ELEVATION FOLLOWING REFUSAL (15/01604/DCH)	13 HURFORD PLACE, CYNCOED, CARDIFF, CF23 6QZ	49	True	Permission be granted	21/07/2016
16/01083/DCH	06/05/2016	Menin - Steere	PROPOSED TWO STOREY REAR EXTENSION	72 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DG	76	False	Permission be granted	21/07/2016
16/01469/DCH	28/06/2016	McCarthy	BUILD A 1ST FLOOR OVER EXISTING GARAGE; EXTEND GROUND FLOOR UTILITY ROOM ON THE REAR, NEW DECKING TO REAR AND NEW PORCH	3 MEADOW CLOSE, CYNCOED, CARDIFF, CF23 6QB	30	True	Permission be granted	28/07/2016
16/01535/DCH	24/06/2016	Evans	REDUCING WIDTH OF THE PROPOSED REAR EXTENSION PREVIOUSLY APPROVED UNDER 15/03059/DCH	48 THE FAIRWAY, CYNCOED, CARDIFF, CF23 6RE	25	True	Permission be granted	19/07/2016

16/01329/DCH	09/06/2016	Chapple	DOUBLE STORY EXTENSION ADDING ONE BEDROOM UPSTAIRS. GROUND FLOOR EXTENSION (AND EXISTING CONSERVATORY DEMOLISHED). DORMER TO THE LOFT CONVERSION.	15 NANT-FAWR CRESCENT, CYNCOED, CARDIFF, CF23 6JN	40	True	Permission be granted	19/07/2016
16/01519/DCH	28/06/2016	ROUSE	DEMOLISH EXISTING CONSERVATORY AND CONSTRUCT SINGLE STOREY KITCHEN AND DINING AREA EXTENSION	36 BRIARWOOD DRIVE, CYNCOED, CARDIFF, CF23 6SR	28	True	Permission be granted	26/07/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01090/MNR	10/05/2016	MBNL	THE UPGRADE OF THE EXISTING 15.9 METRE HIGH FLAGPOLE ANTENNA TO BE REPLACED FOR A 16.10 METRE HIGH FLAGPOLE ANTENNA MOUNTED TO THE WALL ON NEW STEEL CORNER BRACING, THE SWAP OUT OF THE EXISTING NEC MODE B EQUIPMENT CABINET TO BE REPLACED FOR A DUO EQUIPMENT CABINET ON EXISTING CONCRETE BASE, REPLACEMENT OF THE EXISTING CABLE TRAY COVER, INSTALLATION OF 3 NO. ADDITIONAL MAST HEAD AMPLIFIERS (MHA'S) AND ASSOCIATED DEVELOPMENT THERETO.	PALACE COURT, CYNCOED ROAD, CYNCOED, CARDIFF	72	False	Permission be granted	21/07/2016
16/00443/MNR	17/03/2016	Pizii	DEMOLITION OF EXISTING DETACHED BUNGALOW PROPOSED 2 STOREY 4 BEDROOM DWELLING WITH INTEGRAL GARAGE.	61 BETTWS-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6PJ	118	False	Permission be granted	13/07/2016
16/01243/MNR	23/05/2016	The City of Cardiff Council	DEMOLITION OF EXISTING DOUBLE CLASSROOM MODULAR UNIT AND CONSTRUCTION OF A NEW MODULAR UNIT TO CREATE TWO NEW CLASSROOMS AND A SPECIAL EDUCATIONAL NEEDS ROOM.	RHYD Y PENAU PRIMARY SCHOOL, RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF14 0NX	51	True	Permission be granted	13/07/2016

16/01141/MNR	12/05/2016	JAMES	VARIATION OF CONDITIONS 1 & 2 OF PLANNING PERMISSION 13/00681/DCO TO RENEW UNIMPLEMENTED OUTLINE PLANNING PERMISSION FOR FURTHER PERIOD ON PART OF LAND AT 29 HOLLYBUSH ROAD, CYNCOED, CARDIFF.	29 HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6SY	56	True	Permission be granted	07/07/2016
16/00619/MNR	16/03/2016	Norton	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 4 (LANDSCAPING), 10 (SITE ENCLOSURE), 11 (DRAINAGE SCHEME) AND 12 (CONSTRUCTION MANAGEMENT) OF 15/01108/MNR	273 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6PA	110	False	Full Discharge of Condition	04/07/2016

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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>
16/01102/DCH	14/06/2016	Roberts	REAR SINGLE STOREY EXTENSION TO REPLACE EXISTING CONSERVATORY	85 TRAHERNE DRIVE, ELY, CARDIFF, CF5 4UL	37	True	Permission be granted	21/07/2016

Page 71

FAIR

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00795/DCH	08/04/2016	Jones	REAR AND PART SIDE TWO STOREY AND SINGLE STOREY EXTENSION	43 WROUGHTON PLACE, FAIRWATER, CARDIFF, CF5 4AB	90	False	Permission be granted	07/07/2016
16/01414/DCH	08/06/2016	DFS CARDIFF COUNTY COUNCIL	CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE FRONT OF THE PROPERTY TO PROVIDE A SHOWER ROOM / W.C.	11 PEACH PLACE, FAIRWATER, CARDIFF, CF5 3PL	41	True	Permission be granted	19/07/2016

16/01158/DCH	13/05/2016	Davies	SINGLE STOREY EXTENSION TO FRONT & REAR AND GARAGE CONVERSION.	11 HAWKWOOD CLOSE, PENTREBANE, CARDIFF, CF5 3QW	53	True	Permission be granted	05/07/2016
16/01117/DCH	17/05/2016	Brown	SINGLE STOREY EXTENSION TO SIDE OF PROPERTY PLUS ASSOCIATED EXTERNAL WORKS	2A MCCAILE AVENUE, FAIRWATER, CARDIFF, CF5 3HY	56	True	Permission be granted	12/07/2016
16/01578/DCH	05/07/2016	Hill	SINGLE STOREY SIDE EXTENSION FOR SHOWER ROOM	144 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3EF	2	True	Permission be granted	07/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/01100/MNR	16/05/2016	Label Need Ltd	PROPOSED CONSTRUCTION OF SINGLE STOREY LOADING BAY	LABEL NEEDS LIMITED UNIT 3, ELY BRIDGE INDUSTRIAL ESTATE, WROUGHTON PLACE, FAIRWATER, CARDIFF, CF5 4AQ	73	False	Permission be granted	28/07/2016
16/01323/MNR	31/05/2016	Education and Lifelong Learning - City of Cardiff Council	REFURBISHMENT OF THE EXISTING SINGLE STOREY YOUTH CENTRE BUILDING, INCLUDING ALTERATIONS TO ELEVATION TREATMENTS	WATERHALL YOUTH CENTRE, PENTREBANE ROAD, PENTREBANE, CARDIFF, CF5 3PZ	51	True	Permission be granted	21/07/2016

Page 12

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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>
16/01327/DCH	31/05/2016	Trubey	DEMOLITION OF EXISTING ANNEX AND CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION AND RAISED PATIO AREA	37 FLAXLAND AVENUE, GABALFA, CARDIFF, CF14 3NT	37	True	Permission be granted	07/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00921/MNR	13/05/2016	Hek Jones Solicitors	REAR SINGLE STOREY FLAT ROOF EXTENSION AND PARTIAL FIRST FLOOR EXTENSION TO THE REAR OF 104 WHITCHURCH ROAD. THE BUILDING IS CURRENTLY OWNED BY A GROUP OF SOLICITORS AND THE USE WILL BE ADDITIONAL OFFICE SPACE	H J CARDIFF LTD, 104 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3LY	52	True	Permission be granted	04/07/2016
A/16/00091/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION OF HEATHFIELD ROAD TO NEW ZEALAND ROAD, WHITCHURCH ROAD, GABALFA	42	True	Permission be granted	05/07/2016

16/01324/MNR	01/06/2016	University of Cardiff	RESURFACING AND MINOR ADJUSTMENT OF EXISTING ASTRO TURF PITCH (ATP) PITCH SURFACE WITH NEW SAND DRESSED ARTIFICIAL TURF. CREATION OF A TECHNICAL AREA WITH TWO TEAM SHELTERS. REPLACEMENT OF AN EXISTING HOCKEY WARM UP AREA. CREATION OF A RUGBY SCRUM TRAINING AREA. INSTALLATION OF A NEW SPECTATOR GRANDSTAND. INSTALLATION OF NEW BALL STOP FENCING TO NEW PITCH PERIMETER TO REPLACE EXISTING HIGH LEVEL FENCING. INSTALLATION OF NEW 1.20M HIGH PITCH PERIMETER BARRIER INTERNALLY WITHIN THE PITCH ENCLOSURE, TO SEGREGATE THE PLAYING AREA FROM ADJOINING HARD STANDING AREAS. INSTALLATION OF HARD STANDING AREAS INTERNALLY WITHIN THE PITCH ENCLOSURE COMPLETE WITH ASSOCIATED POROUS ASPHALT SURFACING FOR PEDESTRIAN ACCESS, GOALS STORAGE, SPECTATOR VIEWING SPACE AND VEHICULAR MAINTENANCE ACCESS (REPLACING PAVING SLAB SURFACING). REFURBISHMENT AND UPGRADE OF AN EXISTING FLOODLIGHT SYSTEM	CARDIFF UNIVERSITY SPORTS TRAINING VILLAGE, BEVAN PLACE, GABALFA, CARDIFF	50	True	Permission be granted	21/07/2016
16/01377/MNR	03/06/2016	The Parochial Church Council of St Mark's Church, Gabalfa	REPLACEMENT OF THE EXISTING COPPER CLADDING OF THE LOW LEVEL ROOFS WITH A NEW MID-GREY SINGLE-PLY MEMBRANE (WITH THE VISIBLE APRON HAVING RIBS AND COPPER PAINT TO REPLICATE THE CURRENT APPEARANCE)	ST MARKS CHURCH, 206 NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	48	True	Permission be granted	21/07/2016
A/16/00114/MNR	07/06/2016	Liberty Living	1 X INTERNALLY ILLUMINATED COMPANY LOGO SIGN	LIBERTY HOUSE, CLODIEN AVENUE, GABALFA	45	True	Permission be granted	22/07/2016

16/01262/MNR	24/05/2016	Red Rose School	ERECTION OF PORTACABIN FOR EDUCATION PURPOSES AND ASSOCIATED WORKS	RED ROSE SCHOOL, ALLENSBANK CRESCENT, GABALFA, CARDIFF, CF14 3PR	56	True	Permission be granted	19/07/2016
A/16/00092/MNR	14/06/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M	JUNCTION OF AUSTRALIA ROAD TO MAINDY ROAD, NORTH ROAD, GABALFA	21	True	Permission be granted	05/07/2016
A/16/00125/MNR	20/06/2016	McDonald's Restaurants Ltd.	INSTALLATION OF 4 NO. NEW FASCIA SIGNS AND THE RELOCATION OF 4 NO. EXISTING FASCIA SIGNS.	MCDONALDS RESTAURANTS LTD, EXCELSIOR ROAD, GABALFA, CARDIFF, CF14 3AT	15	True	Permission be granted	05/07/2016
16/01588/MNR	04/07/2016	M&J Cosgrove	DISCHARGE OF CONDITION 3 (REFUSE STORAGE) OF PLANNING PERMISSION 16/00855/MNR	215 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JR	14	True	Full Discharge of Condition	18/07/2016

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16/01088/DCH	06/06/2016	Fettah	REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL AND TWO VELUX ROOF LIGHTS TO FRONT NOT EXCEEDING 150mm ABOVE ROOF PLANE	103 PAGET STREET, GRANGETOWN, CARDIFF, CF11 7LF	45	True	Permission be granted	21/07/2016
16/01422/DCH	13/06/2016	Cordina	CONSTRUCTION OF NEW DETACHED GARAGE TO REAR TO REPLACE FIRE DAMAGED STRUCTURE, DEMOLISHED JULY 2014	218 CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7JG	36	True	Permission be granted	19/07/2016
16/01475/DCH	23/06/2016	Gwyn	PROPOSED SINGLE STOREY EXTENSION TO SIDE TO FORM STUDY AND KITCHEN EXTENSION	2 LUDLOW CLOSE, GRANGETOWN, CARDIFF, CF11 7DG	35	True	Permission be granted	28/07/2016

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15/01007/MJR	28/04/2015	CMB HOUSE OF SPORT LTD	DISCHARGE OF CONDITIONS 13 (CYCLE PARKING), 14 (CAR PARK ENTRANCE BARRIERS), 16 (HARD AND SOFT LANDSCAPING) AND 20 (MEANS OF ENCLOSURE) OF PLANNING APPLICATION 15/00085/MJR	HOUSE OF SPORT, CLOS PARC MORGANNWG, LECKWITH, CARDIFF, CF11 8AW	447	False	Full Discharge of Condition	18/07/2016
16/01533/MJR	28/06/2016	Sytner Group	DISCHARGE OF CONDITION 14 (HIGHWAY IMPROVEMENTS) OF 16/00124/MJR	FORMER MCDONALDS AND KISMET PARK, PENARTH ROAD, LECKWITH, CARDIFF	23	True	Full Discharge of Condition	21/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00779/MNR	06/04/2016	Formosa	RETAIN THE USE OF REAR COACH HOUSE AS A ONE BED FLAT.	COACH HOUSE REAR OF 51 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AP	91	False	Permission be granted	06/07/2016
16/00838/MNR	14/04/2016	SING	REDEVELOPMENT OF EXISTING COACH HOUSE INTO DWELLING UNIT, 2 BED 3 PERSON UNIT	REAR OF 37 CORNWALL STREET, GRANGETOWN, CARDIFF, CF11 6PN	92	False	Planning Permission be refused	15/07/2016
A/16/00093/MNR	24/05/2016	Cardiff County Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION WITH SLOPER ROAD TO WICKES SITE, PENARTH ROAD, GRANGETOWN	42	True	Permission be granted	05/07/2016
A/16/00102/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION OF DUNLEAVY DRIVE AND OLYMPIAN DRIVE, INTERNATIONAL DRIVE AND EMPIRE WAY, GRANGETOWN, CARDIFF	42	True	Permission be granted	05/07/2016

A/16/00100/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION WITH MOREL COURT TO ROUNDABOUT ADJ TO IKEA, FERRY ROAD, GRANGETOWN	42	True	Permission be granted	05/07/2016
16/00207/MNR	11/04/2016	Anwar	EXISTING GARAGE/WORKSHOP TO BE CONVERTED INTO A RESIDENTIAL COACH HOUSE ALTERATIONS INCLUDING GROUND FLOOR FRONT ELEVATION	LAND TO REAR OF 118 HOLMESDALE STREET, GRANGETOWN, CARDIFF, CF11 7BW	87	False	Permission be granted	07/07/2016
A/16/00121/MNR	14/06/2016	Liberty Living	2 X INTERNALLY ILLUMINATED LOGO SIGNS	LIBERTY PARK, PENDYRIS STREET, GRANGETOWN, CARDIFF, CF11 6YY	42	True	Permission be granted	26/07/2016
16/01295/MNR	27/05/2016	Ashfield Land (Cardiff) Limited	EXTERNAL ALTERATIONS TO EXISTING BUILDING AND RECONFIGURATION OF ANCILLARY PARKING AREA	B & Q PLC, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	56	True	Permission be granted	22/07/2016
16/01256/MNR	25/05/2016	Williams Motor Company (Cardiff)	SUB DIVISION OF EXISTING SHOWROOM INTO THREE UNITS, FITTING NEW FIRE DOORS AND NEW TOILETS	WILLIAMS MOTOR COMPANY (CARDIFF), 216 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8NN	56	True	Permission be granted	20/07/2016
A/16/01124/MNR	17/06/2016	McDonald's Restaurants Ltd	INSTALLATION OF 7NO FASCIA SIGNS	MCDONALDS, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	17	True	Permission be granted	04/07/2016
A/16/00109/MNR	03/06/2016	Helium Miracle 113 Limited	ILLUMINATED SIGN	INTERNATIONAL SPORTS VILLAGE, OLYMPIAN DRIVE, GRANGETOWN	28	True	Permission be granted	01/07/2016
A/16/00115/MNR	07/06/2016	Cardiff County Council	REPLACEMENT ALUMINIMUN FASCIA SIGNAGE TO COMMERCIAL PREMISES / SHOP FRONTS	134, 136, 140, 146, 156, 164, 168 AND 170 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RW	30	True	Permission be granted	07/07/2016

16/01401/MNR	07/06/2016	Cardiff County Council	REPLACEMENT SHOP FRONTS WITH NEW POLYESTER POWDER COATED ALUMINIUM SHOP FRONTS, SECURED BY DESIGN DOORS AND PERFORATED LATH ROLLER SHUTTERS. IMPROVEMENTS WILL ALSO BE MADE TO THE FACADE OF THE FIRST FLOOR RESIDENTIAL PROPERTIES AS REQUIRED, CONSISTING OF REPLACEMENT RAINWATER GOODS IN BLACK ALUMINIUM, REPLACEMENT WINDOWS IN WHITE UPVC, REPLACEMENT FASCIAS WITH BLACK UPVC AND REPLACEMENT PAINTED TIMBER RESIDENTIAL DOORS	134, 136, 140, 146, 156, 164, 168 AND 170 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6RW	31	True	Permission be granted	08/07/2016
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A/16/00127/MNR	06/07/2016	Wilko Retail Ltd	PROPOSED SIGNAGE FOR AN EXISTING RETAIL UNIT.	BRANTANO UNIT A LEFT, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	22	True	Permission be granted	28/07/2016
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HEAT Page 78

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01292/DCH	25/05/2016	Roberts	HIP TO GABLE ROOF EXTENSION. REAR APEX DORMER ROOF EXTENSION	55 RHYDHELIG AVENUE, HEATH, CARDIFF, CF14 4DB	49	True	Permission be granted	13/07/2016
16/01356/DCH	13/06/2016	EVANS	SINGLE STOREY KITCHEN EXTENSION TO REAR OF PROPERTY, ADDITION OF UPSTAIRS BEDROOM TO ATTIC WITH VELUX WINDOWS AND A SINGLE STOREY PORCH EXTENSION TO FRONT OF PROPERTY	82 KYLE AVENUE, WHITCHURCH, CARDIFF, CF14 1SS	43	True	Permission be granted	26/07/2016

16/01321/DCH	27/05/2016	CARDIFF COUNTY COUNCIL	THE WORKS COMPRISE THE CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE REAR OF THE PROPERTY TO PROVIDE A GROUND FLOOR BEDROOM AND SHOWER ROOM. THE WORKS ARE TO BE UNDERTAKEN AS PART OF A DISABLED FACILITY GRANT.	127 HEATH MEAD, HEATH, CARDIFF, CF14 3PL	41	True	Permission be granted	07/07/2016
16/01231/DCH	20/05/2016	Cross	HIP TO GABLE ROOF EXTENSION AND REAR DORMER SET BACK 350MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHTS NOT EXCEEDING 150MM ABOVE ROOF PLANE AND NEW BI FOLD DOORS SET INTO EXISTING EXTERNAL WALL	86 MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4HH	42	True	Permission be granted	01/07/2016
16/01194/DCH	17/05/2016	Hussein	REAR ANNEXE TO PROVIDE LIVING ROOM.	155 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1TZ	56	True	Planning Permission be refused	12/07/2016
16/01213/DCH	19/05/2016	Gruffydd	HIP TO GABLE LOFT CONVERSION WITH REAR BOX DORMER TO CREATE ADDITIONAL BEDROOM WITH EN-SUITE. DEMOLITION OF EXISTING DETACHED SINGLE STOREY GARAGE AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION.	40 TAIR ERW ROAD, BIRCHGROVE, CARDIFF, CF14 4QZ	47	True	Permission be granted	05/07/2016
16/01026/DCH	29/04/2016	Mallet	EXTENSION & ALTERATIONS TO EXISTING GARAGE-WORKSHOP FOR GRANNY FLAT	330 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	90	False	Planning Permission be refused	28/07/2016
16/01538/DCH	24/06/2016	Gill	SINGLE STOREY EXTENSION ON THE SIDE AND REAR; CHANGE OF GARAGE USE: UTILITY ROOM + STORAGE	81 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1SU	32	True	Permission be granted	26/07/2016
16/01433/DCH	15/06/2016	John	DEMOLITION OF EXISTING SINGLE STOREY KITCHEN AND THE CONSTRUCTION OF A NEW SINGLE STOREY STRUCTURE	3 ST HELEN'S ROAD, HEATH, CARDIFF, CF14 4AR	36	True	Permission be granted	21/07/2016

16/01358/DCH	02/06/2016	Young & Gatiss	PROPOSED SINGLE STOREY REAR EXTENSION. DEMOLITION OF EXISTING REAR GARDEN OUTBUILDING	6 HEOL POWIS, BIRCHGROVE, CARDIFF, CF14 4PG	33	True	Permission be granted	05/07/2016
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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>
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16/01143/MNR	19/05/2016	John Edwards	ERECTION OF THREE BEDROOM HOUSE AND GARAGE AND AMENDMENT TO EXISTING ROOFLINE AS PER PREVIOUSLY APPROVED PLANNING PERMISSION REF: 07/00103/E	173 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QB	64	False	Permission be granted	22/07/2016
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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>
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16/01144/DCH	13/06/2016	HUDSON	SINGLE STOREY REAR AND SIDE EXTENSION	10 MILLHEATH DRIVE, LISVANE, CARDIFF, CF14 0GA	43	True	Permission be granted	26/07/2016
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16/01253/DCH	27/05/2016	Rafiq	PROPOSED NEW SINGLE STOREY CAR PORT AND EXTERNAL STORE TO THE SIDE OF THE EXISTING DWELLING, NEW FRONT BOUNDARY WALL AND MINOR ASSOCIATED EXTERNAL WORKS	29 MILL ROAD, LISVANE, CARDIFF, CF14 0XH	52	True	Permission be granted	18/07/2016
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16/01148/DCH	16/05/2016	Dobson	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	4 RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	46	True	Permission be granted	01/07/2016
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16/01263/DCH	09/06/2016	Davies	PROPOSED EXTERNAL ALTERATIONS TO FACADE OF DWELLING	5 HEOL ST DENYS, LISVANE, CARDIFF, CF14 0RU	40	True	Permission be granted	19/07/2016
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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>
16/01094/DCH	09/05/2016	Hurley	DEMOLITION OF ATTACHED GARAGE, TWO STOREY EXTENSION TO SIDE AND REAR PLUS ROOF DORMER TO REAR	8 TOWY ROAD, LLANISHEN, CARDIFF, CF14 0NS	53	True	Permission be granted	01/07/2016
16/01202/DCH	18/05/2016	WATTS	PROPOSED SINGLE STOREY REAR EXTENSION	36 LYRIC WAY, LLANISHEN, CARDIFF, CF14 9BP	48	True	Permission be granted	05/07/2016
16/01114/DCH	23/05/2016	Jones	RETENTION OF ROLLER SHUTTER DOORS ON THE BOUNDARY OF A DOMESTIC DWELLING HOUSE.	116 HEOL HIR, LLANISHEN, CARDIFF, CF14 5AD	45	True	Permission be granted	07/07/2016
16/01055/DCH	31/05/2016	Peters	INSTALLATION OF AN ORANGERY TO THE REAR OF THE PROPERTY AND RELOCATION OF FENCE	44 WOODRUFF WAY, THORNHILL, CARDIFF, CF14 9FP	51	True	Permission be granted	21/07/2016
16/01249/DCH	23/05/2016	Worton	SINGLE STOREY INFILL EXTENSION TO REAR OF PROPERTY TO ACCOMMODATE NEW KITCHEN	4 MILLGATE, LLANISHEN, CARDIFF, CF14 0TY	39	True	Permission be granted	01/07/2016
16/01067/DCH	06/06/2016	Perkins	REAR DORMER TO BE REDUCED IN SIZE AND REAR GABLE TO HAVE FEATURE GLAZING PREVIOUSLY APPROVED UNDER 15/02889/DCH	9 GUENEVER CLOSE, THORNHILL, CARDIFF, CF14 9AH	32	True	Permission be granted	08/07/2016
16/01416/DCH	20/06/2016	Thomas	REAR DORMER	195 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 5LZ	31	True	Permission be granted	21/07/2016
16/01371/DCH	10/06/2016	HETTRACHCHI	ERECT CONSERVATORY AND CONVERT EXISTING GARAGE TO LIVING ACCOMMODATION TO THE REAR ELEVATION	121 WATKINS SQUARE, LLANISHEN, CARDIFF, CF14 5FJ	38	True	Permission be granted	18/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/01257/MJR	23/05/2016	Coles	DISCHARGE OF CONDITIONS 18 (CYCLE PARKING) AND 20 (EXTERNAL FINISHING MATERIALS) OF PLANNING APPLICATION 14/01329/DCO	TY GLAS RETAIL PARK, PARC TY GLAS, LLANISHEN	51	True	Full Discharge of Condition	13/07/2016
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01251/MNR	23/05/2016	Cardiff Council Housing & Neighbourhood Renewal	DISCHARGE OF CONDITIONS 10 (CYCLE PARKING) AND 11(REUSE STORAGE) OF PLANNING PERMISSION 15/01713/MNR	JOHN KANE HOUSE, 150 THORNHILL ROAD, LISVANE, CARDIFF, CF14 9UA	56	True	Full Discharge of Condition	18/07/2016
A/16/00105/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION WITH TY GLAS AVENUE ADJACENT TO PARC TY GLAS, TY GLAS ROAD, LLANISHEN	42	True	Permission be granted	05/07/2016
16/00941/MNR	25/04/2016	Heffernan	CONSTRUCTION OF A DETACHED 2 BED 2 STOREY DWELLING ON LAND ADJACENT TO 116 FISHGUARD ROAD	116 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PS	72	False	Planning Permission be refused	06/07/2016
16/01146/MNR	12/05/2016	City of Cardiff Council	PROPOSED INTERNAL AND MINOR EXTERNAL ALTERATIONS TO CREATE A MIXED USE COMMUNITY HUB FACILITY WITH SOUTH WALES POLICE STATION.	LLANISHEN POLICE STATION, STATION ROAD, LLANISHEN, CARDIFF, CF14 5LS	56	True	Permission be granted	07/07/2016
16/01159/MNR	17/05/2016	CASH FOR CLOTHES EDILTEX LTD	RE SITING OF PORTABLE CABIN	HOMEBASE, 18-20 TY GLAS ROAD, LLANISHEN, CARDIFF, CF14 5EP	51	True	Permission be granted	07/07/2016
16/00947/MNR	26/04/2016	123 Jump Ltd	CHILDREN'S PLAY CENTRE	123 JUMP LTD, UNIT B, PARC TY GLAS, LLANISHEN, CARDIFF, CF14 5DU	72	False	Permission be granted	07/07/2016
A/16/00104/MNR	14/06/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	STATION ROAD AND LISVANE ROAD, LLANISHEN	21	True	Permission be granted	05/07/2016

A/16/00118/MNR	09/06/2016	Specsavers Opticians	NEW INTERNALLY ILLUMINATED SIGNAGE TO THE FRONT, REAR & SIDE ELEVATION	PROPOSED UNIT 2, TY GLAS RETAIL PARK, PARC TY GLAS, LLANISHEN	25	True	Permission be granted	04/07/2016
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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>
16/01310/DCH	26/05/2016	Johnson	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING 3 STOREY RESIDENTIAL BUILDING	19 ST MICHAEL'S ROAD, LLANDAFF, CARDIFF, CF5 2AL	48	True	Permission be granted	13/07/2016
16/01196/DCH	23/05/2016	Edwards	THE ERECTION OF A SINGLE STOREY TIMBER SHED/STORAGE SPACE AT THE BOTTOM OF A GARDEN.	58 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JQ	56	True	Permission be granted	18/07/2016
16/01406/DCH	08/06/2016	Hurley	ALTERATIONS TO PLANNING PERMISSION 14/02817/DCH - AMENDED ROOF	16 HOWELL'S CRESCENT, LLANDAFF, CARDIFF, CF5 2AJ	49	True	Permission be granted	27/07/2016
16/01145/DCH	18/05/2016	Fenton	PROPOSED SINGLE STOREY STUDIO WORKSHOP INCREASED IN SIZE AGAINST EARLIER PLANNING APPROVAL REF : 15/02452/DCH	418 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BL	44	True	Permission be granted	01/07/2016
16/01126/DCH	11/05/2016	Hurley	RAISED REAR PATIO & STEPS TO BE INCORPORATED INTO EXISTING PERMISSION FOR REAR EXTENSION NO. 14/02817/DCH	16 HOWELL'S CRESCENT, LLANDAFF, CARDIFF, CF5 2AJ	55	True	Permission be granted	05/07/2016
16/01370/DCH	03/06/2016	Way	RE-BUILD & EXTENSION INCLUDING RAISED RIDGE	16 RICHARD LEWIS CLOSE, DANESCOURT, CARDIFF, CF5 2TB	35	True	Permission be granted	08/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/01010/MJR	03/05/2016	Cardiff Montessori School	CHANGE OF USE OF PART GROUND, FIRST AND SECOND FLOORS OF THE EAST WING AT INSOLE COURT FROM OFFICE USE (CLASS B1) TO PROVIDE NURSERY AND EARLY YEARS EDUCATIONAL USE (CLASS D1), ALONG WITH THE PROVISION OF AN EXTERNAL PLAY AREA AND ENCLOSED BIN STORE. THE INTERNAL WORKS ARE LIMITED TO MINOR ALTERATIONS TO MODERN INTERNAL PARTITIONS ALONG WITH THE PROVISION OF UPGRADED WC FACILITIES AND ADDITIONAL FIXTURES AND FITTINGS.	EAST WING, INSOLE COURT, 55 FAIRWATER ROAD, LLANDAFF, CARDIFF	62	False	Permission be granted	04/07/2016
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16/01011/MJR	29/04/2016	Cardiff Montessori School	CHANGE OF USE OF PART GROUND, FIRST AND SECOND FLOORS OF THE EAST WING AT INSOLE COURT FROM OFFICE USE (CLASS B1) TO PROVIDE NURSERY AND EARLY YEARS EDUCATIONAL USE (CLASS D1). THE PROPOSED WORKS ARE ALL INTERNAL AND LIMITED TO MINOR ALTERATIONS TO MODERN INTERNAL PARTITIONS ALONG WITH THE PROVISION OF UPGRADED WC FACILITIES AND ADDITIONAL FIXTURES AND FITTINGS	EAST WING, INSOLE COURT, 55 FAIRWATER ROAD, LLANDAFF, CARDIFF	66	False	Permission be granted	04/07/2016
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Page 84

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01278/MNR	26/05/2016	The Cathedral School	DISCHARGE OF CONDITIONS 2 (SLATE SAMPLE) AND CONDITION 3 (BOUNDARY WALL) OF PLANNING PERMISSION 15/00554/MNR	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	53	True	Full Discharge of Condition	18/07/2016
A/16/00088/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M	MILL LANE JUNCTION TO RIVER TAFF BRIDGE, WESTERN AVENUE, LLANDAFF	56	True	Permission be granted	19/07/2016

A/16/00134/MNR 05/07/2016	Food Programme Delivery Orchid Group	2 X ILLUMINATED FASCIAS LOGO ONLY. SIGNS A & C 1 X INTERNALLY ILLUMINATED PROJECTOR. SIGN B	12 WAUN GRON ROAD, LLANDAFF, CARDIFF, CF5 2JJ	14	True	Permission be granted	19/07/2016
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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>
16/01346/DCH	01/06/2016	Ali	VEHICLE CROSSOVER & DRIVEWAY	64 COLLEGE ROAD, GABALFA, CAERDYDD, CF14 2JZ	56	True	Permission be granted	27/07/2016
16/01168/DCH	20/05/2016	Sadler	A NEW SINGLE GARAGE IN THE PLACE OF AN EXISTING BRICK OUT-BUILDING, AND THE ADAPTION OF AN EXISTING SUN ROOM TO ADD A BALCONY ABOVE. ALSO TO ALTER EXISTING FRONT DRIVEWAY TO ALLOW ACCESS TO GARAGE. THIS WILL REQUIRE AN ADDITIONAL LENGTH OF KERB TO BE LOWERED.	6 COLLEGE ROAD, GABALFA, CARDIFF, CF14 2JY	47	True	Permission be granted	06/07/2016
16/01042/DCH	13/06/2016	Gould	ALTER REAR EXTENSION FROM PITCHED ROOF TO FLAT ROOF, SIDE ELEVATION TO STAY THE SAME AS EXISTING PLANS. NEW FLAT ROOF WILL HAVE A NEW PYRAMID STYLE GLAZING INSTEAD OF VELUX WINDOWS PREVIOUSLY APPROVED UNDER 13/00735/DCH	16 HAWTHORN ROAD WEST, LLANDAFF NORTH, CARDIFF, CF14 2FL	30	True	Permission be granted	13/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01544/MNR	28/06/2016	WILLIAMS	DEMOLITION OF SINGLE STOREY SIDE EXTENSION & ERECTION OF PROPOSED 2 STOREY ATTACHED DWELLING	14 ABERPORTH ROAD, GABALFA, CARDIFF, CF14 2RW	28	True	Permission be granted	26/07/2016

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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>
16/01221/DCH	19/05/2016	Fox	TWO STOREY EXTENSION TO THE SIDE OF THE PROPERTY WITH NEW FRONT PORCH. SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY	168 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5RS	57	False	Permission be granted	15/07/2016
16/01105/DCH	09/05/2016	Fox	CONSTRUCTION OF A NEW TWO STOREY SIDE EXTENSION	14 DURLEIGH CLOSE, LLANRUMNEY, CARDIFF, CF3 5LW	74	False	Permission be granted	22/07/2016
16/01116/DCH	10/05/2016	Bolton	TWO - STOREY SIDE EXTENSION	1 WORLE PLACE, LLANRUMNEY, CARDIFF, CF3 4DD	52	True	Permission be granted	01/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00965/MNR	11/05/2016	Block	PROPOSED EXTENSION AND CONVERSION OF DWELLINGHOUSE INTO TWO APARTMENTS WITH ASSOCIATED CAR PARKING AND EXTERNAL WORKS	154 BURNHAM AVENUE, LLANRUMNEY, CARDIFF, CF3 5PD	56	True	Permission be granted	06/07/2016
16/01507/MNR	21/06/2016	City Of Cardiff Council	NEW 'FLYING START' DEMOUNTABLE NURSERY UNIT WITH ASSOCIATED CAR PARKING TO THE REAR OF THE SITE AT ST CADOC'S ROMAN CATHOLIC PRIMARY SCHOOL	ST CADOCS PRIMARY SCHOOL, SHAW CLOSE, LLANRUMNEY, CARDIFF, CF3 5NX	31	True	Permission be granted	22/07/2016

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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>
16/01781/DCH	22/07/2016	Mears	AMENDMENT TO PLANNING APPLICATION 16/00970/DCH - TO CHANGE THE APPROVED ROOF TO A FLAT ROOF	25 WAUN FACH, PENTWYN, CARDIFF, CF23 7BA	4	True	Permission be granted	26/07/2016
16/01480/DCH	17/06/2016	Hughes	STORM PORCH TO FRONT OF PROPERTY	166 AEL-Y-BRYN, LLANEDEYRN, CARDIFF, CF23 9LG	39	True	Permission be granted	26/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01086/MNR	18/05/2016	Macauley	OUTLINE APPLICATION (ACCESS AND SCALE TO BE CONSIDERED) FOR THE ERECTION OF ATTACHED DWELLING & SIDE EXTENSION TO FORM 2NO SEMI-DETACHED 3 BEDROOM HOUSES	16 FORSYTHIA DRIVE, PENTWYN, CARDIFF, CF23 7HP	56	True	Planning Permission be refused	13/07/2016

Page 87

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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>
16/00854/DCH	10/05/2016	Gordon	RETENTION OF DORMER EXTENSION	6 PEN-Y-LAN PLACE, PENYLAN, CARDIFF, CF23 5HE	52	True	Planning Permission be refused	01/07/2016
16/01316/DCH	27/05/2016	Jones	FIRST FLOOR GARAGE EXTENSION INCLUDING RAISING RIDGE	58 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HD	55	True	Planning Permission be refused	21/07/2016
16/01133/DCH	11/05/2016	Board	INSTALLATION OF CONSERVATION ROOF WINDOWS TO THE REAR ELEVATION	10 TY-DRAW PLACE, PENYLAN, CARDIFF, CF23 5HF	56	True	Permission be granted	06/07/2016

16/01038/DCH	16/05/2016	Park	BUILD CONSERVATORY	6 FFORDD NOWELL, PENYLAN, CARDIFF, CF23 9FA	46	True	Permission be granted	01/07/2016
16/01098/DCH	09/05/2016	Gamble	PROPOSED SINGLE STOREY REAR EXTENSION	11 STALLCOURT AVENUE, PENYLAN, CARDIFF, CF23 5AL	56	True	Permission be granted	04/07/2016
16/00839/DCH	22/04/2016	Wilkinson	FIRST FLOOR AND SINGLE STOREY REAR EXTENSION TO PROPERTY.	14 ENNERDALE CLOSE, PENYLAN, CARDIFF, CF23 5NZ	95	False	Permission be granted	26/07/2016
16/01052/DCH	13/05/2016	Hinchly	REMOVAL AND REPLACEMENT OF EXISTING SINGLE STOREY REAR GARAGE.	72 LAKE ROAD EAST, PENYLAN, CARDIFF, CF23 5NN	69	False	Permission be granted	21/07/2016
16/01391/DCH	06/06/2016	Hurn	DISCHARGE OF CONDITIONS 4 (SAMPLES OF THE EXTERNAL FINISHING MATERIALS) AND 9 (SLAB AND FLOOR LEVEL OF OUTBUILDING) OF 15/03102/DCH	113 CARISBROOKE WAY, PENYLAN, CARDIFF, CF23 9HU	36	True	Full Discharge of Condition	12/07/2016
16/01485/DCH	20/06/2016	Jones	PROPOSED SINGLE STOREY REAR EXTENSION, GARAGE CONVERSION AND ERECTION OF NEW HIPPED ROOF PORCH	8 GRAFTON CLOSE, PENYLAN, CARDIFF, CF23 9JB	37	True	Permission be granted	27/07/2016
16/01481/DCH	13/06/2016	Dodo	ERECTION OF A SINGLE STOREY REAR EXTENSION AND ALTERATION	53 FFORDD NOWELL, PENYLAN, CARDIFF, CF23 9FA	36	True	Permission be granted	19/07/2016
16/01457/DCH	14/06/2016	Dodo	ERECTION OF A SINGLE STOREY REAR EXTENSION AND ALTERATIONS	55 FFORDD NOWELL, PENYLAN, CARDIFF, CF23 9FA	34	True	Permission be granted	18/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00726/MNR	31/03/2016	Waterloo Tea	VARIATION OF CONDITION 4 OF 08/00580/E TO ALLOW OUTDOOR SEATING AT THE FRONT OF THE BUILDING	WATERLOO GARDENS TEAHOUSE, 5 WATERLOO GARDENS, PENYLAN, CARDIFF, CF23 5AA	106	False	Permission be granted	15/07/2016

15/02189/MNR	18/11/2015	MILLER	REMOVAL OF CONDITIONS 9 (BREEAM), 10 (INTERIM CERTIFICATE), 11 (CODE FOR SUSTAINABLE HOMES), 12 (INTERIM CERTIFICATE) AND 13 (FINAL CERTIFICATE) OF PLANNING APPLICATION 10/02148/DCO	LAND BETWEEN MARYPORT ROAD & BRANDRETH ROAD, PENYLAN, CARDIFF	237	False	Permission be granted	12/07/2016
16/01330/MNR	14/06/2016	Thomas	CHANGE OF USE FROM WAREHOUSE TO D2 (COMMUNITY SPORTS CLUB)	UNIT 4 BLOCK C, DOMINION WAY INDUSTRIAL ESTATE, DOMINION WAY, PENYLAN, CARDIFF, CF24 1RF	37	True	Permission be granted	21/07/2016
16/01386/MNR	06/06/2016	Davies	ESTABLISH USE AS 3 NO SELF CONTAINED FLATS AND 3 NO BED SITS	295 ALBANY ROAD, ROATH, CARDIFF, CF24 3NY	32	True	Permission be granted	08/07/2016

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16/01088/DCH	10/05/2016	Ogbonna	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL	232 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RT	57	False	Permission be granted	06/07/2016
16/01274/DCH	24/05/2016	Amin	DETACHED REAR GARAGE	20 BEDFORD STREET, ROATH, CARDIFF, CF24 3BZ	41	True	Permission be granted	04/07/2016
16/01203/DCH	25/05/2016	SHERLOCK	ALTERATION TO EXISTING GROUND FLOOR EXTENSION	124 ARABELLA STREET, ROATH, CARDIFF, CF24 4SY	41	True	Permission be granted	05/07/2016
16/01000/DCH	19/05/2016	CHALLANS	REPLACEMENT OF THE EXISTING SINGLE GLAZED WOOD FRAMED SASH WINDOWS ON THE FRONT ELEVATION OF THE FLAT WITH SIMILAR WOODEN FRAMED DOUBLE GLAZED SASH WINDOWS	FLAT A, 6 NINIAN ROAD, ROATH, CARDIFF, CF23 5EE	56	True	Permission be granted	14/07/2016

16/01305/DCH	26/05/2016	Qazi	REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	14 ALFRED STREET, ROATH, CARDIFF, CF24 4TY	56	True	Permission be granted	21/07/2016
16/01348/DCH	01/06/2016	Quin & Co Ltd	REAR DORMER ROOF EXTENSION AND ADDITION OF ROOFLIGHTS TO FRONT	12 RUSSELL STREET, ROATH, CARDIFF, CF24 3BG	48	True	Permission be granted	19/07/2016
16/01359/DCH	15/06/2016	Wozencroft	SINGLE STOREY SIDE EXTENSION	32 PARTRIDGE ROAD, ROATH, CARDIFF, CF24 3QX	34	True	Permission be granted	19/07/2016
16/01467/DCH	13/06/2016	Yates	SINGLE STOREY REAR EXTENSION	18 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SB	36	True	Permission be granted	19/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01248/MJR	23/05/2016	Modra Investments Limited	DISCHARGE OF CONDITION 11 (DETAILS OF A SCHEME OF HIGHWAY IMPROVEMENTS) OF PLANNING PERMISSION 15/02057/MJR	21-27 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	49	True	Full Discharge of Condition	11/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00106/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION OF ALBANY ROAD TO NINIAN ROAD, WELLFIELD ROAD, ROATH	42	True	Permission be granted	05/07/2016
A/16/00089/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION OF MACKINTOSH PLACE TO BLENHEIM PLACE, ALBANY ROAD, ROATH	42	True	Permission be granted	05/07/2016

16/01034/MNR	16/05/2016	New Wave Installations Cardtronics UK Ltd	Retention of installed ATM and associated alterations to the shopfront and ATM fascia and black and green polycarbonate Cashzone surround Illuminated signage "free cash withdrawals and balance enquiries" illuminated white lettering and halo illumination. ATM green acrylic sign internally illuminated with white lettering "cashzone" and accepted card logos to top of ATM fascia.	INTERNATIONAL FOOD CENTRE, 101 CITY ROAD, ROATH, CARDIFF, CF24 3BN	56	True	Permission be granted	11/07/2016
A/16/00058/MNR	16/05/2016	New Wave Installations Cardtronics UK Ltd	Retention of installed ATM and associated alterations to the shopfront and ATM fascia and black and green polycarbonate Cashzone surround Illuminated signage "free cash withdrawals and balance enquiries" illuminated white lettering and halo illumination. ATM green acrylic sign internally illuminated with white lettering "cashzone" and accepted card logos to top of ATM fascia.	INTERNATIONAL FOOD CENTRE, 101 CITY ROAD, ROATH, CARDIFF, CF24 3BN	56	True	Permission be granted	11/07/2016
16/01292/MNR	20/05/2016	SONG	CONVERSION TO 4 FLATS WITH REAR GROUND AND FIRST FLOOR EXTENSIONS AND REAR DORMER	88 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RR	48	True	Permission be granted	07/07/2016
16/01149/MNR	31/05/2016	LIU	CONVERSION OF EXISTING DWELLING HOUSE INTO THREE FLATS, DEMOLITION OF REAR SINGLE STOREY EXTENSION AND INSERTION OF ROOFLIGHTS.	45 STRATHNAIRN STREET, ROATH, CARDIFF, CF24 3JL	58	False	Permission be granted	28/07/2016
16/00643/MNR	29/03/2016	Clifton Surgery	PROPOSED 4 NO 2 BEDROOM MEWS HOUSES TO REAR OF CLIFTON SURGERY	CLIFTON SURGERY, 151-155 NEWPORT ROAD, ROATH, CARDIFF, CF24 1AG	118	False	Permission be granted	25/07/2016
16/00778/MNR	12/04/2016	Darwish	CHANGE OF USE FROM GARAGE/WORKSHOP AND OFFICE TO DWELLING WITH EXTERNAL ALTERATIONS	REAR OF 167, RICHMOND ROAD, ROATH, CARDIFF, CF24 3BT	98	False	Permission be granted	19/07/2016
A/16/00110/MNR	15/06/2016	JJE Enterprises 2 LTD	1X NEW INTERNALLY ILLUMINATED FASCIA SIGN 1X NEW INTERNALLY ILLUMINATED PROJECTION SIGN	ALADDIN CARDIFF LIMITED, 218 CITY ROAD, ROATH, CARDIFF, CF24 3JH	19	True	Permission be granted	04/07/2016

A/16/00129/MNR	28/06/2016	Tiger Cardiff Ltd	NEW INTERNALLY ILLUMINATED SIGN AND ONE 'T' PROJECTING SIGN	THE NATIONAL KIDNEY RESEARCH FUND IN WALES, 49 WELLFIELD ROAD, ROATH, CARDIFF, CF24 3PA	21	True	Permission be granted	19/07/2016
16/01446/MNR	14/06/2016	Cheung	GROUND FLOOR AND BASEMENT COMMERCIAL UNIT PLUS 4 SELF CONTAINED FLATS	126 CITY ROAD, ROATH, CARDIFF, CF24 3DQ	35	True	Permission be granted	19/07/2016
16/01380/MNR	15/06/2016	JJE Enterprises 2 LTD	NEW GLASS PANELS TO SHOPFRONT NEW EXTRACTION SYSTEM TO BE INSTALLED IN EXISTING LOCATION, AND NEW AIR CONDITIONING UNIT PROPOSED ON EXTERNAL REAR ELEVATION	ALADDIN CARDIFF LIMITED, 218 CITY ROAD, ROATH, CARDIFF, CF24 3JH	36	True	Permission be granted	21/07/2016
16/01701/MNR	12/07/2016	WPI ESTATES	DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (ARCHITECTURAL DETAILING), 5 (CYCLE PARKING), 8 (JUNCTION DETAILS), 9 (CONSTRUCTION MANAGEMENT), 11 (SITE ENCLOSURE), 12 (LANDSCAPING), 14 (ACOUSTICS/NOISE), 15 (CHEMICAL/CONTAMINANTS), 17 (DRAINAGE), 19 (DUST CONTROL MEASURES), 20 (TEMPORARY SITE ENCLOSURE) OF 08/01551/C	217-223 NEWPORT ROAD, ROATH, CARDIFF	8	True	Full Discharge of Condition	20/07/2016

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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>
16/00756/DCH	05/04/2016	Roberts	FIRST FLOOR EXTENSION OVER GARAGE	15 THE FARTHINGS, PONTPRENNAU, CARDIFF, CF23 8ET	90	False	Permission be granted	04/07/2016
16/01205/DCH	18/05/2016	AL KELABY	SINGLE STOREY SIDE EXTENSION TO FORM DOUBLE GARAGE WITH LOFT OF EXTENSION TO BE USED AS A PRAYER ROOM WITH REAR DORMERS AND A NEW DORMER TO FIRST FLOOR OF MAIN HOUSE	10 AMBLECOTE CLOSE, PONTPRENNAU, CARDIFF, CF23 8BY	44	True	Permission be granted	01/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01548/MNR		Khurana	CHANGE THE DOOR & WINDOW FRAMES COLOUR FROM WHITE TO ANTHRACITE GREY PREVIOUSLY APPROVED UNDER 15/01264/MNR	PART OF LAND AT CEFN EURWG, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD			Permission be granted	08/07/2016
15/02536/MNR	23/10/2015	Khurana	DISCHARGE OF CONDITIONS 2, 7, 8, 10 AND 11 OF 15/01264/MNR	CEFN EURWG, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	255	False	Full Discharge of Condition	04/07/2016
16/01108/MNR	09/05/2016	Spire Healthcare	EXISTING PLANTER AND ENTRANCE LOBBY ARE TO BE REMOVED AND REPLACED WITH A SINGLE STOREY RENDERED WALL AND FULL HEIGHT GLAZING THAT EXTEND INTO, BUT NOT BEYOND, AN EXISTING ROOF OVERHANG. TWO EXISTING WINDOWS ARE ALSO TO BE REMOVED AND REPLACED BY A NEW SLIDING DOOR.	SPIRE CARDIFF HOSPITAL, CROESCADARN ROAD, PONTPRENNAU, CARDIFF, CF23 8XL	56	True	Permission be granted	04/07/2016

Page 93

PONT/S

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01350/MNR	01/06/2016	Newport City Council	REQUEST FOR OBSERVATIONS - ERECTION OF BUILDING FOR THE PURPOSE OF HOUSING LIVESTOCK AND PIG BREEDING	CEFN MABLY FARM PARK, BEGAN ROAD, CARDIFF, CF3 6XL	30	True	Raise No Objection	01/07/2016

PYCH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01352/DCH	02/06/2016	Christopher	TO CONSTRUCT A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING SINGLE STOREY RESIDENTIAL PROPERTY	Y DYCHWEL, PEN-Y-WAUN, PENTYRCH, CARDIFF, CF15 9SJ	47	True	Permission be granted	19/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
15/01692/MNR	02/07/2015	ROBERTS	RESERVED MATTERS APPLICATION FOR SINGLE STOREY DWELLING WITH DOUBLE GARAGE.	PART OF LAND AT 1 PENMAES, PENTYRCH, CARDIFF, CF15 9QU	385	False	Permission be granted	21/07/2016
16/01496/MNR	17/06/2016	Redrow Homes	DISCHARGE OF CONDITION 31 (TRAVEL PLAN) OF 13/00836/DCO	LAND NORTH OF HEOL GOCH, PENTYRCH, CARDIFF	17	True	Full Discharge of Condition	04/07/2016
16/01577/MNR	08/07/2016	-	AMENDMENTS TO GROUND FLOOR AND FIRST FLOOR ELEVATIONS PREVIOUSLY APPROVED UNDER 13/00385/DCO	THE BARNS SOUTH OF ELM COTTAGE, HEOL-Y-PARC, PENTYRCH	17	True	Planning Permission be refused	25/07/2016

RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00842/DCH	14/04/2016	Smart	EXTENSION OF EXISTING 4 BEDROOM HOUSE, ALLOWING EXPANSION OF KITCHEN ON GROUND LEVEL AND INCREASED FIRST FLOOR SIZE AND LANDSCAPING ALTERATIONS TO THE REAR.	14 CUCKOOFIELD CLOSE, MORGANSTOWN, CARDIFF, CF15 8FR	78	False	Permission be granted	01/07/2016

16/01095/DCH	09/05/2016	Cox	DEMOLITION OF EXISTING GARAGE. SINGLE STOREY EXTENSION TO FRONT AND SIDE. REPLACEMENT DOUBLE GARAGE TO FRONT.	5 BRYN GOLWG, RADYR, CARDIFF, CF15 8BE	78	False	Permission be granted	26/07/2016
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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>
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16/01244/MNR	23/05/2016	The City of Cardiff Council	CONSTRUCTION OF A NEW MODULAR NURSERY UNIT TO REPLACE EXISTING NURSERY	BRYN DERI PRIMARY SCHOOL, CAE'R GRAIG, RADYR, CARDIFF, CF15 8RD	51	True	Permission be granted	13/07/2016
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16/01167/MNR	25/05/2016	D & F Radyr Ltd	APPLICATION FOR THE CHANGE OF USE FROM FINANCIAL & PROFESSIONAL SERVICES USE (A2) TO RETAIL USE (A1), WORKS TO CREATE A SHOPFRONT, ERECTION OF EXTENSION TO REAR AND CONSTRUCTION OF PLANT ENCLOSURE	NATIONAL WESTMINSTER BANK, 4 STATION ROAD, RADYR, CARDIFF, CF15 8BN	54	True	Permission be granted	18/07/2016
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16/01341/DCH	01/06/2016	Davison	REPLACEMENT OF REAR CONSERVATORY WITH SINGLE STOREY EXTENSION AND EXTENSION TO FIRST FLOOR AND ROOF OVER	138 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6TQ	41	True	Permission be granted	12/07/2016
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16/01208/DCH	20/05/2016	Hurt	ORANGERY TO REAR	32 CHARLOTTE SQUARE, RHIWBINA, CARDIFF, CF14 6NE	45	True	Permission be granted	04/07/2016
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16/01374/DCH	09/06/2016	Marshall	DISCHARGE OF CONDITION 7 (ARCHITECTURAL DETAILING) OF PLANNING PERMISSION NUMBER 14/01614/DCH	31 LON-Y-DAIL, RHIWBINA, CARDIFF, CF14 6EA	48	True	Full Discharge of Condition	27/07/2016
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16/01349/DCH	10/06/2016	Spriggs	TWO STOREY EXTENSION TO THE SIDE AND REAR OF THE EXISTING HOUSE.	49 THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 6PE	35	True	Permission be granted	15/07/2016
16/01434/DCH	10/06/2016	Dowling	TO REPLACE HIP ROOF TO REAR EXTENSION WITH A FLAT ROOF LANTERN LIGHT PREVIOUSLY APPROVED UNDER 16/00479/DCH	4 HEOL CAERHYS, RHIWBINA, CARDIFF, CF14 6AN	33	True	Permission be granted	13/07/2016
16/01449/DCH	13/06/2016	Giles	HIP TO GABLE ROOF EXTENSION. REAR DORMER ROOF EXTENSION	44 HEOL-Y-NANT, RHIWBINA, CARDIFF, CF14 6BT	36	True	Permission be granted	19/07/2016
16/01481/DCH	24/06/2016	Bateman	GARAGE CONVERSION TO ACCESSIBLE LIVING AREA (BEDROOM AND WET ROOM)	1 LLWYN GRUG, RHIWBINA, CARDIFF, CF14 6LN	28	True	Permission be granted	22/07/2016
16/01347/DCH	01/06/2016	pritchard	SINGLE STOREY CONSERVATORY ADDITION TO REAR ELEVATION	3 COED BRIWNANT, RHIWBINA, CARDIFF, CF14 6QU	34	True	Permission be granted	05/07/2016

Page 96

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00911/MNR	22/04/2016	Rickets	DEVELOPMENT OF SINGLE STOREY ONE BEDROOM UNIT	493 CAERPHILLY ROAD, RHIWBINA, CARDIFF, CF14 4SN	75	False	Planning Permission be refused	06/07/2016
16/01182/MNR	16/05/2016	Williams	CHANGE OF USE FROM A1 (SHOPS) TO A2 (PROFESSIONAL SERVICES) TO ENABLE THE OCCUPANT TO TRADE AS A GENERAL PRACTICE CHARTERED SURVEYOR OFFERING A RANGE OF PROPERTY SURVEYS, ACTING AS CONSULTANT AND PROVIDING GENERAL PROPERTY ADVICE TO BOTH DOMESTIC AND COMMERCIAL CLIENTS.	NEST VINTAGE LIVING, 5 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HA	56	True	Permission be granted	11/07/2016
16/01124/MNR	02/06/2016	Hingley	CHANGE THE USE FROM A1 TO SUI GENERIS (DAY SPA)	2B-2C WAUN-Y-GROES AVENUE, RHIWBINA, CARDIFF, CF14 4SY	49	True	Permission be granted	21/07/2016

16/01407/MNR	08/06/2016	Moore	RENEWAL OF 06/482W FOR NEW FOUR BEDROOM DWELLING (PREVIOUSLY RENEWED UNDER 11/00688/DCO)	PART OF LAND AT 73, CAE'R WENALLT, PANTMAWR	43	True	Permission be granted	21/07/2016
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RIVE

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16/01175/DCH	23/05/2016	Paxton	SINGLE STOREY REAR SIDE EXTENSION TO SIDE RETURN	GROUND FLOOR FLAT, 5 DYFRIG STREET, RIVERSIDE, CARDIFF, CF11 9LR	53	True	Permission be granted	15/07/2016
16/01230/DCH	27/05/2016	Vaidya	REPLACE THE 7 EXISTING WOODEN SINGLE GLAZED CASEMENT WINDOWS AT FRONT OF PROPERTY(NOT ORIGINAL) WITH NEW HARDWOOD DOUBLE GLAZED SASH WINDOWS TO MATCH THE ORIGINAL DESIGNS	67 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HR	53	True	Permission be granted	19/07/2016
16/01243/DCH	01/06/2016	Smith	SINGLE STOREY EXTENSION TO SIDE, AND ALTERATIONS TO EXISTING FRONT AND SIDE FACADES	75 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EP	48	True	Permission be granted	19/07/2016
16/00763/DCH	05/04/2016	Jessop	PROPOSED GROUND FLOOR EXTENSION. ROOFLIGHTS TO REAR ELEVATION	37 TALBOT STREET, RIVERSIDE, CARDIFF, CF11 9BW	92	False	Permission be granted	06/07/2016
16/01246/DCH	23/05/2016	Khan	SINGLE STORY REAR EXTENSION WITH ROOF TERRACE.	68 DE BURGH STREET, RIVERSIDE, CARDIFF, CF11 6LD	59	False	Planning Permission be refused	21/07/2016
16/01293/DCH	25/05/2016	Roberts	SIDE/REAR EXTENSION AND LOFT CONVERSION TO INCLUDE NEW DORMER.	35 RAWDEN PLACE, RIVERSIDE, CARDIFF, CF11 6LF	37	True	Permission be granted	01/07/2016

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16/00943/MNR	11/05/2016	Oaktree Homes Ltd	DISCHARGE OF CONDITIONS 2 (EXTERNAL FINISHING MATERIALS), 3 (DETAILS OF BOUNDARY TREATMENT) AND 4 (REFUSE STORAGE) OF PLANNING APPLICATION 15/00611/MNR	173 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PL	54	True	Full Discharge of Condition	04/07/2016
16/00944/MNR	11/05/2016	Oaktree Homes (South Wales) Ltd	DISCHARGE OF CONDITIONS 2 (EXTERNAL FINISHING MATERIALS), 3 (DETAILS OF BOUNDARY TREATMENT) AND 4 (REFUSE STORAGE) OF PLANNING APPLICATION 15/00610/MNR	175 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PL	54	True	Full Discharge of Condition	04/07/2016
A/16/00099/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION OF LECKWITH ROAD TO ST DAVID'S HOSPITAL, COWBRIDGE ROAD EAST, RIVERSIDE	42	True	Permission be granted	05/07/2016
16/00927/MNR	22/02/2016	CARDIFF SOUTH EAST DISTRICT COINCIL	CONVERSION OF SCOUT HALL AND OTHER OUT BUILDINGS INTO TWO SELF CONTAINED FLATS WITH EXTERNAL ALTERATIONS	SCOUT GROUP, 72A SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EP	150	False	Permission be granted	21/07/2016
16/00717/MNR	29/04/2016	Chen	CHANGE OF CURRENT USE FROM ESTATE AGENTS TO SUPERMARKET	48-50 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9DU	83	False	Permission be granted	21/07/2016
16/01103/MNR	23/05/2016	Wilcox	CHANGE OF USE ONLY FROM A3 TO RESIDENTIAL PROPERTY TO BE USED AS A SINGLE DWELLING / FAMILY RESIDENTIAL HOME. REMOVAL OF FOUR PROMOTIONAL POSTERS	WESTGATE HOTEL, 49 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AD	53	True	Permission be granted	15/07/2016
16/01290/MNR	14/06/2016	WH Development Ltd	CHANGE OF USE OF FIRST FLOOR (IN PART) FROM SNOOKER HALL (CLASS D2) TO OFFICE SPACE (CLASS B1)	FORMER RILEYS SNOOKER HALL, WELLINGTON HOUSE, 1-9 WELLINGTON STREET, RIVERSIDE, CARDIFF, CF11 9BE	42	True	Permission be granted	26/07/2016

RUMN

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16/01269/DCH	24/05/2016	Townsend	SINGLE STOREY REAR EXTENSION	25 COLWYN ROAD, RUMNEY, CARDIFF, CF3 3JS	43	True	Permission be granted	06/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00584/MNR	11/03/2016	Network Rail	DEMOLITION OF EXISTING ROAD AND FOOT BRIDGES AND CONSTRUCTION OF NEW ROAD BRIDGE	MARDY ROAD BRIDGE, MARDY ROAD, RUMNEY	133	False	Prior Approval be granted	22/07/2016
A/16/00098/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION OF WIDECOMBE DRIVE TO CLAREMONT AVENUE, NEWPORT ROAD, RUMNEY	42	True	Permission be granted	05/07/2016
16/00670/MNR	22/04/2016	Thomas	CHANGE OF USE OF EXISTING GROUND FLOOR OF PROPERTY FROM VETERINARY SURGERY TO 2 FLATS, AND ERECTION OF NEW DOUBLE GARAGE TO GARDEN WITH FLAT ABOVE	PETHERTON VETERINARY SURGERY, 86 WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 3EA	74	False	Planning Permission be refused	05/07/2016
16/00858/MNR	18/04/2016	Lane	PROPOSED NEW DWELLING IN GARDEN AREA OF EXISTING DWELLING	18 CASTLE CRESCENT, RUMNEY, CARDIFF, CF3 4FU	94	False	Planning Permission be refused	21/07/2016

SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01032/DCH	25/05/2016	Dean	FIRST FLOOR SIDE EXTENSION	51 PAGE DRIVE, PENGAM, CARDIFF, CF24 2TU	41	True	Permission be granted	05/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00279/MJR	04/02/2016	Natural Resources Wales	REQUEST FOR OBSERVATIONS - ENVIRONMENTAL PERMIT APPLICATION (10,000 TONNES PER ANNUM OF WASTE - 11 01 09* SLUDGES AND FILTER CAKES CONTAINING DANGEROUS SUBSTANCES)	FORWARD WASTE MANAGEMENT LIMITED FORWARD HOUSE AND UNITS 3 AND 4 EAST MOOR BUILDING, EAST MOORS ROAD, SPLOTT, CARDIFF, CF24 5EE	176	False	Response Sent	29/07/2016
16/01705/MJR	12/07/2016	Natural Resources Wales	MARINE LICENCE FOR MARINE WORKS.	THE SOUTH OF CARDIFF WASTE WATER TREATMENT WORKS, TREMORFA, CARDIFF	8	True	Raise No Objection	20/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01192/MNR	17/05/2016	Hussain	GROUND FLOOR REAR EXTENSION AND CONVERSION INTO TWO FLATS.	17 TAYMUIR ROAD, TREMORFA, CARDIFF, CF24 2QL	50	True	Permission be granted	06/07/2016
16/00062/MNR	04/02/2016	Mohammad	VARIATION OF CONDITIONS 2 AND 3 ON PLANNING APPLICATION 15/02336/MNR TO ALLOW CHANGE TO OPENING HOURS AND TO ALLOW USE AS A CAFE	13 TWEEDSMUIR ROAD, TREMORFA, CARDIFF, CF24 2QY	162	False	Permission be granted	15/07/2016

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/01259/DCH	31/05/2016	Donaghy	PROPOSAL TO EXTEND EXISTING PROPERTY OUT THE SIDE, 2 STOREY, TO CREATE EXTRA BEDROOM(S), BATHROOM/SHOWER ROOM AND DOWN STAIRS RECEPTION ROOM	46 KEMBER CLOSE, ST MELLONS, CARDIFF, CF3 0NW	43	True	Permission be granted	13/07/2016
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16/01258/MJR	24/05/2016	Willmott Dixon	DISCHARGE OF CONDITION 22 (ARCHAEOLOGY) OF PLANNING PERMISSION 15/02513/MJR	FORMER CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1QJ	42	True	Partial Discharge of Condition (s)	05/07/2016
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16/01464/MJR	15/06/2016	Hafod Housing Association	CHANGE OF CLADDING FROM TIMBER TO ROCKPANEL PREVIOUSLY APPROVED UNDER 14/00689/DCO	FORMER TROWBRIDGE HEALTH CENTRE, ABERGELE ROAD, TROWBRIDGE, CARDIFF	34	True	Permission be granted	19/07/2016
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16/01339/MJR	10/06/2016	Willmott Dixon	DISCHARGE OF CONDITION 3 (TREE PROTECTION PLAN AND ARBORICULTURAL METHOD STATEMENT) OF 15/02513/MJR	FORMER CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1QJ	24	True	Full Discharge of Condition	04/07/2016
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16/01339/MJR	31/05/2016	Willmott Dixon	DISCHARGE OF CONDITIONS 4 (LANDSCAPE) AND CONDITION 5 (SOIL RESOURCES) OF PLANNING PERMISSION NUMBER 15/02513/MJR	FORMER CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1QJ	35	True	Partial Discharge of Condition (s)	05/07/2016
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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>
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16/01181/MNR	16/05/2016	CENTURIAN PROPERTIES	CONSTRUCTION OF A TWO BEDROOM DWELLING	NEW DWELLING ON LAND AT 27, WENTWORTH LANE, ST MELLONS	46	True	Permission be granted	01/07/2016
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16/00928/MNR	13/06/2016	Olympus Surgical Technologies Europe	PROPOSED TOOL ROOM EXTENSION AND RECYCLING SKIP COMPOUND	GYRUS MEDICAL LTD, CASTLETON COURT, FORTTRAN ROAD, ST MELLONS, CARDIFF, CF3 0LT	43	True	Permission be granted	26/07/2016
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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>
16/01216/DCH	23/05/2016	Parry	NEW PORCH; TWO STOREY SIDE EXTENSION AND CONVERSION OF GARAGE TO PLAYROOM	9 WESTBOURNE ROAD, WHITCHURCH, CARDIFF, CF14 2BQ	56	True	Permission be granted	18/07/2016
16/01201/DCH	18/05/2016	SYMMONDS	SIDE EXTENSION OVER DRIVEWAY	9 PARK CRESCENT, WHITCHURCH, CARDIFF, CF14 7AQ	56	True	Permission be granted	13/07/2016
16/01333/DCH	06/06/2016	Turnbull	SINGLE STOREY REAR EXTENSION AND ADDITION OF SECOND STOREY TO EXISTING FLAT ROOFED AREA.	104 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JX	43	True	Permission be granted	19/07/2016
16/01381/DCH	06/06/2016	Richards	KITCHEN EXTENSION	1 GRADOC ROAD, WHITCHURCH, CARDIFF, CF14 1HQ	43	True	Permission be granted	19/07/2016
16/01476/DCH	16/06/2016	James	SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY TO REPLACE THE EXISTING SINGLE STOREY PART OF THE HOUSE	61 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AG	42	True	Permission be granted	28/07/2016
16/01404/DCH	07/06/2016	Mustafa	SINGLE STOREY REAR EXTENSION FOR DISABLED PERSON	26 CAEGWYN ROAD, WHITCHURCH, CARDIFF, CF14 1QN	50	True	Permission be granted	27/07/2016
16/01140/DCH	12/05/2016	McCabe	REPLACE OF EXISTING FRONT OPEN PORCH AND DOOR, AND CONSTRUCTION OF A NEW REAR ENCLOSED PORCH.	9 ELMGROVE ROAD, WHITCHURCH, CARDIFF, CF14 2BW	50	True	Permission be granted	01/07/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/01128/MNR	17/05/2016	Coray Developments	DEMOLITION OF EXISTING GARAGE TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY SIDE REAR AND FRONT EXTENSIONS, HIP-TO-GABLE AND REAR DORMER ROOF EXTENSIONS AND THE CONVERSION INTO 3 FLATS	9 HEOL CHAPPELL, WHITCHURCH, CARDIFF, CF14 2DA	45	True	Permission be granted	01/07/2016
A/16/00103/MNR	24/05/2016	Cardiff City Council	NON-ILLUMINATED, PVC LAMPPOST BANNER ADVERTISING, SIZE 2.0 X 0.785M.	JUNCTION WITH OLD CHURCH ROAD TO BLANDON WAY, MERTHYR ROAD, WHITCHURCH	42	True	Permission be granted	05/07/2016
16/01058/MNR	06/05/2016	Executors of Duncan Edgar Bowden Deceased	OUTLINE APPLICATION FOR A NEW DWELLING ON LAND ON IRONBRIDGE ROAD CURRENTLY OCCUPIED BY DISUSED DOMESTIC GARAGE	LAND AT, IRON BRIDGE ROAD, TONGWYNLAIS	56	True	Planning Permission be refused	01/07/2016
A/16/00112/MNR	06/06/2016	Liberty Living	2 X INTERNALLY ILLUMINATED COMPANY LOGO SIGNS	FLAT 11, LIBERTY COURT BLOCK A, NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BA	50	True	Permission be granted	26/07/2016
16/00983/MNR	04/07/2016	City of Cardiff Council	DISCHARGE OF CONDITIONS 3 (TREES) AND 4 (HARD AND SOFT LANDSCAPING) OF PLANNING PERMISSION 16/00232/MNR	WHITCHURCH HIGH UPPER SCHOOL, PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2XJ	14	True	Full Discharge of Condition	18/07/2016

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