



County Hall
Cardiff
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Caerdydd
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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 12 OCTOBER 2016, 2.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Michael (Chair) Councillors Manzoor Ahmed, Ali Ahmed, Burfoot, Gordon, Hudson, Hunt, Robson and Lynda Thorne

1 APOLOGIES

2 MINUTES *(Pages 1 - 4)*

To approve as a correct record the minutes of the meeting held on 14 September 2016.

3 DECLARATION OF INTEREST

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

4 PETITIONS

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

Application no, 16/01558/MJR, Walker House Children's Home, 158 Fidas Road, Llanishen.

Application no, 16/01652/MJR, Cardiff Metropolitan University Campus, Cyncoed Road, Cyncoed

Application no, 16/01592/MJR, Site of former flats 11-20 Ty-To-Maen Close, Old St Mellons

Application no, 16/01709/MNR, In 'N' Out Service Station, Cowbridge Road West, Caerau

5 DEVELOPMENT CONTROL APPLICATIONS

The schedule of development control applications has been circulated separately

- 5a** In 'N' Out Service Station (*Pages 5 - 22*)
- 5b** Land to the rear of 90 Minny Street (*Pages 23 - 50*)
- 5c** Walker House Children's Home, 158 Fidlas Road (*Pages 51 - 68*)
- 5d** Site of former flats 11-20 Ty-To-Maen Close (*Pages 69 - 100*)
- 5e** Cardiff Metropolitan University, Cyncoed (*Pages 101 - 122*)
- 5f** Cathedral View 95 Gabalfa Avenue (*Pages 123 - 142*)
- 5g** Land at Herbert Street (*Pages 143 - 162*)

6 APPLICATIONS DECIDED BY DELEGATED POWERS - September 2016 (*Pages 163 - 196*)

7 DATE OF NEXT MEETING

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 6 October 2016

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

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

PLANNING COMMITTEE

14 SEPTEMBER 2016

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

69 : APOLOGIES

70 : MINUTES

The minutes from the meetings of the 13 July 2016 and 10 August 2016 were signed as a correct record.

71 : DECLARATION OF INTEREST

COUNCILLOR	ITEM	REASON
Robson	16/02284/MNR	Expressed an Opinion as local Councillor
Robson	14/02157/MJR	Personal
Lomax	14/02157/MJR	Personal
Hunt	14/02157/MJR	Personal

72 : WEBCASTING

The meeting would be filmed and broadcast on the Council’s website. The whole of the meeting would be filmed, except where there were confidential or except items and the footage would be on the website for 6 months. A copy would also be retained in accordance with the Council’s data retention policy.

73 : PETITIONS

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

Application: 16/01709/MNR, In ‘N’ Out Services Station Car Park, Cowbridge Road West.

In relation to the above the Petitioner chose not to speak.

74 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:

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

APPLICATIONS GRANTED

16/01284/MNR – RHIWBINA

REAR OF 14 CAE MAWR ROAD

Proposed three bedroom detached dwelling with off road parking.

APPLICATIONS DEFERRED

16/00256/MJR – CATHAYS

LAND TO THE REAR OF 90 MINNY STREET

Proposed demolition of former laundry and replacement with student accommodation and associated works.

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

16/01709/MNR – CAERAU

IN 'N' OUT SERVICE STATION, COWBRIDGE ROAD WEST

Construction of a new single storey building containing 2 no A1 retail on land currently used as a car park behind the existing In 'N' Out Service Centre on Cowbridge Road West

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

14/02157/MJR – RADYR

LAND NORTH AND SOUTH OF LLANTRISANT ROAD:
S106 DEED OF VARIATION.

RESOLVED: The Members of the public were excluded for this item on the agenda as the report was exempt from publication because it contained information of the kind described in paragraph 16 of part 4 of Schedule 12A to the Local Government Act 1972:

75 : APPLICATIONS DECIDED BY DELEGATED POWERS

AUGUST 2016

76 : DATE OF NEXT MEETING

28 September 2016

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LOCAL MEMBER OBJECTION / PETITION

COMMITTEE DATE: 12/10/2016

APPLICATION No. **16/01709/MNR** APPLICATION DATE: 12/07/2016

ED: **CAERAU**

APP: TYPE: Full Planning Permission

APPLICANT: MVJ Capital Ltd

LOCATION: IN 'N' OUT SERVICE STATION, COWBRIDGE ROAD WEST,
CAERAU, CARDIFF, CF5 5TG

PROPOSAL: CONSTRUCTION OF A NEW SINGLE STOREY BUILDING
CONTAINING 2 NO A1 RETAIL UNITS ON LAND CURRENTLY
USED AS A CAR PARK BEHIND THE EXISTING IN'N'OUT
SERVICE CENTRE ON COWBRIDGE ROAD WEST, CARDIFF

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

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

PL 01 Rev A – Site location plan

PL 03 Rev A – Site layout – received 2nd September 2016

PL 04 Rev A – Plan layout - received 2nd September 2016

PL 05 Rev A – Proposed elevations

Reason: For the avoidance of doubt as to the extent of the permission.

3. The rating level of the noise emitted from fixed plant and equipment on the site (including noise from any kitchen extraction system) shall not exceed the existing background noise level at any time by more than -10dB(A) at any residential property when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.

4. No member of the public shall be admitted to or allowed to remain on the premises outside the hours of 08:00 – 20:00 on any day.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.

5. There shall be no arrival, departure, loading or unloading of delivery vehicles outside the hours of 08:00 – 18:00 on any day.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.
6. Prior to the commencement of development, details showing the provision of cycle parking spaces at a rate of at least one for long stay use (i.e. for employees) and one for short stay (i.e. for customers) for each unit shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.
Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with policies KP5 and T5 of the Cardiff Local Development Plan.
7. Prior to the construction of the building above foundation level, samples and/or detailed manufacturer's specifications, of the external finishing materials 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 that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan.
8. No illumination of the exterior of the building or any other areas outside the building shall take place unless a scheme for such illumination has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall include an isolux diagram showing the predicted illuminance in the vertical plane (in lux) at critical locations on the boundary of the site and at adjacent properties. Any external illumination shall be maintained in accordance with the approved details.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy EN13 of the Cardiff Local Development Plan.
9. Unless written consent is provided by the Local Planning Authority, no development shall take place that does not accord with the tree protection recommendations in the submitted Cardiff Treescapes Arboricultural Report dated 20th May 2016, received on 12th July 2016.
Reason: In the interests of visual amenity and tree protection, in accordance with policies KP5 and EN8 of the Cardiff Local Development Plan.
10. All planting, seeding, turf-laying and paving shown on the approved plans and documents shall be carried out in the first planting and seeding season following the occupation of the building or the

completion of the development, whichever is the sooner.

Any retained or planted trees or plants which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the planting season following their death with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with policies KP5 and EN8 of the Cardiff Local Development Plan.

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 applicant is advised that a commercial waste contract is required for the collection and disposal of all commercial waste. By law (Environmental Protection Act 1990) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste can contact to commercial services department on 029 20717500.

RECOMMENDATION 4: The developer is advised that no surface water and/or land drainage shall be permitted to connect (either directly or indirectly) to the public sewerage network. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com . Some public sewers and lateral drains may not be recorded on maps of public sewers because they were originally privately owned. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has

rights of access to its apparatus at all times.

RECOMMENDATION 5: The applicant must contact:

Wales and West Utilities,
Wales and West House,
Spoooner Close,
Celtic Springs,
Coedkernow,
NEWPORT
NP10 8FZ
Tel: 029 2027 8912
www.wwutilities.co.uk

to discuss their requirements in detail, as their apparatus may be at risk during construction works. Building over any of their plant or enclosing their apparatus will not be permitted. Should diversion works be required, these will be fully chargeable.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application is for full planning permission for the construction of a flat roofed single storey building with a footprint of around 19.5m x 10.5m, finished in metal panels, cedar cladding and buff brick, with two aluminium shopfronts. The building would contain two units, each 92.9 square metres. There would be 17 car parking spaces immediately adjacent to the units, 3 of which would be for people with disabilities. There would be a total of 29 parking spaces within the application site, 35 for the application site and adjacent existing car service/valeting centre as a whole. The proposed use of the units is class A1, i.e. shops.
- 1.2 The application was originally reported to the Planning Committee on 14th September 2016 and was deferred for a site visit, which took place on 5th October 2016.

2. **DESCRIPTION OF SITE**

- 2.1 The site is to the rear of a car service/valeting centre on the southern side of Cowbridge Road West, approximately 270m from the Culverhouse Cross roundabout. It is accessed from a light controlled junction, the access being shared with a large DIY warehouse situated to the south west. The site is currently used for vehicle parking (44 spaces). There are residential properties to the south and south-east and other commercial units to the east/north-east. The Western Cemetery is on the opposite side of Cowbridge Road West.

3. **SITE HISTORY**

- 3.1 95/1691 : Outline planning permission granted in August 2000 on appeal for the redevelopment of land on the south side of Cowbridge Road West (including

the current application site) for 'bulky goods' retail warehousing.

- 3.2 00/2350R : Reserved matters granted for the development of a 9,200 square metres DIY retail warehouse, including a garden centre and building materials sales area.
- 3.3 07/2683/W – Single storey building with basement to form class 4 and class 7 vehicle service and MOT centre. Refused – noise disturbance to neighbouring residents.
- 3.4 08/00289/W - Single storey building with basement to form vehicle service and MOT centre.
- 3.5 08/01414/W – Proposed building for sui generis use for MOT and light servicing of class 4 motor vehicles with no repairs.
- 3.6 08/01959/W – Proposed car valet with canopy.
- 3.7 15/03070/MNR – Construction of a new single storey building containing 2 no. A3 retail units on land currently used as a car park behind the existing In'n'Out Service Centre on Cowbridge Road West, Cardiff. (Application withdrawn).

4. **POLICY FRAMEWORK**

4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);
EN8 (Trees, Woodlands and Hedgerows);
EN13 (Air, Noise, Light Pollution and Land Contamination);
T5 (Managing Transport Impacts);
R6 (Retail Development (Out of Centre));
W2 (Provision for Waste Management Facilities in Development).

4.2 *Supplementary Planning Guidance:*

Following the adoption of the Cardiff Local Development Plan, existing Supplementary Planning Guidance documents are no longer linked to adopted development plan policies. However, where existing SPG is considered consistent with the new LDP policy framework, it will continue to be material to the Development Management process. The following Supplementary Planning Guidance is considered relevant to the determination of this application as it is considered consistent with LDP policies KP5, EN8, T5 and W2 and can be used to help inform the assessment of relevant matters –

Access, Circulation and Parking Standards (January 2010);
Trees and Development (March 2007);
Waste Collection and Storage Facilities (March 2007);
Shopfronts and Signage (October 2011)

4.3 *Planning Policy Wales (January 2016):*

3.1.8: While the substance of local views must be considered, the duty is to decide each case on its planning merits. Local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission.

4.4.3: In contributing to the Well-being of Future Generations Act goals, planning policies, decisions and proposals should (inter alia):

- 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;
- Promote quality, lasting, environmentally-sound and flexible employment opportunities;
- Respect and encourage diversity in the local economy;
- Locate developments so as to minimise the demand for travel, especially by private car.

4.11.9: Visual appearance, scale and relationship to surroundings and context are material planning considerations.

4.11.11: Local planning authorities and developers should consider the issue of accessibility for all.

4.11.12: Local Authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

7.1.3 The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development.

7.6.1 Local planning authorities should adopt a positive and constructive approach to applications for economic development. In determining applications for economic land uses authorities should take account of the likely economic benefits of the development based on robust evidence. In assessing these benefits, key factors include:

- the numbers and types of jobs expected to be created or retained on the site;
- whether and how far the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment;
- a consideration of the contribution to wider spatial strategies, for example for the growth or regeneration of certain areas.

8.4.2: Local Authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate.

8.7.1 When determining a planning application for development that has transport implications, local planning authorities should take into account (inter alia): the impacts of the proposed development on travel demand; the level and nature of public transport provision; accessibility by a range of different transport modes; the willingness of a developer to promote travel by public transport, walking or cycling, or to provide infrastructure or measures to manage traffic, to overcome transport objections ; the environmental impact of both transport infrastructure and the traffic generated; the effects on the safety and convenience of other users of the transport network.

8.7.3 The proposed access to a development should reflect the likely travel patterns involved. It should ensure that people can reach the development, as far as practicable, by walking, cycling and public transport, as well as by car.

10.3.1 When determining a planning application for retail, leisure or other uses best located in a town centre, including redevelopment, extensions or the variation of conditions, local planning authorities should take into account:

- compatibility with any community strategy or up-to-date development plan strategy;
- need for the development/extension, unless the proposal is for a site within a defined centre or one allocated in an up-to-date development plan;
- the sequential approach to site selection;
- impact on existing centres;
- net gains in floorspace where redevelopment is involved, and whether or not it is like-for-like in terms of comparison or convenience;
- rate of take-up of allocations in any adopted development plan;
- accessibility by a variety of modes of travel;
- improvements to public transport;
- impact on overall travel patterns; and
- best use of land close to any transport hub, in terms of density and mixed use.

10.3.11 Edge of centre or out-of-centre retail developments may seek over time to change the range of goods they sell or the nature of the sales area, for example by subdivision to a mix of smaller units, or to a single 'department' store. Sites might come up for redevelopment or be extended, or additional floorspace (possibly in the form of mezzanine floors) might be proposed. Local planning authorities should anticipate such future changes to retail developments (which are likely to impact upon the vitality, attractiveness or viability of a town centre) by placing conditions on the initial permission and on any subsequent variation allowed. Conditions might be appropriate to prevent the development from being subdivided into a large number of smaller shops, to limit the range of goods sold or to restrict the amount of floorspace. Applications to remove or vary such conditions should be considered in accordance with this guidance.

12.7.3: Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design of any development.

13.15.1: Noise can be a material planning consideration, e.g. where proposed new development is likely to generate noise or in proposals to use or develop land near an existing source of noise.

4.4 *Technical Advice Note 4 – Retailing and Town Centres (1996).*

4.5 *Technical Advice Note 12 - Design (March 2016).*

4.6 *Technical Advice Note 23 – Economic Development (Feb 2014)*

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation:* A Transport Note (TN) has been submitted in support of the application which demonstrates that A3 uses would generate in the order of 21 (2 way) additional vehicle movements during a typical weekday lunchtime period and 26 (2 way) vehicle movements in the evening (18:00 to 19:00). These have been identified as being the peak periods associated with the site

and would occur outside of the network peak hours. This was as originally proposed. The current proposal for A1 uses would be considered to be similar in terms of vehicle trip generation. The TN includes a car park accumulation study which shows that whilst there would be an increase in the demand for car parking spaces as a result of the application, that this would sit within the total number of spaces that are provided on the site. As such there would be sufficient capacity available to accommodate the proposed development. It is considered that this would also be the case if the units were A1.

5.2 *Pollution Control (Noise & Air):* No objections – recommend conditions on plant noise, opening hours and delivery times.

5.3 *Waste Strategy & Minimisation Officer:* The proposed refuse store is acceptable

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 *Wales and West Utilities:* Wales & West Utilities has pipes in the area. Apparatus may be affected and at risk during construction works. The developer must contact W&WU to discuss their requirements before works commence.

6.2 *Welsh Water:* No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. The approved use shall not commence until an adequate grease trap has been fitted. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer.

7. **REPRESENTATIONS**

7.1 The application has been advertised by neighbour notification. A petition of 85 names has been received objecting to the application on the grounds of traffic congestion, noise and air pollution.

7.2 Councillor Peter Bradbury objects to the application as follows:

“I am objecting to this application on the grounds of the traffic in the area, noise pollution, and the fact that this is a retail application where there is already an abundance of retail in this area. I firmly believe additional retail units will potentially cause problems for the local shopping centres in Michaelston Road and Caerau Lane. We already have B&Q, Tesco, Marks and Spencer within 800 yards of this. The transport implications are that this will add traffic to an already hugely congested area. This will be already exasperated by the additional HGV transport that we have opposed going down Cowbridge Road West and Cwrt yr Ala Road. I would like a site visit to the area prior to this going to the committee as this will have major light implications for my constituents on the Sanctuary. My constituent has provided a petition and has expressed his opposition to this application and those of my constituent.”

8. **ANALYSIS**

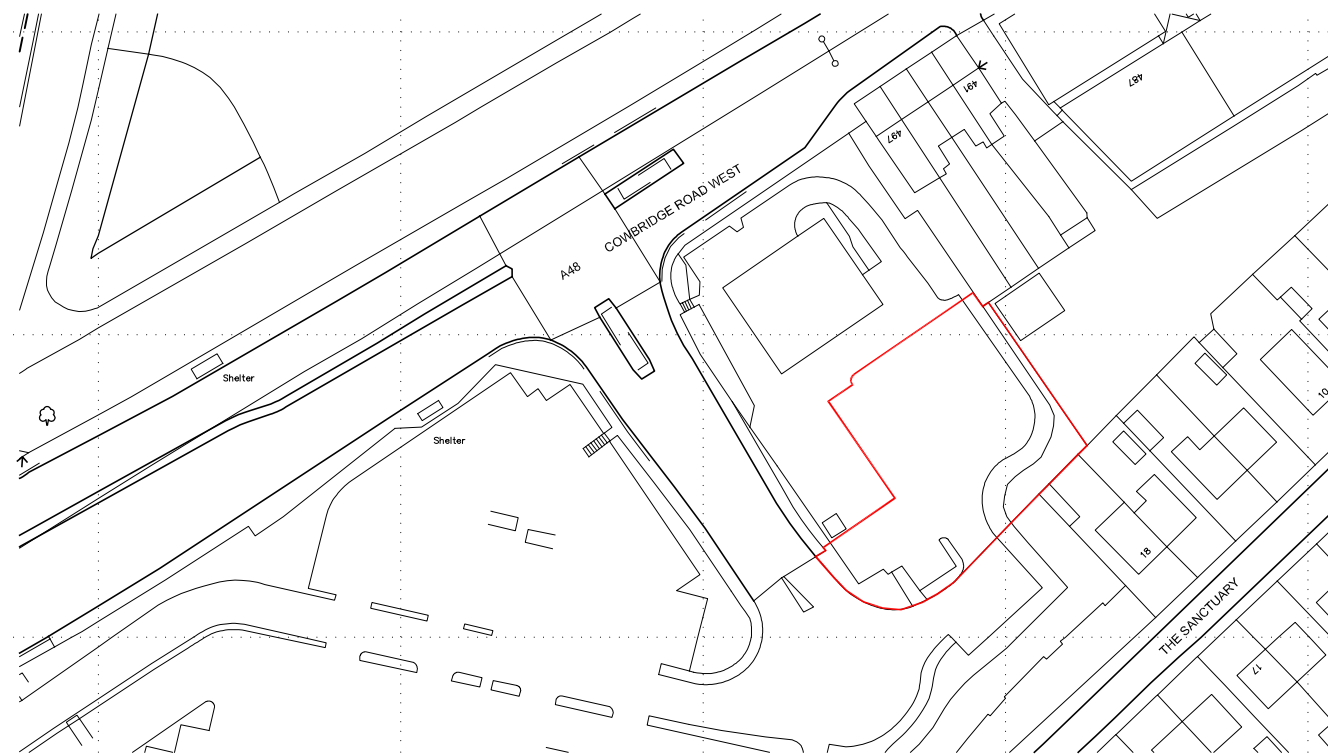
- 8.1 The site is located in the settlement boundary as defined by the LDP proposals map. The site has no specific designation or allocation but falls within a commercial area to the rear of the In 'N' Out service station and in close proximity to the adjacent B&Q superstore. The application site is in an out-of-centre location in terms of retail policy. Planning Policy Wales Edition 8 (January 2016) is clear that planning applications for retail developments, including redevelopment and extensions in out-of-centre locations should be assessed against the following tests:-
- (i) Compatibility with a Community or up-to-date Development Plan Strategy;
 - (ii) Consideration of need;
 - (iii) The sequential approach to site selection; and
 - (iv) The impact on existing centres.
- 8.2 Policy R6 of the Adopted Local Development Plan provides the development plan policy framework. Policy R6 only allows for retail development outside the Central Shopping Area, District and Local Centres identified on the Proposals Map if the proposal would meet the following criteria:-
- (i) There is a need for the proposed floorspace (with precedence accorded to establishing quantitative need);
 - (ii) That need cannot satisfactorily be accommodated within or adjacent to the Central Shopping Area, within a District or Local Centre;
 - (iii) The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the Central Shopping Area, a District or Local Centre or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres;
 - (iv) The site is accessible by a choice of means of transport; and
 - (v) The proposal is not on land allocated for other uses. This especially applies to land designated for employment and housing, where retail development can be shown to limit the range and quality of sites for such use.
- 8.3 Whilst the applicants have not supplied a retail statement in support of their application, it is recognised that TAN4 requires such statements for out of centre retail floorspace of 2500sq m and over. The TAN also states that it may be necessary for such assessments for some smaller developments; however, the reason for the threshold is that small stores are not likely to have any material negative effect on shopping patterns in the catchment. The application proposals relate to the development of 2 small retail units (Use Class A1) totalling 189.8sq m. As such the proposal is just 7% of the floorspace TAN4 envisages would trigger the need to undertake a retail impact assessment.
- 8.4 Given the scale, nature and location of the proposal i.e. 189.8sq m of A1 retail floorspace, located in a mixed use commercial area some distance from the nearest designated centre at Caerau Lane (1 mile walking distance and 4minutes drive time) it would be difficult to argue that the proposed retail floorspace would have an adverse impact on any designated centre. Similar "pod" type retail facilities have been permitted in other commercial areas, including employment areas and out-of-centre retail parks where they perform

complementary facilities for employees at the site and visiting members of the public. It is also noted that the proposed retail units will not have a commercial frontage, being located to the rear of the service station and as such they are unlikely to attract any significant additional passing trade from road users. Taking into account the above factors the application raises no land use policy concerns.

- 8.5 Other issues to consider are the impact on trees and landscaping, the amenities of neighbouring residents and traffic/parking issues. With regard to trees and landscaping, implementation of this development will result in the loss of a soft verge bounding the site to the north and north east and a reduction in the extent of other soft landscaping. However, information has been submitted which demonstrates that the impact of the development will be acceptable provided the developer complies with the recommendations in the submitted tree report with regard to tree protection, and the proposal includes the planting of 3 new trees to compensate for any losses.
- 8.6 With regard to traffic and parking issues, Transportation officers have no objections to the proposals. A Transport Note (TN) has been submitted in support of the application which demonstrates that the peak weekday period for the site would be between 1pm and 2pm, when 31 two way trips are forecast. This amounts to around one movement every two minutes, which is considered to be a negligible amount of traffic. The peak period for the site also falls outside the highway network peak hours, therefore I am satisfied that this development will not cause unacceptable traffic congestion. The TN also includes a car park accumulation study which shows that whilst there would be an increase in the demand for car parking spaces as a result of the application, that this would sit well within the total number of spaces that are provided on the site. As such there will be sufficient capacity available to accommodate the proposed development.
- 8.7 Regarding the impact on residential amenity, Pollution Control (Noise and Air) officers have no objections to the proposal subject to conditions controlling the level of noise emitted by fixed plant and equipment and limiting opening hours and delivery times.
- 8.8 In response to the points raised by Councillor Bradbury (see para. 7.1), evidence has been submitted which demonstrates that, although the development will lead to additional traffic visiting the site, the increase will be negligible and the development will not lead to unacceptable traffic congestion. Pollution Control officers have raised no concerns regarding noise pollution, which can be controlled by imposing conditions limiting noise from plant and equipment and restricting the hours of opening and delivery times, to ensure that neighbouring occupiers are not adversely affected. It should be noted that this application differs from the previous application (which was withdrawn by the applicant) in that it no longer relates to A3 uses (i.e. sales of food for consumption on the premises and/or hot food for consumption off the premises) and the reference to an outdoor seating area has been deleted from the plans. There are no concerns regarding retail policy and the impact on local shopping centres (see paragraphs 8.1 to 8.4 of this report). Concerns regarding light

nuisance can be addressed by a planning condition requiring details of any exterior lighting to be approved. Illumination of signage would require separate consent and can be considered if/when any such application is submitted.

- 8.9 With regard to the petition submitted in objection to the development, the issues raised by the petitioners are addressed in the report above.
- 8.10 In conclusion, there are no reasonable grounds for refusal of this application and it is recommended that planning permission is granted subject to the conditions set out above.



1:1250 SITE LOCATION PLAN

THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, SITE LEVELS AND AREAS WHERE GIVEN ARE APPROXIMATE AND SUBJECT TO SITE SURVEY UNLESS STATED OTHERWISE. ALL DIMENSIONS MUST BE CHECKED ON SITE. DO NOT SCALE OFF THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT'S AND/OR SPECIALIST'S DRAWINGS OR DOCUMENTS. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS OR DISCREPANCIES BEFORE THE AFFECTED WORK COMMENCES. ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY OTHER STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEER FOR CLARIFICATION.

PLANNING

Revision	Description	Date
A	Redline application boundary revised	11.07.16



Project Client
SITE AT CULVERHOUSE CROSS

Project Title
PROPOSED REDEVELOPMENT

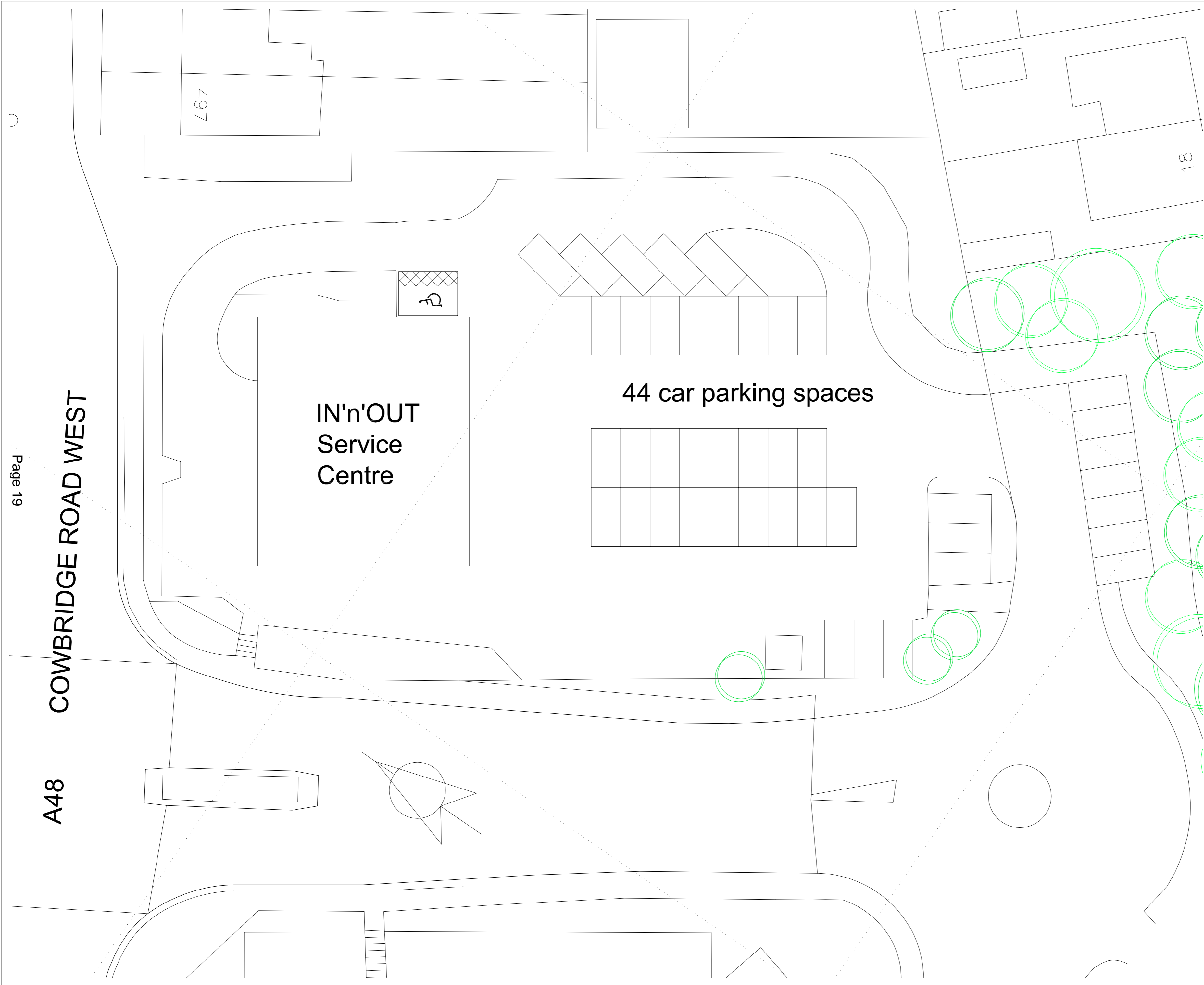
Drawing Title
SITE LOCATION PLAN

Scale	Drawn by	
1:1250	DTH	
Date	Job No.	Drawing No.
01/12/2015	15.323	PL 01
Rev.No.	Checked	Sheet Size
A		A3

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PLANNING

Revision	Description	Date



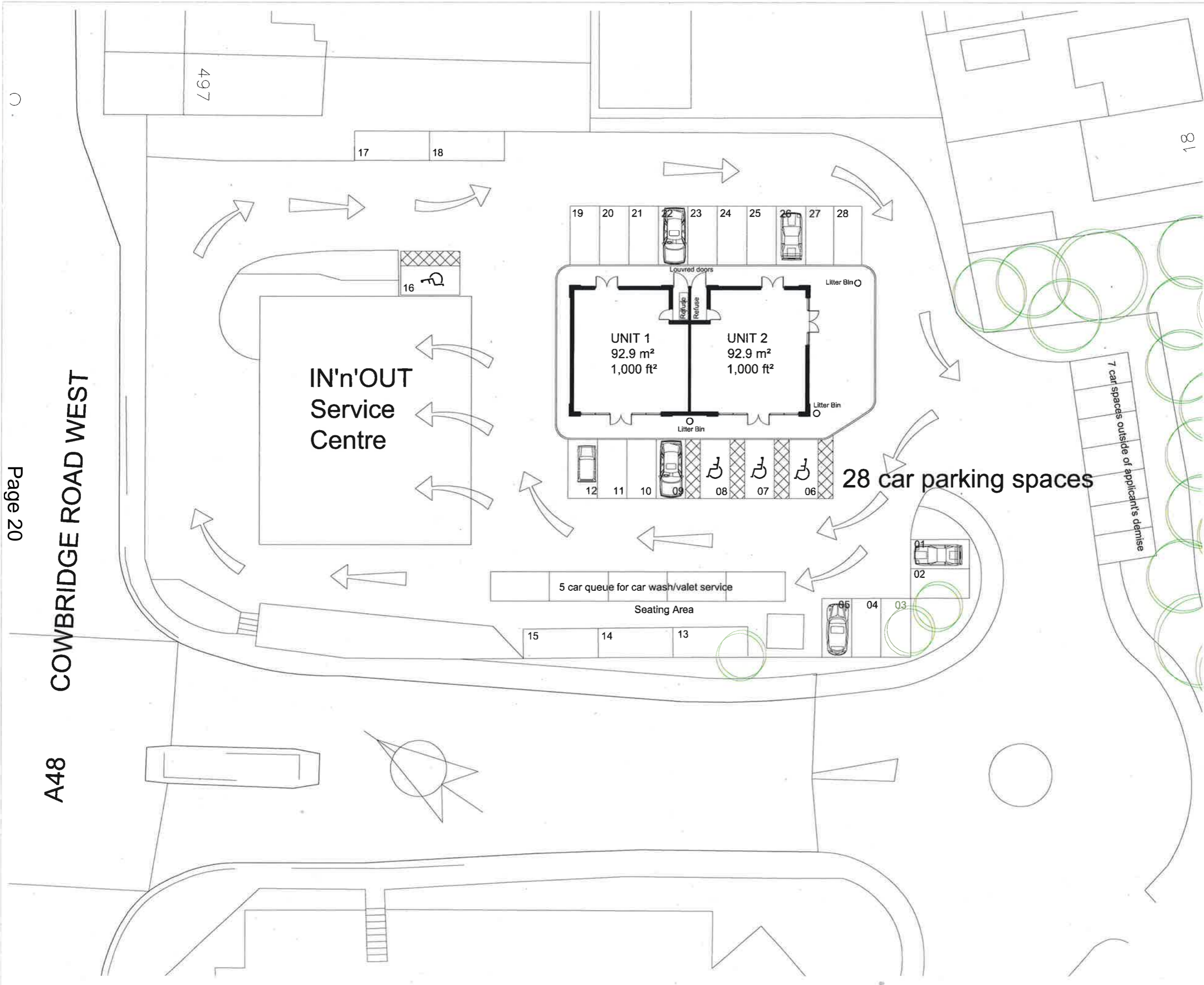
SITE AT CULVERHOUSE CROSS
PROPOSED REDEVELOPMENT

EXISTING SITE LAYOUT

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Date	Plot No.	Drawing No.
01/12/2015	15.323	PL02
Rev. No.	Checked	Sheet Size
		A2

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A48 COWBRIDGE ROAD WEST



PLANNING

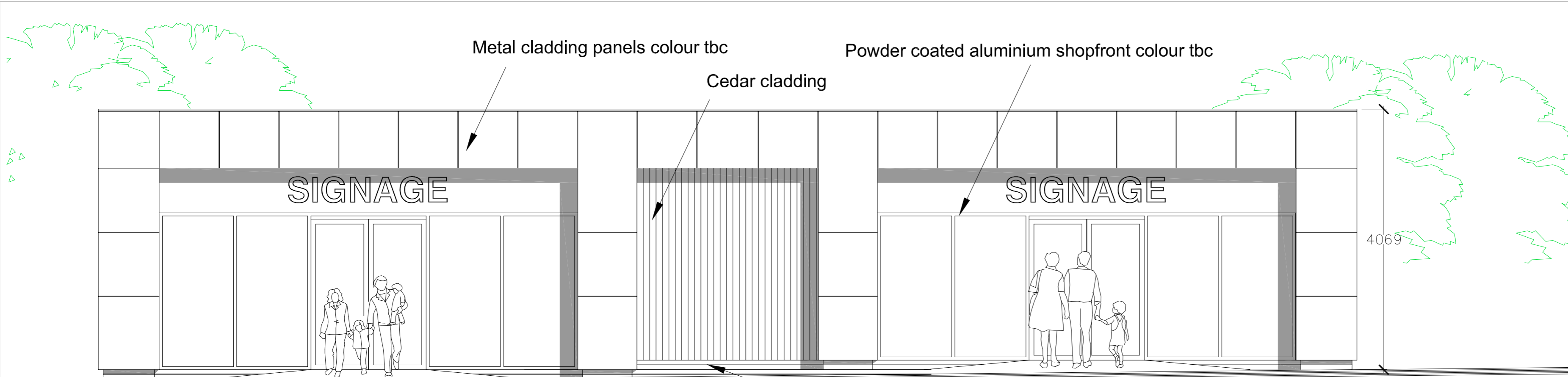
A Car spaces outside of applicant's boundary excluded from overall total 11.07.16



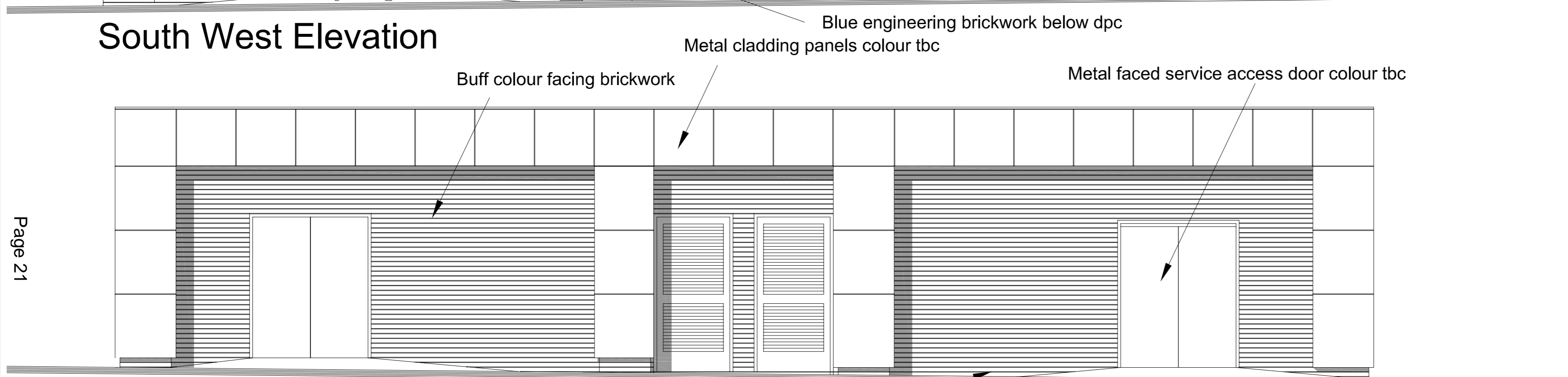
SITE AT CULVERHOUSE CROSS
PROPOSED REDEVELOPMENT

SITE LAYOUT

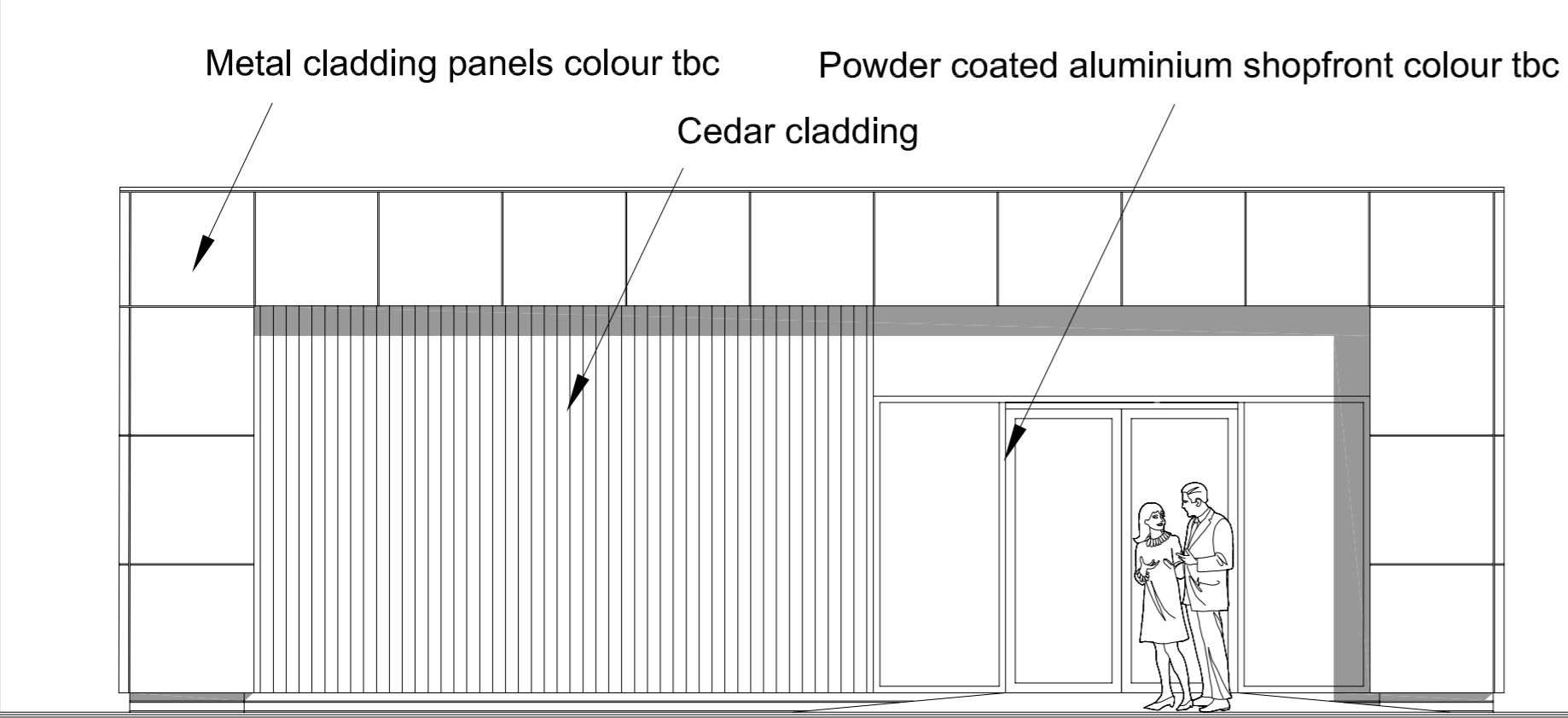
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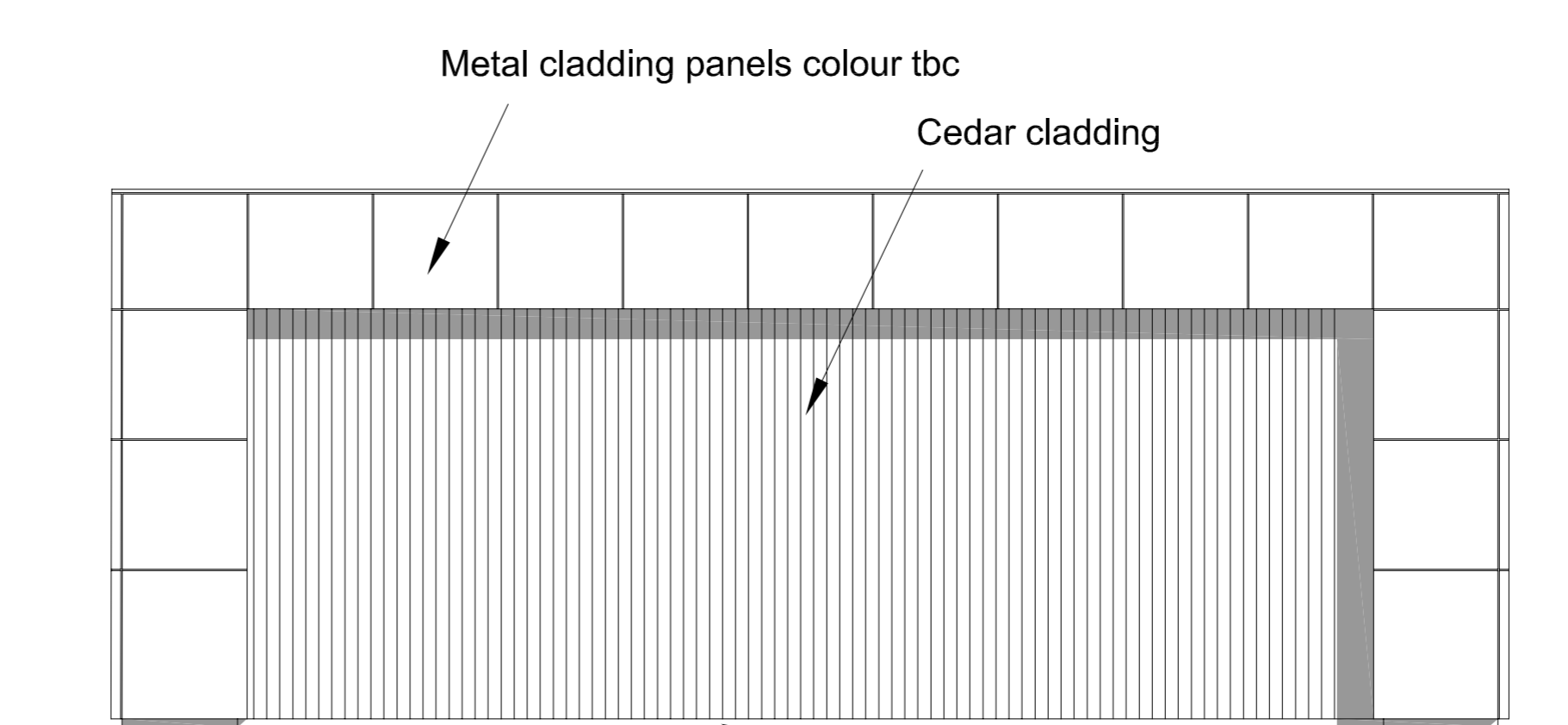
South West Elevation



North East Elevation



South East Elevation



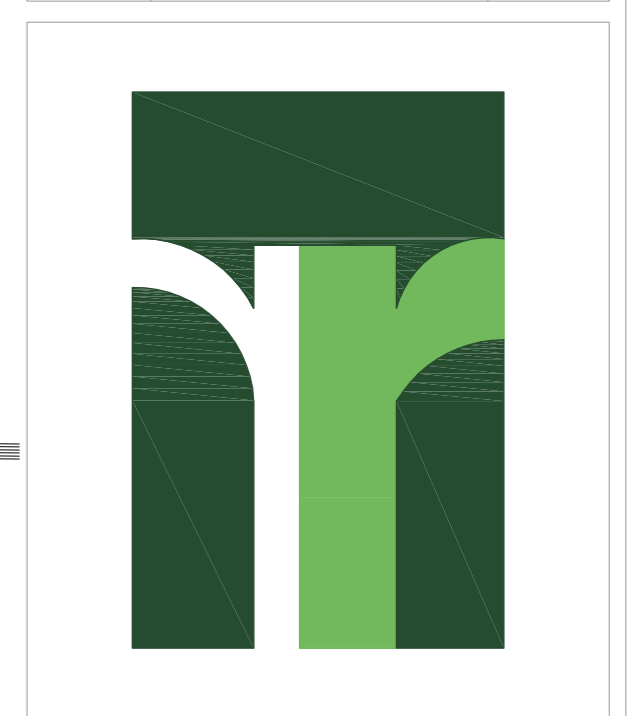
North West Elevation

Page 21

PLANNING

PLANNING

A	Louvred doors to refuse stores added	11.07.16



SITE AT CULVERHOUSE CROSS

PROPOSED REDEVELOPMENT

PROPOSED ELEVATIONS

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07/12/2015	15.323	PL05
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LOCAL MEMBER OBJECTION

COMMITTEE DATE: 12/10/2016

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

APP: TYPE: Full Planning Permission

APPLICANT: MR K DONNELLY

LOCATION: LAND TO REAR OF 90 MINNY STREET, CATHAYS,
CARDIFF, CF24 4EUPROPOSAL: 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, 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. C7A Specified Use Land
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. Amended plans have been received which show the area of wall to be retained at 3.5m being increased, to include the enclosures to the dwellings fronting Dalton St and Minny St.
- 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 an amended structure is shown that will accommodate up to 27 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 comments:

The SPG (Access, Circulation & Parking) stipulates a minimum of 1 off-street parking space per 25 students 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

- 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 16 individual letters/emails of objection have 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.
- Misrepresentation of the number of objections received, including a 50 signature petition;
- Misrepresentation in referral to 19 Dalton St;
- Non response to previous representations submitted;
- The latest report to Committee indicating permission has already been granted;
- Adequacy of the site visit of the 7th September 2016 as the Committee were unable to access the site;
- Misrepresentation stating in the report that the occupiers of no. 19 Dalton St will benefit from an 'enhanced environment';
- Misrepresentation in that the report states there will be 'little disruption or noise pollution';
- The provisions of the Human Right Act have not been addressed;
- No Environmental Impact report has been submitted. This is a statutory obligation;
- The extended waste bin facility reduces the available space;
- Reference is made to S106 legislation (S106BA, BB and BC relating to the Town & Country planning Act 1990 and the Growth and Infrastructure Act 2013).

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.

7.4 Subsequently, Councillor Merry submitted the following comments (also on behalf of Councillor Weaver & Knight)

Further objection from Cllrs Sarah Merry, Chris Weaver and Sam Knight

We are making an additional late representation as we are concerned that guidance under the Council's SPG are not addressed by the current application or by the report. Cardiff Council has specific policy on infill development due to the particular sensitivities of this type of development.

While the report refers to The Infill Sites Design Guide of 2011 as relevant policy we would wish to draw committee's attention to the following sections:

- 1.3 The overarching aims for this SPG are that infill development:
- Protects residential amenity, both of new and existing occupiers;
 - Makes a positive contribution to the creation of distinctive communities, places and spaces;
 - Is of good design which encompasses sustainability principles;
 - Responds to the context and character of the area;
 - Makes efficient use of brownfield land.
- 2.3 All development must be of good design and make a positive contribution to the adjacent townscape/landscape; should always make a positive contribution to the context of the area.

We do not believe that the report addresses the aim of the SPG that this type of development should protect the residential amenity of the new occupiers or the principle should be a positive contribution to the landscape and local area

- 2.9 As a general rule, backland development should be a subservient form of development (lower than the front facing properties). Replacement or new developments within similar sites should reflect this traditional pattern of development.

This development is clearly not subservient to the surrounding properties. The majority of the properties are two storeys and much of the development would be three storeys. The fact that the existing building is 3 storeys is irrelevant and we would like to draw your attention to the fact that the guidelines specifically refer to replacement developments in this section of the guidelines. It does not state that this will be acceptable if replacing a building of the same height.

- 2.10 The design of backland development must be based on a clear understanding of the effects that this type of development has on character and residential amenity. Problems that can occur which must be avoided, or minimised to an acceptable level, are:
- Loss of privacy and spaciousness;
 - Loss of daylight;
 - Inadequate access;
 - Loss of green/garden space;
 - Loss of car parking;

Again the guidelines recognise the specific sensitivities of infill development in terms of loss of privacy, spaciousness, daylight, access which we do not feel are addressed by this planning application

2.14 It is important to strike a balance between maintaining the established positive character of a residential street and introducing additional housing. To avoid a 'town cramming' effect, any proposals must:

- *Maintain a useable amenity space or garden for new as well as any existing dwellings/occupiers;*
- *Maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site;*
- *Maintain appropriate scale and massing which respects buildings in the vicinity of the site;*

The guidelines specifically refer to the need to avoid the "town cramming effect" which we believe this development creates in terms of density, massing and scale. We have particular concerns about the usable amenity space for the residents in view of the amount and also the character. If for example you consider the space between the proposed building and the wall backing on to May Street this will be overshadowed and more akin to a passageway than usable, pleasant amenity space in view of its width. The report states: "It is acknowledged that the available amenity space is limited, and its arrangement is constrained by the layout of the proposed development". We would argue that consideration of the constraints of the site should have been central when the developers were considering the density of the site rather than this being given as a reason for allowing the development. While the council is requesting section 106 payment towards open space it should be noted that there is no open space within close proximity of the site.

3.8 Infill, backland and site redevelopment must result in the creation of good places to live. This needs to be demonstrated through the quality of internal living space; private amenity space; and through adherence to principles relating to access, security, and legibility.

Please refer to our point above.

3.23 The character analysis should show how the infill development has taken account of and responded to existing building heights (number of storeys and floor to ceiling heights), scale and massing of buildings in the street.

As above – the building is significantly higher than surrounding buildings as is the massing.

3.24 For a backland site, a less conspicuous building of a lower scale in building height is often more appropriate to minimise overbearing and reduce impact on residential amenity

Again – as above

3. any increase in the intensity of existing accommodation will mean that careful consideration will need to be given to innovative solutions for useable amenity space, car parking provision, cycle storage and refuse storage facilities.

We do not believe that this has been addressed by the application

3.41 All developments must demonstrate how they positively contribute towards safe and secure Environments

There are specific concerns from residents about the impact on the security of their properties with the opening up of this plot and the reduction in the wall height. There are also specific concerns about the access from May Street which will open up a passage way which is currently secure, even if this is locked we know from other examples that it is likely to be left unsecured by residents wanting easy access.

4.1 Any infill, backland or site redevelopment must consider both the new and future occupiers' amenity, as well as neighbouring amenity of nearby dwellings.

As above

4.2 All new residential dwellings, as well as existing dwellings affected by the development, should maintain useable and appropriate external amenity space. This space should be integrated within the design proposals and not just be 'left over space' after planning.

As above – and we have emphasised that it specifically states that amenity space must not be left over space after planning.

4.9 The minimum overlooking distance from a habitable room window to a garden area of a separate dwelling should be 10.5m. Relying on obscurely glazed windows or non-opening windows is not a preferred means of achieving privacy.

The report recognises that this is not the case with the current application. Residents have made the point that while the existing building may be 3 storeys that it is very different to have people occupying a residential property.

4.11 To safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.

We believe that the overshadowing and overlooking of neighbouring properties has not been given proper consideration. In fact the pictorial example of bad planning in the guide is not dissimilar to the current application.

We also include a number of pictures supplied by a local resident. The first showing the kind of waste issues generated by an adjoining flat conversion owned by the developer:

Parking in Dalton Street in the evening – bear in mind this is at a time when the students are not around:

The introduction of 75% resident parking would not resolve the issues as there is a luncheon club used by many elderly people which as a result use cars to access the club and would be unable to park in the vicinity.

7.5 Councillor Clark objects to the proposals, making the following comments:

I am writing in support of local residents in their objection to the proposed development to the rear of 90 Minny Street, Cathays on the following grounds:

- The height of the proposed development will overlook neighbouring residential properties resulting in an overbearing development and an invasion of privacy.*
- The proposed development has insufficient on site allocation of car parking spaces. There are no allocated disabled spaces. We have seen again and again in Cathays that even if residents of developments are advised not to bring cars they do anyway.*
- Having such a high concentration of people living in such a small area is likely to lead to excessive noise and disturbance*
- The way the development is designed is likely to breach the security of neighbouring properties*
- There has been very poor consultation and resulting misunderstanding regarding this development. As a result it has not been possible to submit an earlier petition.*

7.6 Amended plans were received subsequent to the Committee meeting of the 14th September. Notification letters have been sent to interested parties (dated 20 September 2016), offering a further 10 days within which to make representations. Any subsequent representations not included above will be reported to Committee through the late representations process.

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.

The application was deferred by Planning Committee on the 10th August 2016 in order to undertake a site visit. That site visit took place on the 7th September 2016.

The application was further deferred by Planning Committee on the 14th September 2016 in order to undertake a second site visit, including gaining

access into the application site. That site will take place on the 5th October 2016.

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 3.5m 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 3.5m 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 3.5m 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 dwellings 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;
- Records relating to this application show that until the receipt of a late representation, 13 individual letters/emails had been received. There is no record of any petition. The total number of representations on record from No. 19 Dalton Street is 3, with a further letter apparently written on behalf of the occupier of no. 21 Dalton St;
- The only direct referral to 19 Dalton St is contained in the 'Facing Dalton Street' section of para. 8.7 above. This referral is relating to the indication of separation distances and is a factual statement in respect of the submitted plans;
- Individual representations to planning applications do not receive any formal response;
- This report does not indicate that planning permission has been granted. It makes a recommendation that is to be considered by Planning Committee;
- The site visit of Sept. 7th was undertaken in the knowledge that the site would be inaccessible. It is for the Chair and Members of Committee to consider its validity;
- This report does not state that occupiers of 19 Dalton Street will benefit from an 'enhanced environment'. Part 6 of para. 8.3 states '....it is considered that the scale and massing of Block 2 is such that the proposals result in a far more open environment';
- This report does not state that there will be 'little disruption or noise pollution'. Bullet point 13 of para. 8.8 above provides an indication as to why the effects of construction works cannot reasonably justify refusal of consent;
- With regard to development proposals and the provisions of the European Convention on Human Rights, the advice obtained from the Council's Legal Services is that - The established planning decision-making process assesses the impact which a proposal will have on individuals and weighs that against the wider public interest when determining whether development should be permitted. That is consistent with the requirements of the European Convention on Human Rights;
- The development proposed is not Schedule 1 or Schedule 2 Development as identified in the Town & Country Planning (Environmental Impact Assessment)(Wales) Regulations 2016. As such, an Environmental Impact Assessment is not required. The submission of such Assessments is not a statutory obligation in all cases;
- The refuse store shown on the latest amendment is the same size as that previously shown. The amended plans provide clarity that the store is capable of accepting the storage capacities required by the Council;

- The S106 legislation referred to in the representation is not material to the consideration of this application. The legislation is relevant to appeals relating to requested affordable housing contributions under Section 106 of the Act. The proposals under consideration do not generate an affordable housing contribution. In addition it should be noted that the legislation quoted is not applicable in Wales.

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.

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

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



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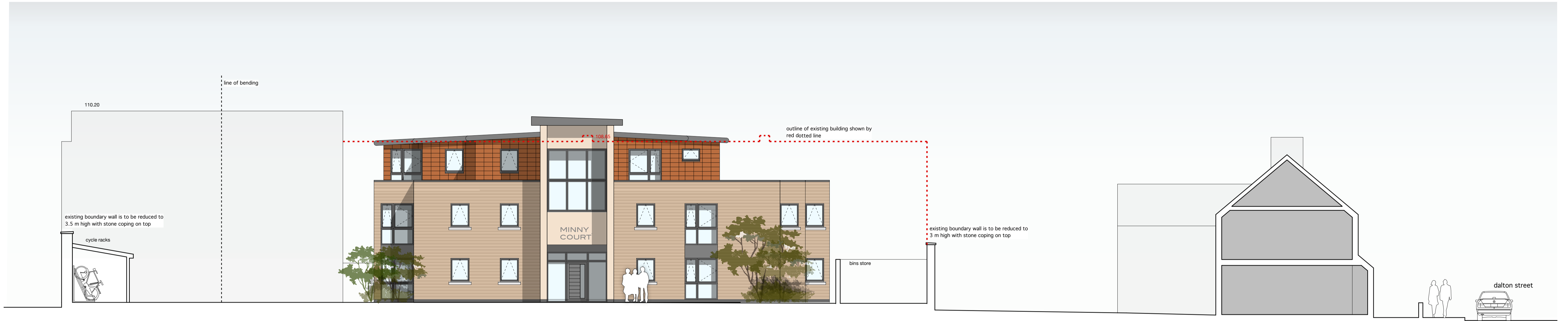
C	12.01.16	plans updated
B	14.12.15	plans updated from planner's comments
A	08.12.15	block one plan updated
Rev	Date:	Action:

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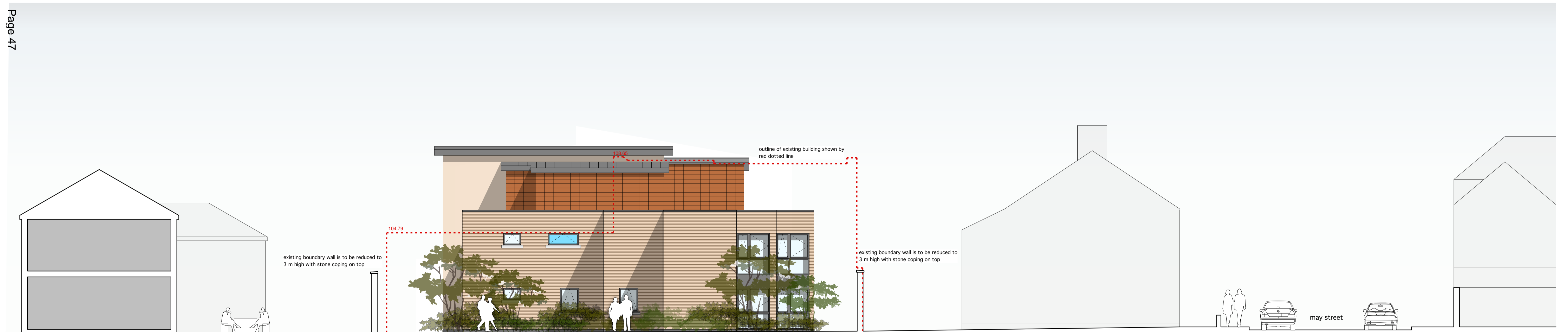
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 Kevin Donnelly
 Minny street, Cardiff
 Proposed site plan
 1:100 @ A1
 1936-201
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6 north road, cardiff, cf10 3du
 030 2034 0491
 www.cfw-architects.co.uk

1:100 @ A1 **planning - proposed site plan**



elevation 1



elevation 2

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1:100 @ A1 | 02 | 04 | 06m | 10m

planning - proposed street elevation



Rev	Date	Action
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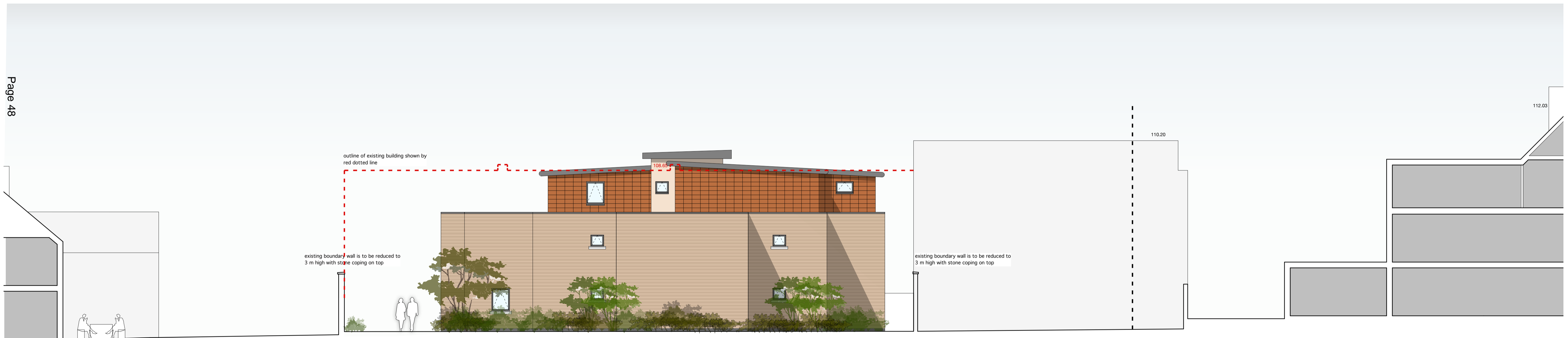
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Kevin Donnelly
Minny street, Cardiff
site elevations
1:100 @ A1
1936 - 307

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elevation 3



elevation 4



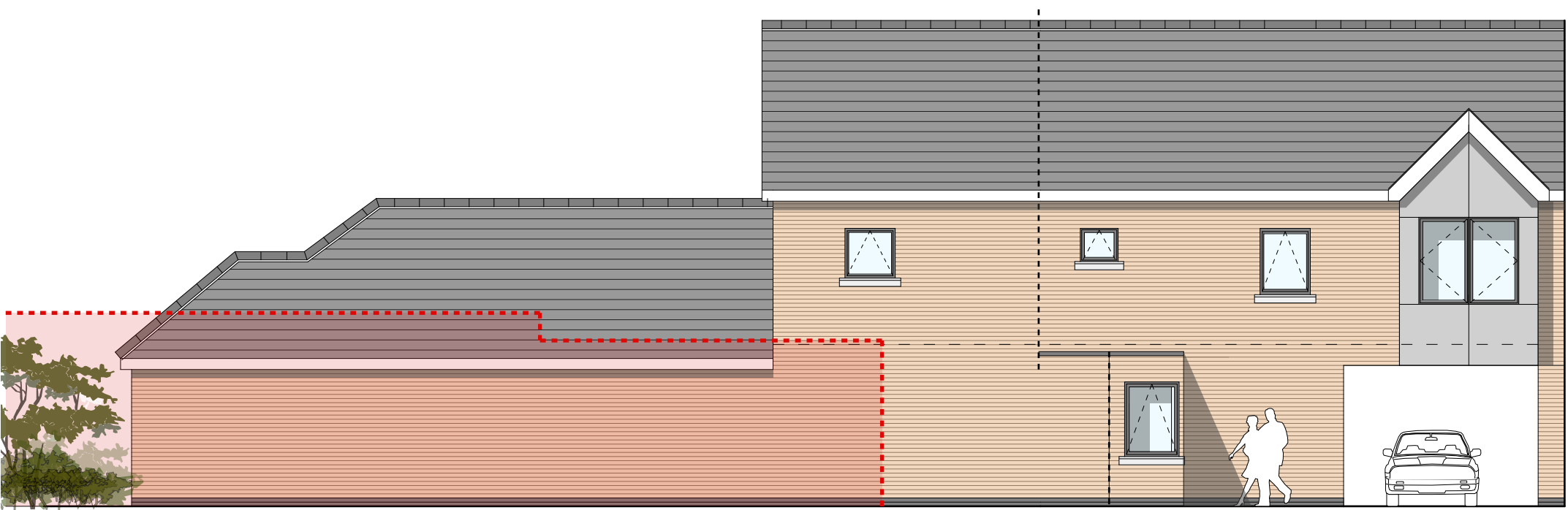
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Mimny street, Cardiff
site elevations
1:100 @ A1
1936 - 308

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planning - proposed street elevation



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

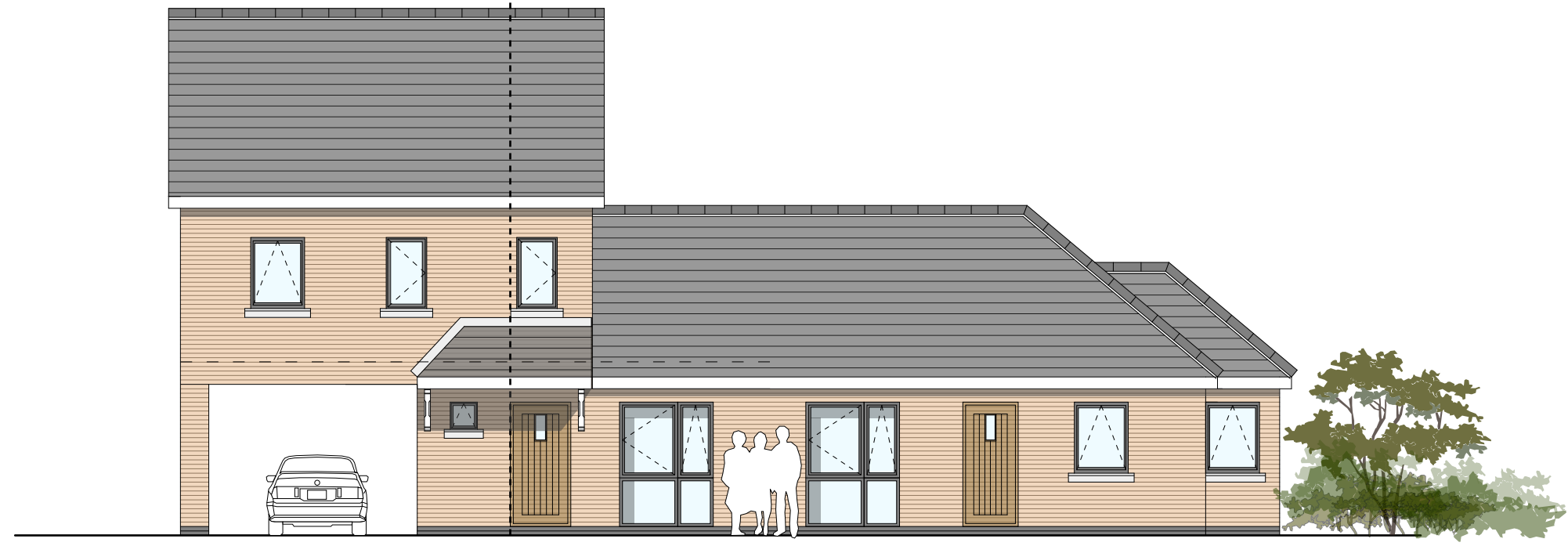
elevation 1

Page 49

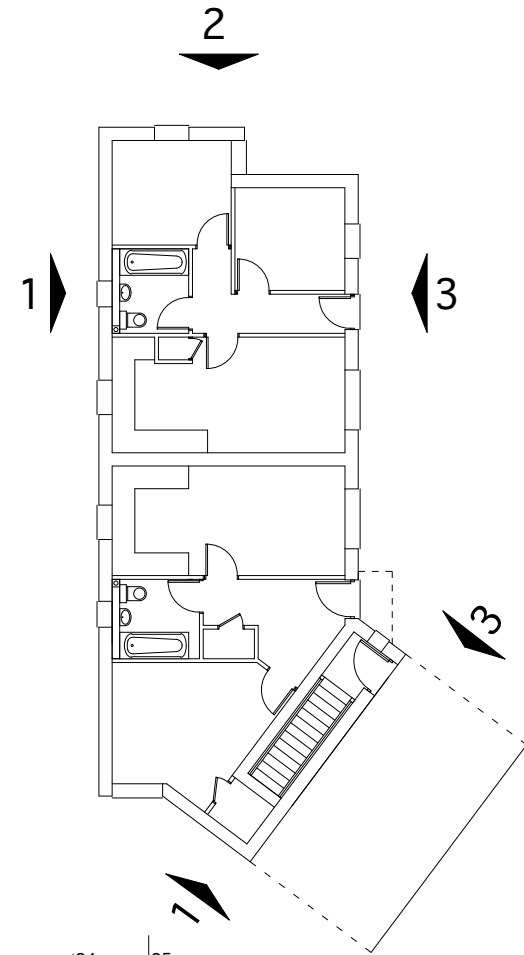


existing boundary wall is to be reduced to 3.5 m high with stone coping on top

elevation 2



elevation 3



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

Rev	Date:	Action:

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

1936 - 304

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PETITION / AM CONCERNS

COMMITTEE DATE: 12/10/2016

APPLICATION No. **16/01558/MJR** APPLICATION DATE: 08/07/2016ED: **LLANISHEN**

APP: TYPE: Full Planning Permission

APPLICANT: Wates

LOCATION: WALKER HOUSE CHILDRENS HOME, 158 FIDLAS ROAD,
LLANISHEN, CARDIFF, CF14 5LZPROPOSAL: DEVELOPMENT OF 16 DWELLINGS ON THE FORMER
WALKER HOUSE SITE OFF FIDLAS ROAD, (12NO. OPEN
MARKET SALE DWELLINGS WITH 4 AFFORDABLE
DWELLING HOUSES), ASSOCIATED LANDSCAPING,
ACCESS AND HIGHWAYS 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 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following approved plans:

<i>Title</i>	<i>Drawing. No.</i>
Site location plan	3516-PA-001
Site layout plan	3516-PA-003A
Street elevations (1 of 2)	3516-PA-200A
Street elevations (2 of 2)	3516-PA-201A
House type B	3516-PA-100
House type C	3516-PA-101
House type D2	3516-PA-102
Boundary details	3516-PA-301
Planting plan	16-24-PL-201A
Drainage layout	CAM-00-00-GA-C-100-P3

Reason: The plans form part of the application.
3. E1B Samples of Materials
4. C3F Details of Access Road Junction
5. E3D Retain Parking Within Site
6. D3L Details of Roads (Development)

7. No development shall take place until full engineering drawings of the highway improvements on Fidas Road have been submitted to and approved in writing by the Local Planning Authority. The works to comprise carriageway markings as illustrated on Cardiff Councils drawing number PRJ038. The highway improvement works shall be implemented in accordance with the approved details prior to 1st occupation of the development. Reason: To ensure that use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site.
8. Prior to commencement of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority. This scheme shall include details of how the existing nursery will continue to operate whilst the construction is taking place, together with construction traffic routes, site hoardings, site access, parking of contractor's vehicles and wheel washing facilities. The development construction shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity.
9. D4X Tree Protection - Complex Sites with On
10. C4P Landscaping Design & Implementation Pro
11. C4R Landscaping Implementation
12. Prior to the commencement of superstructure works details of the acoustic performance of the proposed glazing, as set out in the Noise and Vibration Assessment report (Wardell Armstrong June 2016), shall be submitted to and approved in writing by the LPA. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation.
Reason: To ensure the amenity of future occupiers is not prejudiced.
13. *Unsuspected contamination:* In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination

to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

14. *Imported topsoil:* 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 by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
15. *Imported aggregates:* Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
16. *Site won materials:* 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 in accordance with policy EN13 of the Cardiff Local Development Plan.
17. No development shall take place until a site assessment, including ground permeability testing, has been undertaken to determine whether sustainable drainage techniques can be utilised, and a drainage scheme for the disposal of both surface water and foul water including any connection to the existing drainage system has been submitted to and

approved by the Local Planning Authority. The works shall be implemented in accordance with the approved details.
Reason: To ensure an orderly form of development.

18. No development shall take place until details of the means of site enclosure have been submitted to and approved by the Local Planning Authority. The scheme shall be constructed in accordance with the approved details prior to the development being put into beneficial use.
Reason: To ensure that the amenities of the area are protected.
19. Details of provisions to be made for the incorporation of a minimum of one bat box and one bird box, in suitable locations on buildings or in trees retained on the site, shall be submitted to and approved in writing by the Local Planning Authority, and the approved items shall be installed within a timescale agreed by the Local Planning Authority.
Reason: In the interests of biodiversity and the protection of European Protected Species.
20. No clearance of trees, bushes or shrubs to 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 vegetation immediately (48 hrs) before works commence.
Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981.

RECOMMENDATION 2: Highway Works – The highway works condition and any other works to existing and new public highways (to be undertaken by the developer) are to be subject to an agreement under Section 278/ 38 of the Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 3: 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 4: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- Unprocessed / unsorted demolition wastes.
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer. Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 5 : 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.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A detailed application to construct 16 dwellings comprising 12no. market family houses (all 3 bed dwellings) and 4no. affordable family houses (2no 2 bed and 2no. 3 bed dwellings), on the site of the former Walker House Children's Home (demolished 2011). The proposals include the improvement of the access road and footpath into the site from Fidas Road and will maintain access to the 'Noah's Ark' day nursery.
- 1.2 The application is made by Wates Living Homes, Housing Partnership Programme (HPP) development partners for Cardiff Council. The aim of the HPP is to build around 1500 mixed tenure high quality homes across 40 Council-owned sites (40% affordable overall).
- 1.3 Amended plans have been received addressing separation distances, improved link to footpath, and details of access road.
- 1.4 The layout arranges the dwellings in four short terraces plus one pair of semi-detached dwellings around a curved T-shaped cul-de-sac. The layout is dictated by separation distances from neighbouring properties and by the root protection areas of protected trees to the north and west. The 2-storey houses are of traditional design with tiled pitched roofs and brick elevations. All the houses have back and front gardens.

- 1.5 Just before the access road enters the main body of the site the road ramps up to footpath level creating a shared surface for pedestrians and vehicles. Beyond the access road T-junction surface materials change to further prioritise pedestrians over vehicles and create attractive pedestrian friendly spaces. The shared surface has been designed in accordance with 'Manual for Streets' and 'Homezone' principles, and best practice for disabled users.
- 1.6 The houses are set back from the street with parking for one vehicle located to the front in most cases. Four of the plots (1, 3, 8, and 9) benefit from 2 parking spaces. Visitor parking is integrated within the shared surfaces. A total of 24 parking spaces, including 3 visitor spaces, are provided. A small area of landscaped amenity space, incorporating the gated link to the public footpath, is located at the head of the access road. A layby on the access road acts as a pick-up and drop-off zone for the nursery.
- 1.7 The T-junction is designed as a turning head for refuse and other large vehicles and hardstandings for the use of residents on refuse collection days are located in this area.
- 1.8 Column-mounted lighting is located within the new shared surface areas and on the access road to comply with the Council's requirements and the recommendations of the Bat Conservation Trust and Secured by Design.
- 1.9 Nine individual trees (1 category A; 2 category B; 5 category C; 1 category U) and one tree group (category C) are to be removed. Twenty replacement trees are proposed.
- 1.10 The following information is submitted in support of the application:
- Design and Access Statement
 - Pre-development Tree Survey & Assessment
 - Tree Constraints Plan
 - Arboricultural Method Statement
 - Transport Statement (amended version recd. 14.9.16)
 - Noise and Vibration Assessment Report
 - Stage 1 Road Safety Audit
 - Addendum to RSA Stage 1 report
 - Extended Phase 1 Habitat and Species Assessment
 - Ecological Report following a Reptile Survey
 - Soil Resource Survey and Plan
 - Flood Consequence Assessment and Drainage Strategy

2. **DESCRIPTION OF SITE**

- 2.1 The irregular shaped application site (0.56 ha) has an existing access from Fidas Road. To the south the site is bounded by the nursery school and the back gardens of nos. 170 – 176 Fidas road; to the north-west by the back gardens of nos. 6 – 9 Georgian Way; to the north and north-east by 'Court Field'

an area of formal amenity open space used for recreation; and to the east by the Valleys railway line embankment.

- 2.2 Existing access is from Fidas road with a narrow access road running north into the main portion of the site. To the west of this road is no. 160 Fidas road. Immediately to the east of the road next to the rail way a public footpath links Fidas Road with Court field and Station Road and Llanishen station to the north.
- 2.3 The boundary with the railway is lined with mature trees and dense vegetation. The boundary with Court Field to the north is lined with mature trees and to the north-west and west there are a number of mature trees located in the back gardens of the Georgian Way and Fidas Road close to the boundary. The tree survey identifies 11 trees on the site of which 1 is category A (high quality, retention desirable), and 3 are category B trees (moderate quality, estimated 20+ years of life) on the site. The remaining 7 are category C (low quality, estimated min 10 years life), or U category (to be removed).
- 2.4 The group of trees to the northern boundary with Court Field recreation ground is surveyed as category A, the small group to the west on the boundary with no. 9 Georgian Way as category C, and the offsite woodland to the east as category B. The 4 no. category A oak trees located within the adjacent rear gardens of nos. 174 & 176 Fidas Road and nos. 6 & 8 Georgian Way are of note and are protected by a TPO.
- 2.5 The site is in a predominantly residential area with large Victorian semi-detached dwellings on Fidas Road, a street of Victorian terraced houses directly opposite the site access (Wyndham Terrace), and a relatively modern development of detached houses arranged around a cul-de-sac to the north-west of the site (Georgian Way).
- 2.6 The Llanishen local shopping centre on Ty-Glas Road is located about 700m to the west accessed via Fidas Road and Station Road. Llanishen railway station is about 500m to the north with direct pedestrian access via the existing footpath. Bus services to Thornhill and the City Centre run along Fidas Road (bus stops located within 150m of the site).

3. **PLANNING HISTORY**

- 11/01981/DCO: Prior approval granted in July 2011 for demolition of the 2 storey Walker House.

4. **POLICY FRAMEWORK**

National policy

- 4.1 Planning Policy Wales (PPW) Edition 8, 2016 favours the sustainable re-use of previously developed land.
- 4.2 The following Technical Advice Notes (TANs) are relevant:
 - TAN 12: Design (2009)

Local policy

- 4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-
- KP5 Good Quality and Sustainable Design
 - KP7 Planning Obligations
 - EN8 Trees, Woodlands and Hedgerows
 - EN12 Renewable Energy and Low Carbon Technologies
 - EN13 Air, Noise, Light Pollution and Land Contamination
 - EN14 Flood risk
 - T1 Walking and Cycling
 - T6 Impact on Transport Networks and Services
- 4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:
- Cardiff Residential Design Guide (2008)
 - Open Space (March 2008)
 - Biodiversity Parts 1 & 2 (June 2006)
 - Access, Circulation and Parking Requirements (2010)
 - Waste Collection and Storage Facilities (2007)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Land Use Policy: The application site is a vacant brownfield site, with the former children's home, Walker House, having been demolished. The application site is located within the settlement boundary as defined by the proposals map and has no specific policy designation or allocation. The immediate context of the site is residential. Taking into account the above factors, the application raises no land use policy concerns.
- 5.2 Housing Strategy: This scheme forms part of the Council's Housing Partnership Programme (HPP) which is a partnership between the Housing Development Team and Wates Living Homes. The aim of the HPP is to build around 1,500 mixed tenure, energy efficient, sustainable and high quality homes across circa 40 Council owned sites within Cardiff. Overall, the programme will provide 40% affordable homes across the portfolio of sites with the remaining dwellings being placed on open market sale by Wates Living Homes.
- 5.3 This planning application is for the proposed new-build development on the site at the former Walker House Children's Home, 158 Fidas Road, Llanishen which will provide a total of 16 dwellings, all houses.
- 5.4 In terms of the affordable housing, the proposal is for 4 affordable homes (25%), to be owned by Cardiff Council for social rented accommodation. The mix of the units is: 2 x 2 bed houses; 2 x 3 bed houses. This proposal exceeds the planning policy requirements of 20% on brownfield sites, and we are fully supportive of this affordable housing scheme.
- 5.5 NB A proportion of the affordable housing units on the site may be sold by the Council to 1st time buyers as low cost shared equity housing. The low cost

shared equity housing units may be offered for sale at a percentage of the Open Market Value, with the residual equity held by the Council. The exact quantum and percentage equity share purchase price is yet to be determined.

- 5.6 Parks Service: 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 £39,269. I enclose a copy of the calculation.
- 5.7 Subject to approval from Ward Members the identified use for the S106 contribution from this development is upgrading the public footpath from Fidlas Road to Courtfield Lane. The footpath is currently poorly surfaced, with overgrowing vegetation and insecure fencing on the development/ open space side. It provides access to Courtfield recreation ground and is a potentially important link to Llanishen Station.
- 5.8 Transportation: With reference to the above, we would make the following comments: A Transport Statement (TS) has been submitted in support of the application which sets out the transport issues relating to the proposed development site. It also considers the sites location and its accessibility by all modes of transport. Whilst its proximity to local facilities is generally acceptable, the nearest (inbound) bus stop does not have a bus boarder and therefore would not be accessible to those residents who require such facilities. It would therefore be recommended that a financial contribution be secured in order to provide this.
- 5.9 It is also noted that access to the railway network via Llanishen Railway Station is limited in terms of the suitability of the existing footpath.
- 5.10 A number of concerns have been raised regarding accidents at the location of the existing roundabout to the west of the access on Fidlas Road. Whilst there would be a limited number of additional vehicle movements as a direct result of this development, there would be an increase in vehicular trips over and above that which currently exists, i.e. 69no. (2 way) over a typical day. As such it could be argued that there would be a worsening of the existing situation.
- 5.11 The Council has identified a scheme of improvement works at this roundabout which is currently awaiting funding and which could be taken forward. These works would be of benefit to residents and visitors of the application site and also existing users of the highway network.
- 5.12 At the location of the existing/proposed access it is considered that there would be a limited increase in the number of vehicle movements during the network peak hours. Vehicle speeds are generally low along this section of Fidlas Road (due to the alignment and the presence of the bridge pier) and traffic accident data from the last 5 years does not reveal any accidents at this specific location. In view of this the proposed access arrangements are considered acceptable subject to detailed design to be controlled by condition.

- 5.13 The access road off Fidlas Road appears to be too long and straight to be suitable for a shared surface. The TS refers to a 5.5 metre wide road plus footway – but this isn't clear from the drawings, i.e. If a footway is to be provided then it is not clear where this would terminate and where the shared surface would begin, together with no indication of any gateway feature in order to emphasise the transition. The Road Safety Audit (RSA) refers to a shared surface approach, so there is an element of inconsistency here between the two documents. A condition is included below relating to the internal road layout in order to address this.
- 5.14 The RSA also makes reference to refuse vehicles having to reverse to the bin storage areas. Please could you advise whether Waste Management is happy with this arrangement.
- 5.15 The TS also doesn't address the issue of the parking requirement that would be retained for the nursery school and whether the proposed car parking would be adequate.
- 5.16 On the basis of the above the officer confirms there is **no objection** to the application subject to retention of parking, access details, road details, provision of road, highway improvements including improvements to the roundabout and highway markings on Fidlas Road, and construction management plan conditions, and a Section106 contribution of £4,240 for the provision of a bus boarder kerb at bus stop reference 10675 (inbound).
- 5.17 Pollution Control (Contaminated Land): No objection subject to standard unforeseen contamination, imported aggregates, imported soils and use of site-won materials conditions, and a contamination and unstable land advisory notice.
- 5.18 Pollution Control (Noise & Air): The Officer notes that an acoustic assessment (including noise and vibration) has been undertaken by Wates Construction Ltd, (Wardell Armstrong) dated June 2016, due to the proximity of the railway line to the east.
- 5.19 The applicant has outlined a glazing and ventilation scheme (6.2.3 page 16) and detailed it in Appendix B and C. It is stated that this will allow for passive ventilation to be provided in noise sensitive rooms with windows closed and that they consider that purge ventilation can be provided via extractor fans in kitchen/bathrooms and through the occasional opening of windows as required.
- 5.20 The Officer is not satisfied that this will provide sufficient ventilation for the proposed dwellings, without having to open windows onto a noisy environment. He is of the opinion that a scheme of mechanical ventilation, or similar should be produced for the development.
- 5.21 The applicant recommends that dwellings located on this site boundary will have acoustic glazing in their windows to ensure the comfort of their occupants.

The Officer requires additional product details of the glazing and frames that are intended to be used in the houses.

- 5.22 The vibration impact assessment on page 14 of the report states that significant vibration impacts from train movements along the railway line are not anticipated, however, consideration should be given to the underlying ground conditions, foundations and final construction details of the building. The developer must consider these factors during construction.
- 5.23 Standard road traffic noise and railway noise and vibration conditions are requested.
- 5.24 Waste Management: No objection.
- 5.25 Trees: Insufficient space is afforded by this development to replace the existing A and B category trees with trees of equivalent size and longevity.
- 5.26 T4 is a 22m poplar with 12m radial branch spreads, 'weak structure' and that is 'slightly unbalanced'. The survey does not identify it to species but most poplars, particularly when mature, are vulnerable to major branch failures and are not appropriate subjects for retention in a residential context unless they are afforded much greater space than T4 has been. I do not consider reliance on the tree being regularly cut back to be good design, and it runs contrary to the advice in BS 5837:2012. Trees are being required to 'move' to accommodate development, rather than the design of development being adapted to accommodate good quality trees.
- 5.27 Plot 1 will be grossly shaded and over-dominated by the off-site oaks.
- 5.28 Plots 8-12 may not be grossly shaded, but over-dominance is not simply a matter of shading. My experience is that ash trees at this proximity to gardens and dwellings are certain to be a perceived nuisance due to leaf fall, self-seeding, branch failure and loss of direct light. Ash are quick growing, but also quick failing trees, that rarely sit comfortably in a residential context. The result of cutting back will be vigorous re-growth exacerbating nuisance problems and likely making the trees more unbalanced.
- 5.29 The Tree Officer would like to see this development re-designed to give space for retained 'A' and 'B' trees to be able to grow to their full potential, and for new trees equivalent to the 'A' and 'B' trees lost to do likewise. He cannot see how this can be achieved without a significant reduction in the density of development.
- 5.30 Ecology: Note that a reptile survey was undertaken in respect of this application, and that no reptiles were found to occur on this site. Therefore, no further consideration of these species is required. It is also noted from the Phase 1 survey report that some of the trees on site are sizable enough to have the potential to support bats, but that none of the ones inspected showed evidence of suitable features. Therefore no further bat surveys are needed.

- 5.31 Bushes and trees on the site which need to be removed may support nesting birds in the spring, so we should attach our usual nesting birds condition.
- 5.32 The loss of trees and shrubs and the impact of new building is likely to lead to a reduction in habitat quality for bats and birds, even if no specific roosts are identified. Therefore, in line with other developments in Cardiff, we should require some compensatory provision in the form of bat/ bird boxes.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water: No objection subject to DCWW standard conditions.
- 6.2 South Wales Police: No objection and confirm that SWP were engaged in the pre-app discussions and this has been reflected in the DAS
- 6.3 Natural Resources Wales (NRW): No objection.
- 6.4 Network Rail (NR): Network Rail notes that the retaining wall adjacent to the access road is in their ownership, which raises safety concerns should any excavations be planned for a service trench in front of the wall. Network Rail would therefore object to any excavations being carried out at this location. NR note there is a grass verge the other side of the access road, and would recommend that utilities be installed at that location. This can be controlled by an appropriately worded planning condition.
- 6.5 Standard comments and requirements for the safe operation of the railway and the protection of NR assets are included in the response.

7. **REPRESENTATIONS**

- 7.1 The proposals were advertised as a major application in the press and on site, and local members and neighbours were consulted. A public consultation was carried out by the developer at the local scout hall on 24.5.16. Neighbours, local member and objectors were notified of amended plans.
- 7.2 A valid petition of objection with 75 signatures has been received objecting to the development on the following grounds:
- Removal of trees resulting in adverse impact on wildlife habitats, in particular bats, potential worsening of water run-off into Fidlas Road properties from an already waterlogged field, and loss of noise and dust barrier between railway and properties on Georgian Way and Fidlas Road;
 - Impact of development on TPO trees, in particular future management pressures (pruning/felling) on occupants of Georgian Way/ Fidlas Road and Cardiff Council;
 - Impact of TPO trees on amenity of future occupiers – overshading, shedding of leaves and branches on back gardens;
 - Existence of pond on site;
 - Restricted sightlines for traffic turning right out of the site
 - Road Safety Audit does not address safety concerns over existing access

- Invalid comparison of access sightlines with access sightlines from Wyndham Terrace
- Reliability of Transport Statement traffic survey data. Local residents are of the opinion that traffic levels on Fidlas road at the time of the survey were considerably lighter as a result of roadworks at the Rhyd Y Pennau/ Fidlas Road roundabout leading to people taking alternative routes;
- Overdevelopment of the site – a smaller more exclusive development would be preferred.

7.3 Julie Morgan, AM for Cardiff North, raises the following concerns on behalf of the local residents, some of which she shares:

- Removal of trees acting as a sound barrier and dust collector;
- Conflict between traffic using the site (residents and deliveries) and day nursery users;
- Reliability of Transport Statement traffic survey data (see above);
- Restricted sightlines for traffic turning right out of the site, particularly cyclists;
- Insufficient parking for nursery users (only pick-up and drop-off);
- Overlooking of properties on Georgian Way;
- Overdevelopment;
- May lead to further development in Court Field.

7.4 A total of 6 individual representations have been received from residents of Fidlas Road and Georgian Way, objecting on the following grounds:

- Loss of privacy;
- Impact of development on TPO trees;
- Reliability of Transport Statement traffic survey data (see above);
- Restricted sightlines for traffic exiting right, particularly cyclists;
- Increased pressure for spaces at local schools;
- Removal of trees acting as a sound/ dust barrier, and habitat for wildlife;
- Loss of market value of adjoining properties as a result of the development;
- Overdevelopment of the site;
- Invalid comparison of access sightlines with access sightlines from Wyndham Terrace;
- Substandard separation distances (loss of privacy/ overlooking concerns);
- Lightspill into existing property from proposed street lighting;
- Location of bin area adjacent no. 9 Georgian Way boundary;
- Insufficient turning space for refuse and emergency vehicles;
- Egress on Fidlas Road should be left turn only;
- Potential loss of Court Field recreation ground;
- Increased traffic leading to increased noise and safety concerns resulting from Fidlas Road blind spot;
- Construction traffic noise and disruption;
- Inadequate parking provision for nursery school during construction phase;
- Overdevelopment – proposal not in keeping with the character of the area (typically larger houses and gardens).

8. **ASSESSMENT**

- 8.1 The proposed residential use in an established residential area does not raise any land use policy concerns.
- 8.2 The numbers, layout and design of the housing is acceptable and is in keeping with the character of the area. The number of parking spaces is acceptable, as are access arrangements to the nursery. The nursery has confirmed that parking provision and pick-up and drop-off arrangements are acceptable.
- 8.3 The Tree Officer's concerns are noted however the loss of 9 individual trees (including one A category tree and 2 B category trees) and one tree group is mitigated to an extent by 20 replacement trees. New development is sited outside the root protection areas of the offsite protected trees. Tree protection and landscaping conditions are imposed.
- 8.4 In relation to the access from Fidas Road, the Transport Officer has no objection given the limited increase in the number of vehicle movements during the network peak hours, the generally low vehicle speeds along this section of Fidas Road because of the alignment and proximity of the bridge pier to the east, and the lack of any accidents at this specific location. NB The Transport Statement and Road Safety Audit reached the same conclusion.
- 8.5 *Adequacy of Road safety Audit (RSA):* The addendum to the RSA dated 13.9.16 confirms that the sightline and the operation of the junction was considered and confirming that if the proposal involved retaining an unsafe access and egress and increasing the risk of conflict then this would have been included in the report. The conclusion reached was that the unsatisfactory sightline is self-evident and that drivers are consequently likely to emerge cautiously.
- 8.6 Following issue of the Stage 1 Road Safety Audit report the Audit Team have been presented with traffic flow forecasts indicating an additional 8 vehicle movements during the am peak and 6 additional vehicle movements in the pm peak as a result of the development. This compares to 26 am peak trips generated by the nursery and 21 during the pm peak. Whilst this is an increase of the order of 25-35%, it still represents a low number.
- 8.7 CrashMap shows that during the 5 year period 2011-15 there were no recorded accidents at this access junction. There were also none in the vicinity of the railway arches and only one slight injury accident at the roundabout. As such, the available data is consistent with the Audit Team's own observations and does not indicate that the junction is currently operating unsafely.
- 8.8 Regarding the safety of the existing access/ egress the Audit Team was not advised of any departures from standards, although the exit from the site does have a restricted sightline to the left and we noted this whilst on site. However, the Audit Team's view was that although the exit was certainly not good, 'it looked like what it was'. Observed speeds from either direction were not excessive and we considered that drivers exiting the site would be likely to turn

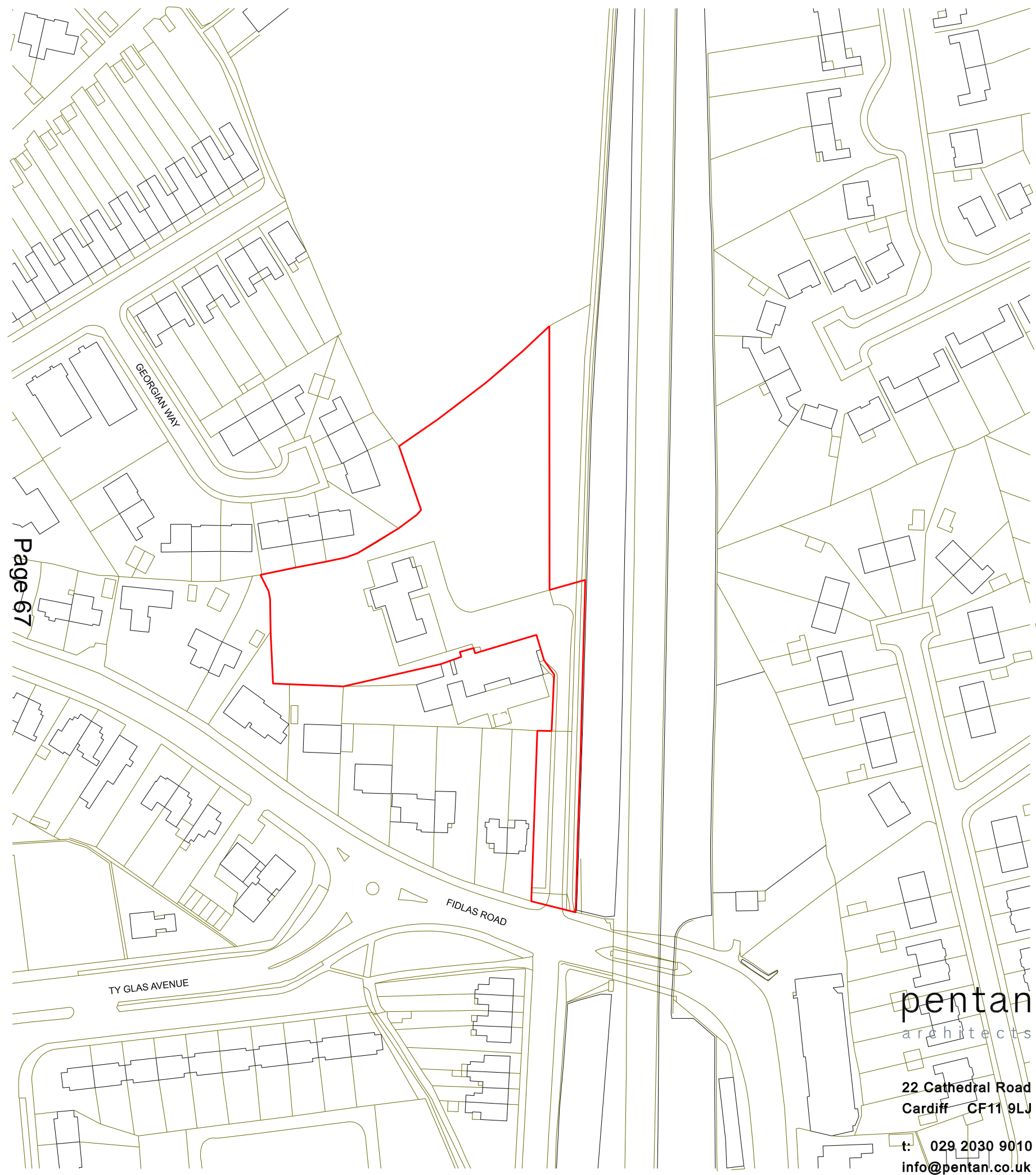
right cautiously and with an awareness of the restricted sightline. The sightline to, and from, the right is good and traffic from the right was not observed travelling at high speeds.

- 8.9 Since preparing the road safety audit report, the RSA Team has been provided with a copy of the Transport Statement for this scheme and has noted the contents of paragraphs 4.6 to 4.9 regarding speeds, sightlines and the Manual for Streets guidance. As stated above, the RSA concluded that the unsatisfactory sightline was self-evident and that drivers were consequently likely to emerge cautiously.
- 8.10 A forecast increase in flow may seem likely to be associated with a corresponding increase in risk exposure. However, given that the flows will still be relatively low and that the existing risk also appears to be low, we did not consider that the restricted sightline was a matter for inclusion in our report.
- 8.11 The amended TS states that the traffic survey which was undertaken over 7 days commencing 22nd April did not coincide with roadworks undertaken on Fidlas Road on 18th and 19th April. Works to the Rhyd-y-Penau roundabout, approx. 1km from the site, were being undertaken during the course of the survey but these works were restricted to non-peak hours and it is therefore considered that these works had no significant bearing on the results of the survey.
- 8.12 A condition has been added requiring S278 highway improvement works to Fidlas Road to create a hatched area in the middle of the road where traffic exiting right can wait and give way if necessary to westbound traffic.
- 8.13 A modified noise condition requiring details of the acoustic performance of the proposed glazing is attached.
- 8.14 In relation to overlooking and privacy concerns minimum separation distances (21m window to window) to neighbouring properties on Georgian Way are observed. Separation distances from the boundaries of neighbouring properties will not give rise to overlooking or overbearing concerns and is acceptable.
- 8.15 The tree belt located adjacent to the railway line does not form part of the application site and there are no proposals to remove it.
- 8.16 No construction is proposed within the root protection areas of TPO trees. Details of how these and other trees on or adjacent to the site will be protected are required by condition. The impact of retained trees on the amenity of future occupiers, in respect of shading/ leaf fall/ branch drop is not a planning matter.
- 8.17 *Representations:* The main grounds for objection relating to overdevelopment, access and sightlines, adequacy of RSA/ TS, privacy & overlooking, and loss of trees are all addressed above. The remaining representations are addressed below:

- 8.18 The ecology report and site visit did not reveal the presence of a pond on site. The proposed drainage plan is acceptable.
- 8.19 The future of Court Field does not form part of the application under consideration. Any application for the development of the Court Field open space would be assessed on its own merits in accordance with the LDP.
- 8.20 Street lighting complies with the Council's requirements and the recommendations of the Bat Conservation Trust and is designed to minimise any lightspill from street lighting on to neighbouring properties.
- 8.21 The bin area located next to the boundary with no. 9 Georgian Way is an area of hardstanding and is separated by a hedge from the 2.6m high boundary. It is not a binstore and will only be in use on bin collection days. The impact on amenity of the neighbour is therefore considered acceptable.
- 8.22 Turning space for refuse and emergency vehicles is adequate. No objection has been received from Transportation or Waste Management.
- 8.23 Noise and disruption arising from construction is addressed by a construction management plan condition and a construction site noise advisory. Noise or disruption outside these hours would be dealt with by environmental health officers using separate powers.
- 8.24 Loss of property value as a result of development is not a planning matter.

9. **CONCLUSION**

- 9.1 The proposals are acceptable in terms of land use, layout, amenity of future occupiers and neighbours, design, access and parking provision.
- 9.2 The granting of planning permission is recommended subject to conditions and the signing of a Section 106 legal agreement to secure the following:
- The upgrading of the public footpath linking Fidas Road and Court Field Lane, including resurfacing and the removal/ repair/ replacement of fencing separating the footpath from Court Fields recreation grounds. The agreed works to be undertaken by the developer and completed prior to beneficial occupation, or funded up to a maximum financial contribution of £39,269. The agreed amount to be paid to the Council prior to beneficial occupation.
 - A transportation financial contribution of £3,950 for the provision of a bus boarder kerb at bus stop reference 10675 (inbound).
 - The provision of 4no. affordable dwellings on site in accordance with the Housing Strategy consultation response.

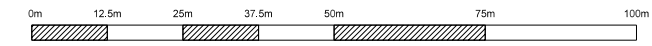


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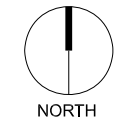
Project
WALKER HOUSE, LLANISHEN

Client
WATES LIVING HOMES

Drawing Title

SITE LOCATION PLAN

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise



NORTH

— SITE BOUNDARY
SITE AREA 0.56 (hectares)

Date
JUN '16

Scale
1:1250 @ A3

Drawing No.
3 5 1 6 _ P A _ 0 0 1

Rev.
-



Existing footpath to be resurfaced as far as Court Field Lane with a compacted stone dust finish.

New compacted stone dust footpath to weave through trees and connect with existing footpath.

Existing footpath to be resurfaced as far as Court Field Lane with a compacted stone dust finish.

New footpath to join existing footpath at this point.

Ramp up to shared surface area.

Line of new footpath

Possible future kerb alterations by Cardiff City Council.

New central reservation parking to be completed by Developer.

- LANDSCAPING MATERIALS**
- A Concrete block paving - Colour A
 - B Concrete block paving - Colour B
 - C Fine grade tarmac or pre-coated chip/pegs to be signed with CCC Planners and Highways
 - D Concrete flag paving
 - E Tarmac driveways
 - F Graded areas
- BOUNDARY TYPES**
- Boundary Type 1- 2100mm brickwork wall to boundaries to public open spaces. Feature banding to be in with building elevations.
 - Boundary Type 2- All other boundaries to back gardens to be 1800mm close boarded fencing.
 - Boundary Type 3- 2100mm close boarded fencing.
 - Boundary Type 4- Brickwork dwarf retaining wall.
- SYMBOLS**
- Plot numbers.
 - Dwelling Types.
 - Car parking space allocation.
 - Garden shed.
 - Rotary Dryer.
 - Planted areas.
 - Timber bin enclosure.
 - Site boundary.
 - Proposed medium tree.
 - Existing tree to remain. Dotted line indicates root protection zone.
 - Existing tree to be removed.
 - Indicative position of 1.5m service trench for proposed incoming services.

KEY	TENURE	HOUSE TYPE	AREA	NO. (AFF)	NO. (GMS)	TOTAL
(A)	OPEN MARKET SALE	3 BED 5 PERSON	78.0m ²	12	-	-
(B)	AFFORDABLE	2 BED 4 PERSON	85.0m ²	2	-	-
(C)	AFFORDABLE	3 BED 5 PERSON	95.0m ²	2	-	-
				16		

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Project
 WALKER HOUSE, LLANISHEN

Client
 WATES LIVING HOMES

Drawing Title
 SITE LAYOUT PLAN

Date
 JUN '16

Scale
 1:200 @ A0

Drawing No.
 3516_PA_003

Rev:
 A

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

LOCAL MEMBER, AM, MP CONCERN / OBJECTION & PETITION

COMMITTEE DATE: 12/10/2016

APPLICATION No. **16/01592/MJR** APPLICATION DATE: 01/07/2016ED: **PONTPRENNAU/ST MELLONS**

APP: TYPE: Full Planning Permission

APPLICANT: Wates

LOCATION: SITE OF FORMER FLATS 11-20 TY-TO-MAEN CLOSE, OLD ST MELLONS, CARDIFF, CF3 5EY

PROPOSAL: DEVELOPMENT OF 8 DWELLINGS AT TY TO MAEN CLOSE, (6NO. OPEN MARKET SALE AND 2NO. AFFORDABLE DWELLINGS), ASSOCIATED LANDSCAPING, ACCESS AND HIGHWAYS WORKS

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 paragraph 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in broad accordance with the following approved plans and documents:
 - (i) Site Location Plan 3521_PA_001;
 - (ii) Site Layout Plan 3521_PA_003 Revision D;
 - (iii) House Type B General Arrangement Plans & Elevations 3521_PA_100;
 - (iv) House Type C General Arrangement Plans & Elevations 3521_PA_101;
 - (v) Street Elevation 3521_PA_200;
 - (vi) Shared Surface Details 3521-PA-300;
 - (vii) Boundary Details 3532_PA_301;
 - (viii) Schedule of Accommodation 3521-PA-400;
 - (ix) Street Scene 3521-PA-402;
 - (x) Arboricultural Impact Assessment TDA.2113.05 Revision A;
 - (xi) Planting Plan 16-29-PL-201 Revision B;
 - (xii) External Works Layout Revision P3
 - (xiii) Site Cross Sections Revision P2;
 - (xiv) Existing Site Levels Revision P1;
 - (xv) Drainage Layout Revision P3;
 - (xvi) Noise Assessment Report (Wardell Armstrong, June 2016);
 - (xvii) Dormice Survey (Just Mammals Consultancy, December 2014);
 - (xviii) Extended Phase 1 Habitat Survey (Just Mammals, October

- 2013);
- (xix) Transport Statement (Cambria, May 2016);
 - (xx) Flood Consequences Assessment and Drainage Strategy (Cambria, June 2016);
 - (xxi) Arboricultural Method Statement (TDA, updated September 2016);
 - (xxii) Soil Resource Survey and Soil Resource Plan (Tim O'Hare Associates, 27th June 2016).

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

3. Prior to the commencement of development 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.

4. 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.

5. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
 - 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum 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.

6. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

7. The remediation scheme approved by condition 6 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. 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. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's "Model procedures for the Management of Land Contamination, CLR 11" (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

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

workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.
9. 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 by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site shall verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by

the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

11. 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 in accordance with policy EN13 of the Cardiff Local Development Plan.

12. Prior to the commencement of the approved development a Dormice Management Strategy (DMS) shall be submitted to and approved in writing by the Local Planning Authority. The DMS shall be based upon the mitigation measures set out in Chapter of the Dormice Survey dated December 2014 and shall include:

- (i) The timing and phasing of implementation of ecological mitigation;
- (ii) Information setting out the habitats to be lost, and those to be enhanced/created in mitigation, including appropriately scaled and annotated drawings;
- (iii) A method statement detailing how protected species will be conserved during the site clearance works, including timing and duration of the works and action to be taken in the event a protected species is found;
- (iv) The location, form and extent of, any 'buffers' to retained and/or newly planted/translocated material, including measures to safeguard habitats from the proposed development;
- (v) A monitoring and management strategy to assess the development of, and ongoing suitability of, the habitats provided to support dormice with such monitoring taking place for 10 years following the completion of development
- (vi) Identify remediation/intervention/management review measures in the event that post-construction monitoring indicates that avoidance, mitigation and compensation measures are not succeeding in protecting the Favourable Conservation Status of Dormice.

The approved DMS shall be implemented and carried out strictly in accordance with the approved programme for implementation of the works unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure for the protection of Dormice, a European Protected Species.

13. Prior to their installation a lighting scheme for the construction and operational phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to Dormice on the site and shall provide for the safety and

security of future occupiers post construction. The lighting shall be installed in accordance with the approved details prior to the occupation of any dwelling.

Reason: To ensure adequate security and safety of residents.

14. 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.

15. No clearance of trees, bushes or shrubs shall take place between 1st February and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval shall be given if it can be demonstrated to the Local Planning Authority's satisfaction that there are no birds nesting in the 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.

16. No development shall take place until a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed in accordance with the approved details prior to the use of the development and retained in perpetuity.

Reason: To ensure an orderly form of development.

17. No development shall take place until details of the junction between the proposed access road and Ty To Maen Close have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site.

18. No development shall take place until detailed plans showing the position and form of construction of all roads and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the roads, paths and all surface water drainage works have been constructed and completed (except for the final surfacing) in accordance with the approved plans and details.

Reason: To ensure an orderly form of development and to make provision for the satisfactory access to the development by future

occupants.

19. The car parking spaces for each dwelling as shown on drawing no. 3521_PA_003 Revision D shall be provided prior to the occupation of that dwelling and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles. Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.
20. Prior to the commencement of development engineering details of a scheme of improvement works to that part of Ty To Maen Close fronting the site and to that part of the existing footpath adjacent to the new road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include improvements to surfacing, kerbing, street lighting and drainage. The development shall be carried out in accordance with the approved details prior to the beneficial occupation of any dwelling.
Reason: To ensure an orderly form of development and provide a satisfactory means of access to the new dwellings.
21. The development hereby approved shall be carried out in accordance with the Arboricultural Method Statement dated September 2016 and the accompanying Tree Protection Plan. Reason: To protect trees of amenity value, monitor compliance and to make good losses.
22. The development hereby approved shall be carried out in accordance with the Soil Resource Survey and Soil Resource Plan hereby approved and shall include the monitoring of soil stripping and storage, subsoil preparation, topsoil preparation and placement, tree pit construction, and topsoil amelioration by a qualified soil scientist. Auditable site monitoring reports shall be submitted to and approved in writing by the Local Planning Authority on completion of each stage.
Reason: To ensure that soil resources are re-used sustainably and to maximise their functionality in supporting the approved soft landscaping.
23. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, pit sections, topsoil and subsoil specification, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.
Reason: To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, and to

monitor compliance.

24. Any trees, plants, or hedgerows in non-adopted public areas which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.
Reason: To maintain and improve the amenity of the area.
25. Prior to their installation, samples of the external finishing materials to the dwellings and boundary walls shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the finished appearance of the development is in keeping with the area.
26. The means of site enclosure hereby approved shall be constructed in accordance with the approved details prior to the development being put into beneficial use.
Reason: to ensure that the amenities of the area are protected.
27. The refuse storage facilities as shown on drawing no. 3521_PA_003 Revision D shall be provided prior to the occupation of that dwelling and shall be thereafter retained.
Reason: To secure an orderly form of development and to protect the amenities of the area.

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 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.

RECOMMENDATION 4: That the applicant/developer be advised of the presence of a public sewer owned by Dwr Cymru Welsh Water both within and adjacent to the site, and the related advice set out in their letter of 25 July 2016, forwarded to the Agents acting on behalf of the Applicant.

RECOMMENDATION 5: That the applicant/developer notes the advice of the South Wales Fire and Rescue Service as set out in their letter of 15 July 2016, forwarded to the Agents acting on behalf of the Applicant.

RECOMMENDATION 6: That the applicant/developer be advised to seek an EPS licence from Natural Resources Wales under Regulation 53(2)e of The Conservation of Habitats and Species Regulations 2010 before any works on site commence that may impact upon an EPS. Please note, the granting of planning permission does not negate the need to obtain a licence.

RECOMMENDATION 7: That the applicant/developer be advised of the need to secure the consent of the Operational Manager, Infrastructure & Operations, prior to undertaking any works within the adopted public highway.

RECOMMENDATION 8: That the applicant/developer be advised of the need to secure the formal extinguishment of the existing adopted highway under Section 247 of the Town & Country Planning Act 1990.

RECOMMENDATION 9: That the developer be advised of the need to purchase bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Council's Waste Management Service.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the development of 8 no. dwellings at Ty To Maen Close, Old St. Mellons, comprising 6 no. open market dwellings and 2 no. affordable dwellings together with associated landscaping, access and highways works.
- 1.2 The application is one of several sites within Phase 1 of the Council's Housing Partnership Programme (HPP) with Wates Living Space Homes. The aim of the HPP is to build around 1500 sustainable, high quality homes across 40 Council owned sites within Cardiff. Overall, the programme will deliver 40% affordable homes across the portfolio of sites with the remaining dwellings being open market sale.
- 1.3 The two-storey dwellings would be arranged in a terrace of 6 no. 3 bedroom private market dwellings and a pair of semi-detached 2 bedroom affordable dwellings at the northern end of the site. A separation distance of at least 17.5 metres would be achieved with existing dwellings to the east. Rear garden lengths of at least 6 metres would be achieved which, in combination with a hedgerow buffer, would create a minimum of 8.5 metres to the boundaries of properties on White Oaks Drive.
- 1.4 The proposed development introduces a new road access to the east with a landscape buffer to the east site boundary. The road has been designed as a 'home zone' concept to comply with Manual for Streets principles. Therefore the road is intended to function as a shared space with design features included to ensure the dominance of vehicles is reduced. Such features include road narrowings, planting beds, meandering routes and changes in surface colour and material.
- 1.5 Each dwelling would benefit from a dedicated parking space. 6 no. visitor spaces would be provided at the end of Ty To Maen Close.
- 1.6 Two no. category 'A' trees at the southern end of the site would be removed to facilitate development. 5 no. new trees are proposed. Partial removal of the hedgerow to the west elevation would be necessary to facilitate development, although the majority of hedgerows to the west and north boundaries would be retained to ensure a wildlife corridor continues.
- 1.7 The finished floor levels of the dwellings range between 37.8 and 38.75 AOD, marginally higher than the existing site levels which range between 37.4 and 38.6 AOD.

2. **DESCRIPTION OF SITE**

- 2.1 The site, which comprises 0.21 hectares, was formerly occupied by a two-storey block of flats which have been demolished. The site is relatively flat and level and grassed. A number of trees are located to the north, south, and west boundaries, two of which near the site's southern boundary are 'A' Category trees.

2.2 The site is bounded to the north by the A48(M), which is approximately 15 metres from the northern boundary and set below the site ground level. The site is bounded to the east, south and west by two-storey residential development.

3. **SITE HISTORY**

3.1 12/02003/DCO: Prior approval granted in January 2013 for the demolition of 11-22 Ty To Maen Close.

4. **POLICY FRAMEWORK**

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

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.

4.2.4 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;*
- 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.*

4.2 Technical Advice Notes (TANs):

2	Planning and Affordable Housing
5	Nature Conservation and Planning
11	Noise
12	Design
18	Transport
21	Waste

4.3 Local Development Plan (January 2016):

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
KP16	Green Infrastructure
KP18	Natural Resources
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
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C3	Community Safety/Creating Safe Environments
C6	Health
W2	Provision for Waste Management Facilities in Development

- 4.4 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)

Access, Circulation and Parking Standards (January 2010)

Trees and Development (March 2007)

Waste Collection and Storage Facilities (March 2007)

Residential Design Guide (March 2008)

5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The **Operational Manager, Transportation**, is satisfied with the amended plans showing the introduction of a turning head at the end of the new road to accommodate a 3.5 tonne delivery vehicle. This issue was raised in the Safety Audit from The Safety Forum which was submitted in support of the application.
- 5.2 He notes the concerns regarding the displacement of part of the existing parking area (approximately 4 no. spaces) which residents consider will result in increased pressure in the vicinity of the site, however he notes that existing dwellings in the vicinity all have off-street parking and the new development will provide for the future occupiers therefore he does not share their concerns. However he does note that the Safety Audit accompanying the application does raise a concern that on-street parking on Ty To Maen Close may make it

difficult for the new access road to function adequately as a replacement for the existing turning head. While tracking diagrams have been submitted showing that large vehicles would be able to utilise the new access road to manoeuvre, it may therefore be necessary to introduce parking restrictions at this location in order to address this concern and ensure that the new access road will function adequately in this respect. This would be dealt with during the technical approval process with respect to the adoption of the new road as public highway.

- 5.3 He acknowledges that the amended plans have introduced some defensible spaces within the access road in the form of widened areas of planting – which would be subject to review at the detailed design stage with a view to ensuring pedestrian safety on the new shared surface road.
- 5.4 He recommends relevant conditions and advisory notes regarding works in the adopted highway, together with the extinguishment of the existing adopted highway within the site to accommodate the development.
- 5.5 The **Chief Schools Officer** has confirmed that no contribution towards education provision will be sought on this application as the proposed development falls below the threshold of 25 dwellings, when such contributions would normally be sought.
- 5.6 The **Operational Manager, Environment (Contaminated Land)**, notes that the contamination assessment submitted in support of the application identifies risks to human health from asbestos contamination, identified within the made ground at the development site. She advises that the site will require remediation to provide a suitable for use environment for the proposed development. A remediation plan will need to be submitted for approval. In addition any subsequently approved strategy will require approved verification.
- 5.7 The soil report also submitted as part of the submission indicates that soils will need to be imported. Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.
- 5.8 She recommends relevant conditions and informative statements in accordance with best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with Policy EN13 of the Local Development Plan.
- 5.9 The Council's **Tree Officer** considers that the amended plans represent an improvement in relation to plots 7 and 8, though he remains concerned that the usability of gardens/rotary washing lines etc. will be seriously affected by the retained large species trees overhanging. He supports the proposed tree planting proposals but recommends alternative species planting. He remains

concerned that the drainage layout conflicts with the planting bed to the left of the site entrance. He recommends that a full, stand-alone, planting and aftercare methodology should be provided at the earliest opportunity including tree pit section, topsoil and subsoil specification and planting and 5 year aftercare methodology. The landscaping details should be informed by a Soil Resource Survey and Plan, and it must be clear that they have been drawn up with regard to all service plans, including lighting. He suggests that an imported subsoil as per the Soil report is utilised for the full extent of the 'island' soft landscape beds proposed, not just for the backfill of the planting hole. With regard to the Soil Resource Survey and Plan he would like to see an amendment to make provision for an auditable system of site monitoring of soil stripping, handling, storage, amelioration and placement, by a soil scientist. He also recommends a condition requiring that development accords with the submitted Arboricultural Method Statement and Tree Protection Plan.

- 5.10 The **Operational Manager, Waste Management**, advises that each unit will require 1 x 140 litre bin for general waste, 1 x 240 litre bin for garden waste, 1 x 25 litre kerbside caddy for food waste and green bags for mixed recycling (equivalent to 140 litres). She is satisfied with the proposed refuse storage areas and advises the applicant that, since July 2015, developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team. She advises that the kitchens should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste and refers the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.
- 5.12 She confirms that the Council's waste collections team are content with the proposed plans showing no turning head at the end of the access road as refuse vehicles will not be required to reverse more than 15-20 metres. She has no further comments on the amended plans.
- 5.13 The Council's **Ecologist** advises that dormice have been detected at this site and are likely to be affected by the proposed development. Therefore Natural Resources Wales (NRW) should be consulted. In considering NRW's consultation response, the Local Planning Authority (LPA) should come to a view on whether it considers that they would be likely to grant a European Protected Species licence, taking into account the likely impact upon the Favourable Conservation Status (FCS) of dormice, and any mitigation that is proposed with the planning application.
- 5.14 He notes that some trees are to be removed as part of this application and NRW may have a view on the impact of the loss of habitat and the risk of harm to individuals, and how these impacts can be avoided, mitigated or compensated for.
- 5.15 If NRW advise that FCS test is likely to be able to be met, then assuming the other tests are met then the LPA can take the view that an EPS licence would

be forthcoming. The LPA should also take NRW's advice on whether the principles of the proposed mitigation are acceptable, and if so, require a detailed mitigation method statement as a condition. NRW should be consulted on this method statement to see whether it would accord with a method statement which would allow an EPS licence to be issued.

- 5.16 He is aware that a bat survey was undertaken in respect of the building that was demolished, but he can see no details of a bat survey of the trees that are to be removed. In particular, T7 which is described as a C-category 'mature / over-mature' oak tree, may support bat roosts so this tree should be surveyed if it hasn't already.
- 5.17 Trees, bushes, and shrubs which are to be removed may support nesting birds so a condition should be attached preventing their removal between 1st February and 15th August unless it is first demonstrated that there are no birds nesting in the vegetation 48 hours before works commence.
- 5.18 He supports NRW's comments and the conditions that they propose. Where NRW write '*To avoid developments with planning permission subsequently not being granted derogations in relation to EPS, as advised in PPW, your authority should therefore ensure the three tests for derogation are satisfied when considering development proposals where an EPS is present.*', these tests are:-
- (i) That the derogation licence is for preserving public health or public safety or other imperative reasons of overriding public interest (IROPI) including those of a social or economic nature and beneficial consequences of primary importance for the environment (Reg. 53 (2)(e));
 - (ii) That there is no satisfactory alternative (Reg. 53 (9(a))); and
 - (iii) That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range (Reg. 53 (9)(b)).
- 5.19 If the conditions that NRW have proposed are attached to any permission that members are minded to grant, then it can be assumed that the last test will be met. Tests (i) and (ii) are the same as those in the EPS licence application consultation which the LPA will receive after consent is granted. If officers consider that there are no imperative reasons of overriding public interest as to why the development should go ahead, or if officers think that there are satisfactory alternatives which would achieve the same outcome but which would avoid the need for a licence, then it would be better to consider these before consent is granted.
- 5.20 The Council's **Drainage Division** has no objection to the application and recommends that, prior to the commencement of development, the following information is required to be submitted for their approval:
- (i) Additional detail on the design on the private attenuation feature, including confirmation of the stored volumes;

- (ii) Information on how the DCWW and private attenuation link with each other;
- (iii) Method statements on the maintenance of the private attenuation;
- (iv) An MDX file of the full sw drainage model, for a simulation check.

5.21 The **Operational Manager, Environment (Noise & Air)**, notes that a noise assessment report for road traffic noise has been submitted as part of the application. The report indicates that parts of the development would fall into the Noise Exposure Category C and D, which would generally result in an objection on noise grounds. However, the report details mitigation measures to overcome this. There are also residential homes and flats in the surrounding area and the area used to have blocks of flats on it. As a consequence, some of these mitigation measures, as laid out in Section 6 of the report, must be conditioned as part of any planning permission, as follows:

- (i) Product information on the proposed passivent passive ventilation that is outlined in Appendix B of the report. Insufficient detail has been provided to confirm whether these 'passivents' (or the glazing) will be suitable alternative mechanical ventilation, that will be required next to a busy (noisy) main road.
- (ii) Mechanical ventilation would be the preferred option in order to provide optimum ventilation and windows remaining closed to maximise attenuation.
- (iii) Product information on the glazing requirement, as detailed in Appendix B.
- (iv) Details of the density and length of the close boarded fence that is going to be erected along the northern boundary of plot 8, as detailed in 5.2.1 Noise attenuation scheme in the report. Also, confirmation that there will be no openings under the fence.

5.22 Specific details of the proposed alternative method to provide background ventilation with non-openable windows, will be required, and must also be conditioned. No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.

5.23 The **Council's Access Officer** has been consulted and any comments received will be reported to Committee.

5.24 The **Operational Manager, Parks & Sport** concurs with the comments of the Tree Officer. He shares the concerns that the retained trees in plots 7 and 8 will become over-dominant in the gardens, leading to a need for frequent unsuitable pruning. Therefore any realignment of the properties that could reduce this problem would be welcome. He also agrees with the comments regarding:

- (i) below ground rooting area for some of the new trees;
- (ii) the need to put in place clear monitoring of soil stripping, handling and other works by a soil scientist
- (iii) the need for a finalised Arboricultural Method Statement and Tree Protection Plan.

5.25 In respect of long term management he advises that it is important to establish:

- (i) Clear division between private and public realm, with a conveyancing plan produced;
- (ii) Responsibility for management of trees and other landscape in public areas, including:
 - around car parking at front of site, including hedge
 - hedge along edge of road/existing footpath
 - planting beds and grass in front of 2 and 3, 6 and 7
 - grass area on RHS at south edge of site
 - woodland understorey and dormice habitat at north edge of site
- (iii) Responsibility for management of trees and other landscape adjacent to the highway, which could potentially form part of a highway adoption scheme
- (iv) Responsibility for management of dormouse habitat vegetation in back gardens (if privately owned how will vegetation be protected from clearance)

5.26 The Council's Local Development Plan 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. Due to the change in the new LDP (contributions due from sites of over 8 properties) compared to the previous Open Space SPG (contributions due from sites of 8 properties or more), an off-site POS contribution will not be sought on this scheme.

5.27 The **Housing Development (Enabling) Team** advises that the scheme forms part of the Council's Housing Partnership Programme (HPP) which is a partnership between the Housing Development Team and Wates Living Homes. The aim of the HPP is to build around 1,500 mixed tenure, energy efficient, sustainable and high quality homes across circa 40 Council owned sites within Cardiff. Overall, the programme will provide 40% affordable homes across the portfolio of sites with the remaining dwellings being placed on open market sale by Wates Living Homes. The application includes 2 affordable 2 bed homes (25%), to be owned by Cardiff Council for social rented accommodation, although a proportion may be sold to first time buyers as low cost shared equity housing. The latter may be offered for sale at a percentage of the Open Market Value, with the residual equity held by the Council. The exact quantum and percentage equity share purchase price is yet to be determined. This provision exceeds the planning policy requirements of 20% on brownfield sites. They are fully supportive of this affordable housing scheme.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 **Dwr Cymru Welsh Water** requests that conditions and advisory notes be attached in the event that the Local Planning Authority is minded to grant permission. They recommend conditions that ensure the surface water flows only communicate with the public surface water sewer through an attenuation device that discharges at no more than 5 l/s and they recommend that no operational development occurs within 3 metres either side of the centreline of

a public sewer which crosses the site.

- 6.2 **Natural Resources Wales**, in commenting on the original plans, recommends that permission should only be granted if certain conditions are attached to address significant concerns they have. The submitted dormouse survey report prepared by Just Mammals Consultancy, dated December 2014, identifies the presence of dormice within the hedgerows on site was confirmed in 2014 during the nest tube survey. Dormouse are a European protected species (EPS).
- 6.3 EPS are protected by the Conservation of Habitats and Species Regulations 2010 (as amended). Regulation 9 of these regulations requires public bodies in exercise of their functions, to have regard to and, in respect of enactments relating to nature conservation to secure compliance with the requirements of the 1992 'Habitats' Directive (92/43/EEC). Where an EPS is present, and a development proposal is likely to contravene the protection afforded to it, a development may only proceed under a licence issued by Natural Resources Wales (NRW) as the appropriate authority responsible for issuing licences under Section 53 of the above Regulations. This licence can only be issued for the purposes of: 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment.' Furthermore, the licence can only be issued by NRW on condition that there is 'no satisfactory alternative', and that 'the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'. These requirements are translated into planning policy through Planning Policy Wales (PPW) January 2016, sections 5.5.11 and 5.5.12, and Technical Advice Note (TAN) 5, Nature Conservation and Planning September 2009. To avoid developments with planning permission subsequently not being granted derogations in relation to EPS, as advised in PPW, the Local Planning Authority should therefore ensure the three tests for derogation are satisfied when considering development proposals where an EPS is present.
- 6.4 They consider the proposed layout has the potential to impact the existing hedgerows on the western and northern boundaries of the site, as well as weakening connectivity to the wider landscape. However, they do not consider the proposed development will result in a detriment to the maintenance of favourable conservation status of dormice, provided that certain measures are implemented and secured by way of planning conditions on any permission the Local Planning Authority is minded to grant. They consider conditions should be attached to secure an amended masterplan including mitigation for dormice, a dormice mitigation strategy, a long-term management plan, a monitoring scheme, and a lighting scheme.
- 6.5 NRW has been re-consulted on the amended plans and any further comments received will be reported to Committee.
- 6.6 The **South Wales Police Crime Prevention Design Advisor** has no objection to the proposed development. The layout of houses is conducive to low crime

but car parking has limited surveillance. They recommend a condition to ensure appropriate lighting to all pedestrian access routes and parking areas to ensure adequate security and safety.

- 6.7 The **South Wales Fire and Rescue Service** has examined the application and recommends that the developer considers the need for the provision of adequate water supplies on the site for firefighting purposes, and access for emergency firefighting appliances. Should the applicant require further information in relation to these matters they should contact the above named fire safety officer.
- 6.8 The **Health and Safety Executive** has confirmed that the application site does not lie within the consultation distance of a major hazard site or major accident hazard pipeline therefore they do not need to be consulted.

7. **REPRESENTATIONS**

7.1 **Councillor D Rees** respectfully requests that Planning Committee visits the site to understand the objections fully. She also requests that Committee determines the application and intends requesting the permission of the Chairman to address the Committee. She objects to the application for the following reasons:

- (i) The proposed development is out of character with the rest of Ty To Maen Close. The proposed terraced homes do not reflect the current character of existing houses which are largely detached or semi detached homes;
- (ii) Having a road running in front of the houses is out of character with the rest of the estate, which was designed to encourage safe, quiet, pedestrian walkways and gardens.
- (iii) This is high value land which could and should be utilised to produce fewer but higher quality homes which all meet national housing standards. At present only the proposed two affordable houses meet this high standard. The 6 no open market homes are of a lower standard and do not meet the need in this area for homes suitable for all age living to enable older people to remain in their own homes for longer.
- (iv) There is a parking congestion issue in Ty To Maen Close which will be exacerbated if the application is granted as there is insufficient parking space available in the plans to accommodate existing and future demand.

7.2 **Councillor G Phillips** expresses concern over this planning application. She has been contacted by several residents living in the area, all of whom are extremely unhappy about the intended proposals. She agrees with the concerns which have been expressed, and feels that this application should be decided by Planning Committee, and Committee Members would benefit greatly from having a site visit.

7.3 **Craig Williams MP** wishes to object, having visited the site he considers that the development will set a precedent for Ty To Maen Close as the development

would not be in keeping with the existing houses and there would be a loss of parking due to the likely increased number of people in the new development. In addition there are concerns about the position of the road, which will be very close to neighbouring dwellings. Concerns have also been raised about the additional noise generated, both during construction and once it is occupied. In view of the concerns, he would urge Planning Committee to undertake a site visit and, following such a visit, he hopes that it will be clear why the application should be rejected.

- 7.4 **Andrew RT Davies AM** requests that the Local Planning Authority takes the concerns of local residents into account when determining the application. He has been contacted by a number of residents within his electoral region who have expressed their concerns, particularly regarding the design, layout and serious impacts upon road safety in the Old St. Mellons area. He expresses concern that existing parking issues will be exacerbated when existing parking spaces are removed in combination with an increase in the number of residents. He also expresses concern regarding the noise impact of the road position. Existing properties will be positioned in between two roads, less than 1 metre from their boundaries, resulting in fears over noise disturbance at all times from vehicles. He considers that these concerns have not sufficiently been addressed.
- 7.5 **David Melding AM** has been contacted by residents of Ty to Maen Close, Old St Mellons, regarding the above planning application. They have raised several issues of concern in their objection to the proposal including:
- (i) An increase in the potential maximum number of occupiers of the new development, rising from a maximum occupancy of 16 to a new minimum occupancy of 38 people.
 - (ii) An increase in associated parking, adding to existing parking problems.
 - (iii) A concern that the application is against policy LDP KP5 (x) and that it does adversely impact on the amenity of neighbours.
 - (iv) Concern about the location of the road to the new dwellings and whether it should be relocated.
- 7.6 In view of the concerns expressed, he would respectfully ask that this application be determined by the Planning Committee and that the Committee considers viewing the application on site before coming to a final decision. He further hopes that decision is to refuse this application.
- 7.7 **Julie Morgan AM** has been contacted by several constituents who live very close to the proposed development and they have expressed a great deal of concern about the plans. She shares some of those concerns and hopes that a site visit can be arranged. One of the main concerns involves parking. It seems that there are currently 10 parking spaces and there is already a problem for local residents trying to park near their homes. The proposed new development will involve an increase in the population living in the area. Although each new building will have a parking space, this may not be sufficient for the number of extra cars which will need parking there. There will also be a decrease from 10 to 6 parking spaces available for the current local residents and also for visitors.

There is therefore great concern that parking will be a serious problem in the area.

- 7.8 Concerns have also been expressed that the design is out of character with the current houses on Ty To Maen Close and that the plan involves roads along the front and rear of the current houses, whilst this is not the case at the moment. The layout is therefore likely to lead to a reduction of privacy and increased disturbance for the current residents as delivery lorries will also be using the new road.
- 7.9 There is also concern that there has been a failure to follow a recommendation about a new turning facility being sufficient to accommodate expected vehicle types and manoeuvres. This will mean that refuse and delivery lorries will be reversing out of a road and may lead to extra danger for pedestrians.
- 7.10 The proposals were publicised by site notice on 14 July 2016.
- 7.11 Neighbouring occupiers were sent written notification on 8 July 2016. 11 no. objections were received from the occupiers of 7, 8, 23, 24, 25, 27, 28, 29, 31, and 37 Ty To Maen Close, and 4 White Oaks Drive whose grounds for objection include at least one of the following:
- (i) Over-development. Flats or apartments of a similar size to the previous building are suggested or a reduced number of houses;
 - (ii) Loss of two category 'A' trees;
 - (iii) Access road will seriously affect the enjoyment and amenities of existing dwellings – a violation of their human rights (Human Rights Act Protocol 1, Article 1) – and cause a safety issue for road users;
 - (iv) Traffic and parking issues. Large vehicles will not be able to turn at the end of Ty To Maen Close. Insufficient car parking provision (loss of 4 no. spaces). Access problems during construction. Development ignores road safety advice;
 - (v) Contrary to Planning Policy Wales 4.11.1, 5.11.2, and LDP Policies KP4 & KP5;
 - (vi) Resident's views previously put forward have been disregarded;
 - (vii) Asbestos is present with no plan for its safe handling or removal;
 - (viii) Loss of bat and dormice habitat;
 - (ix) The majority of the development is within noise assessment categories C & D in which case planning permission should normally be refused. Noise pollution is a major health issue;
 - (x) Site access and control of works is unclear;
 - (xi) Dwelling design and layout is inappropriate and bears no resemblance to existing houses;
 - (xii) The principle of residential development is not opposed;
 - (xiii) Contrary to character of the community ref the Residential Design Guide Obj 1, 1.1, 2.1 and LDP KP5(x);
 - (xiv) Loss of valuable green space;
 - (xv) Stage 1 Road Safety Audit highlights the lack of a turning head at the end of the access, new turning facility requires modelling to ensure its size is appropriate;

- (xvi) Unsustainable development as public transport links are poor and insufficient parking is proposed;
- (xvii) Loss of privacy;
- (xviii) Depreciation in property values.

7.12 Following a re-consultation on the amended plans, an objection was received from the occupiers of 9 Ty To Maen Close who expressed concerns regarding the proposed drainage layout which shows a foul water discharge point into the assumed existing foul water sewer in front of their driveway. These works would result in disruption and they require vehicular access to their property 24 hours a day. He also expresses reservations on the viability of the connection point, allowing for flows to fall naturally from Plot 8.

7.13 A petition of 56 signatures opposing the application has been submitted on grounds that the development is not in keeping with the current design and layout, official recommendations for road layout, noise levels and resident's objections have been ignored. It recommends refusal of permission and that alternative layouts be explored.

8. **ANALYSIS**

8.1 The application site is a vacant parcel of land previously occupied by a block of flats which were demolished in February 2014. The site falls within the settlement boundary as defined by the LDP proposals map and is afforded no specific policy designation or allocation. Although the site was grassed following the demolition of the previous block of flats, it is not classified as open space. The surrounding area is residential in nature and given this context the development of the site for residential purposes raises no land use policy concerns.

Design and Appearance

8.3 The amended proposals have retained the terrace of 6 no terraced dwellings and 2 no. semi-detached dwellings within a 'home zone' style layout, with the access road sited to the east of the site.

8.4 The scale and density of development is considered to be appropriate for the area and makes efficient use of the site. The proposals are not considered to be an over-development of the site. The proposed two-storey development is consistent with the scale of the surrounding residential development. It is considered that the amended proposals will result in a high quality sustainable development that accords with the criterion in Local Development Plan (LDP) Policy KP5.

8.5 The dwellings are of a contemporary design which is considered to be acceptable. In respect of the proposed external finishes, the use of brick banding at ground floor with timber panelling in the recessed porch and render at first floor is considered to be acceptable. A relevant condition is attached to secure suitable finishes.

- 8.6 It is noted that the South Wales Police Crime Prevention Design Advisor has no objection to the proposed development and recognises the layout of houses is conducive to low crime. Despite his concerns over the degree of surveillance to the visitor's car parking area, it is considered that the visitor's parking area benefits from good levels of natural surveillance from existing properties to the immediate south.

Residential Amenity

- 8.7 The amended proposals have re-positioned plots 7 & 8 closer to the east however a separation distance of approximately 17.5 metres would be retained between the front elevations of the existing and proposed dwellings. The concerns expressed by residents that the siting of the access road to the east boundary will harm their amenities by virtue of noise and disturbance from vehicles is not considered to be sustainable. The amended relationship with dwellings to the east is considered to be acceptable.
- 8.8 Although the distance to rear boundaries of properties on White Oaks Drive is, in a minority of instances, less than the usual standard for privacy distances, the relationship is considered to be acceptable mindful of the oblique relationship between the proposed dwellings and existing dwellings on White Oaks Drive. It is not considered that an objection on these grounds could be sustained.
- 8.9 Notwithstanding the findings of the noise report accompanying the application, the Operational Manager, Environment (Noise and Air), is satisfied that the amenities of future occupiers can be satisfactorily safeguarded by condition.

Transportation

- 8.10 It is noted that the Operational Manager, Transportation has no objection to the amended plans showing the provision of a turning head at the end of the new access road for a 3.5 tonne vehicle, on the basis that the Operational Manager, Waste Management, has accepted that their refuse vehicles can reverse a short distance (15 – 20 metres) along the access road. The amended plan showing the home zone layout is accepted.
- 8.11 The concerns expressed by third parties regarding off-street parking and congestion are noted however existing dwellings benefit from off-street parking and the proposed new dwellings will each receive a dedicated off-street space.
- 8.12 The position of the access road to the east edge of the application site is preferable to utilising the existing access to the former flats as this will increase the level of natural surveillance of this public area by both existing and proposed dwellings.
- 8.13 Relevant conditions are recommended to ensure highway improvements, parking provision and retention and a construction management plan to ensure the impacts are minimised.

- 8.14 The site is well positioned to benefit from existing bus services on Newport Road.

Ecology

- 8.15 It is noted that Natural Resources Wales (NRW) and the Council's Ecologist have no objection to the positive determination of the application subject to relevant conditions.
- 8.16 The amended plans have increased the extent of vegetation to be retained along the west and north boundaries, including the retention of Tree 7, and further protected the vegetation by introducing 1.8 metre high enclosures thus excluding it from rear gardens. For these reasons it is considered that the amended proposals represent an improvement which, together with relevant conditions, satisfactorily addresses the concerns of NRW.
- 8.17 It is considered that the amended proposals would pass the three tests that are necessary in order for NRW to grant licence for works affecting protected species habitats in so far that there is no satisfactory alternative, the development will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range, and the provision of much-needed private and affordable housing is an imperative reason of overriding public interest.
- 8.18 Relevant conditions are attached to encourage biodiversity, including bat features and to protect nesting birds.

Trees

- 8.19 The amended plans show increased space for retained trees to the rear of plots 7 and 8. Although the Council's Tree Officer remains concerned at the usability of the rear gardens for these plots, this must be balanced against other factors, namely the provision of a turning facility at the end of the access road, and the retention of a satisfactory separation distance with the existing dwellings to the east. On balance, taking these factors into account, it is considered that the amended plans offer an acceptable solution.
- 8.20 The loss of the two large Category 'A' trees at the southern end of the site, whilst regrettable, is considered to be adequately compensated for by the replacement planting of 5 no. new trees within the development. Although planting details have been submitted, further dialogue is necessary with the Tree Officer regarding the species types and other details and a relevant condition is recommended. Other conditions to ensure for tree protection, soil resource plan and planting are recommended.

Drainage

- 8.21 It is noted that the Operational Manager, Drainage Division, accepts the on-site attenuation tank solution and recommends further details are submitted for approval via condition prior to development commencing. The drainage

scheme will be given over for adoption by Dwr Cymru Welsh Water and the Council's Housing Team.

Objections

- 8.22 In respect of the outstanding objections from third parties which have not already been covered in this report:
- (i) With respect to impact on human rights, Protocol 1 does indeed say that a person is entitled to the peaceful enjoyment of his possessions – but it goes on to qualify that right as being “except in the public interest and subject to the conditions provided by law”. In *Huang v Secretary of State*, the Supreme Court held that there is a “need to balance the interest of society with those of individuals and groups”. The right is not absolute and it may be restricted provided the restrictions are lawful, have a legitimate aim and are balanced. The established planning decision-making process assesses the impact, which a proposal will have on individuals and weighs that against the wider public interest when determining whether development should be permitted. That is consistent with the requirements of the European Convention on Human Rights;
 - (ii) The application is considered to comply with paragraph 4.11.1 of Planning Policy Wales, which states that design, in addition to aesthetics, must include social, environmental and economic aspects to create sustainable development;
 - (iii) LDP Policy KP4 does not strictly apply to the application as this policy contains master planning general principles for major development. However, the amended application is not considered to be contrary to the principles, where relevant;
 - (iv) Any dialogue between local residents and the applicant that took place prior to the submission of the application is not matter for the Local Planning Authority, who must determine the application on its planning merits;
 - (v) Asbestos removal can be satisfactorily addressed in the Construction Management Plan, secured by condition;
 - (vi) Site access and control of works will be controlled via the Construction Management Plan condition;
 - (vii) Depreciation in property values are not a material planning consideration;
 - (viii) The amended proposals are considered to be in accordance with the guidance contained within the Residential Design Guide Supplementary Planning Guidance (SPG) (2008)

Other Considerations

- 8.23 *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.

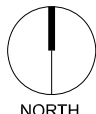
- 8.24 *Equality Act 2010* – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been 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
- 8.25 *Well-Being of Future Generations Act* – 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.
- 9.2 The applicant has agreed to the on-site provision of 25% affordable housing comprising 2 dwellings, to be designed to Welsh DQR Housing Quality Standards and offered to the Council for social rent.
- 9.3 It is considered that this provision satisfies 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 It is considered that the amended proposals represent an efficient re-use of this brownfield site, provides effective protection for dormice, a European Protected Species, and will result in a high quality development incorporating sustainable design features that will create an attractive living environment for future occupiers.
- 10.2 The provision of 25% on-site affordable housing exceeds the LDP policy requirement of 20% provision on brownfield sites and is welcomed.
- 10.3 It is recommended that permission be granted subject to relevant conditions and the completion of a Section 106 Agreement to secure the affordable housing provision.



NORTH

— SITE BOUNDARY

SITE AREA 0.21 (hectares)



pentan
architects

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Project
TY TO MAEN, OLD ST MELLONS

Client
WATES LIVING HOMES

Drawing Title

SITE LOCATION PLAN

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
JUN '16

Scale
1:1250 @ A3

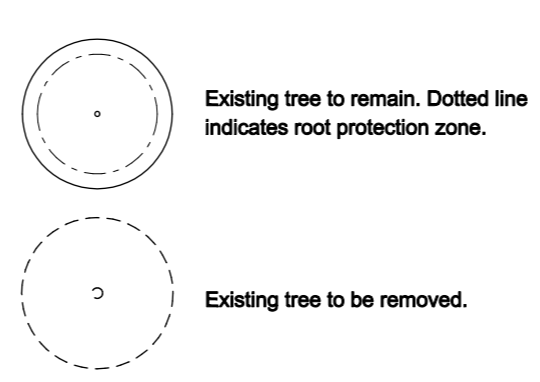
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Rev.
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- Revisions
- A GENERAL UPDATES TO REFLECT PLANNING CONSULTATIONS. PLOTS 7-8 MOVED FORWARD & PARKING ADJUSTED. 23 AUG '16
 - B WESTERN BOUNDARIES LOCATIONS UPDATED. ROAD FINISHES AMENDED. 05 SEP '16
 - C PLANTING UPDATED & DIMENSION TO NORTHERN PROPERTY ADDED. 07 SEP '16
 - D TURNING HEAD ADDED OPPOSITE PLOTS 07 & 08. PAVING SLAB ADDED TO REAR DOORS OF SALES UNITS. 30 SEP '16



- LANDSCAPING MATERIALS**
- A Permeable block paving
 - B Concrete block paving - Colour B
 - C Fine grade tarmac or pre-coated chippings to be agreed with CCC Planners and Highways
 - D Concrete flag paving
 - E Tarmac driveways
 - F Grassed areas
- BOUNDARY TYPES**
- Boundary Type 1- 2100mm brickwork wall to boundaries to public open spaces. Feature banding to tie in with building elevations.
 - Boundary Type 2- All other boundaries to back gardens to be 1800mm close boarded fencing.
 - Boundary Type 3- Close boarded timber screen fence above post & gravel board retaining wall.
 - Boundary Type 4- Min. 3100mm close boarded timber fence to northern boundary adjacent to A48m.
 - Boundary Type 5- Brickwork dwarf retaining wall.
- SYMBOLS**
- 01 Plot numbers.
 - E Dwelling Types.
 - v Car parking space allocation.
 - Garden shed.
 - Rotary Dryer.
 - Timber bin enclosure.
 - Site boundary.
- Planted areas.**
- Existing tree to remain. Dotted line indicates root protection zone.
 - Existing tree to be removed.
 - Proposed small tree.
 - Proposed medium tree.
 - Proposed medium large or large tree.
 - Indicative position of 1.5m service trench for proposed incoming services.



KEY	TENURE	HOUSE TYPE	AREA	NO. (AFF.)	NO. (OMS)	TOTAL
HOUSES	B	OPEN MARKET SALE	3 BED 5 PERSON	78.0m ²	6	-
	C	AFFORDABLE	2 BED 4 PERSON	85.0m ²	2	-
				8	-	

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Project
TY-TO-MAEN, OLD ST MELLONS

Client
WATES LIVING HOMES

Drawing Title
SITE LAYOUT PLAN

NOTES: Do not scale. All dimensions are in millimetres unless stated otherwise

NORTH

Date
JUN '16

Scale
1:200 @ A1

Drawing No.
3521_PA_003

Rev.
D



page 98

Project TY TO MAEN, OLD ST MELLONS	Client WATES LIVING HOMES	Date JUN '16	Scale NTS	Drawing Title STREET SCENE	Drawing No. 3521-PA-402	Rev. -
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Project TY TO MAEN, OLD ST MELLONS	Client WATES LIVING HOMES	Date JUN '16	Scale NTS	Drawing Title VIEW FROM TY TO MAEN CLOSE	Drawing No. 3521-PA-401	Rev. -
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LOCAL MEMBER OBJECTION / PETITION

COMMITTEE DATE: 12/10/2016

APPLICATION No. **16/01652/MJR** APPLICATION DATE: 12/07/2016

ED: **CYNCOED**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Metropolitan University
 LOCATION: CARDIFF METROPOLITAN UNIVERSITY CYNCOED
 CAMPUS, CYNCOED ROAD, CYNCOED, CARDIFF, CF23
 6XD

PROPOSAL: CONSTRUCTION OF PHASE 2 OF THE SPORTS COMPLEX
 INCORPORATING A NEW 25 METRE SWIMMING POOL,
 TRAMPOLINE FACILITY, 3 X SQUASH COURTS, FITNESS
 CENTRE AND HEALTH RELATED EXERCISE STUDIO,
 DANCE STUDIO, CLASSROOM AND ASSOCIATED
 CIRCULATION AND AMENITY SPACE

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 5.1 of this report, planning permission be **GRANTED** subject to the following conditions:

1. The development permitted shall be begun before the expiration of 5 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.

2. This consent relates to the following approved plans and documents:

Plans numbered:

L(90)001 rev1; 002 rev2; 003 rev1; 004 rev1; 100 revB.
 L(00)100 rev1; 101 rev1; 102 rev1; 300 rev1; 301 rev2.

Austin-Smith: Lord Design & Access Statement, June 2016

Asbri – Planning Statement, June 2016

Asbri – Transport Statement, June 2016

Thompson Ecology, Preliminary ecological Appraisal, March 2016

ARUP, Drainage Strategy ref: CMU-ARP-00-XX-RP-C-002 issue 1 13
 June 2016, with plan no. 247910/SK001 rev P1

MACH Acoustics, Acoustic Performance Specification rev 1, 29 April
 2016

Ian Farmer Associates (1998) Ltd. Ground Investigation Report ref:

70261 March 2016

Gavin Jones, Arboricultural Impact Assessment ref: MSURV/Cardiff Met Uni/CV/03-2015, 20 February 2016

Cardiff Metropolitan University, New Sports Complex Phases 1 & 2 Facility Operational Plan

Reason: For the avoidance of doubt.

3. Details of refuse storage and management shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the beneficial use 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. Prior to the commencement of development a scheme of construction management to include (but not be limited to) any; site hoardings, site access, wheel washing facilities, HGV movements and management of all activities affecting the highway shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.
Reason: in the interests of highway safety and public amenity.
5. C7Zd CLM - UNFORESEEN CONTAMINATION
6. D7Z Contaminated materials
7. E7Z Imported Aggregates
8. 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 material which meets site specific target values approved by the local planning authority shall be reused.
Reason. To ensure that the safety of future occupiers is not prejudiced in accordance with policy 2.63 of the Cardiff Unitary Development Plan.
9. The sports hall hereby approved shall only be available for use between the hours of 07:30-22:00 Mondays to Fridays, 08:00-22:00 on Saturdays and 08:00-18:00 on Sundays and Bank Holidays.
Reason. To ensure the amenities of other occupiers in the vicinity protected.
10. A Noise assessment under BS4142 2014 shall be undertaken and shall be submitted to and approved in writing by the local planning authority prior to beneficial use. The assessment criteria will be to ensure that any fixed plant and equipment on the site shall achieve a rating level of background -10dB at any residential property when measured and corrected in accordance with BS 4142: 2014(or any British Standard

amending or superseding that Standard).

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

11. Prior to any amplified music being played, the Gym as identified on the approved plans shall be insulated for sound in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

Reason. To ensure the amenities of other occupiers in the vicinity protected.

12. Notwithstanding the submitted plans and Arboricultural Impact Assessment, details of additional tree screen planting to that part of the application site that fronts the boundary to Circle Way West shall be submitted to and approved in writing by the Local Planning Authority. Any scheme shall allow for (but not be limited to) provision of evergreen tree species. The approved planting shall take place in the first planting season after completion of the development, or beneficial occupation, whichever is the sooner.

Any retained or planted trees or plants which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the planting season following their death with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

13. Notwithstanding the submitted plans, details of the cycle parking facilities for 10 cycles shall be submitted to and approved in writing by the local planning authority. The approved facilities shall be provided prior to any beneficial use of the development and shall thereafter be retained and maintained.

Reason: To ensure appropriate provision for cyclists and in the interests of promoting alternative means of transport.

14. D3D Maintenance of Parking Within Site

15. The site drainage scheme shall be implemented in accordance with the Drainage Strategy and plan, prior to the beneficial use of the development and shall thereafter be retained and maintained.

Reason: To ensure an orderly form of development.

16. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

17. E1B Samples of Materials

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 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.

RECOMMENDATION 4: 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 full application for the construction of a new multi-purpose sports hall (Phase 2) with associated changing/wc and storage facilities, within the grounds of an existing University campus. The proposed building will be set on land currently occupied by hard surface tennis courts and sports pitch and will provide indoor facilities for:

Ground Floor

- 25m swimming pool
- 3x squash courts
- 348sqm gym/trampoline hall

First Floor

- 306sqm fitness centre
- 104sqm dance studio
- 105sqm health related fitness area
- 68sqm classroom

A ground floor doorway will provide access between the phase 1 hall (currently under construction) and the proposed phase 2 hall.

- 1.2 The proposed hall comprises a number of elements in terms of the external form, which come together to complete the building.

The pool area is set to the internal (to the campus) side of the building. This element has a mono-pitch roof with a max. height of approx. 10.4m. The pool area benefits from glazing to the elevation facing into the campus, with angled louvres providing a sun screen. The roof slopes back towards the gym/trampoline hall, which also has a mono-pitch roof. This element is, at approx. 11.0m, the tallest part of the building, with the roof height reducing to approx. 8.8m, where it meets a flat roof area of approx. 8.4m height. This flat roof area is that element of the building that links to the phase 1 hall.

The length of new frontage to the site boundary with Circle Way West is approx. 27.8m (with a further 18.4m set back and above part of the phase 1 hall). The width of the building (facing onto the existing hockey pitch) is approx. 54.6m.

- 1.3 The proposed hall is to be finished in a standing seam cladding, a bronze cladding, Buff coloured facing brick and glazing. The proposed materials are consistent with those approved under the phase 1 consent.
- 1.4 Whilst the proposals include the provision of cycle parking for 10 bikes, no additional car parking is proposed.

2. **DESCRIPTION OF SITE**

- 2.1 The site is within the curtilage of the University campus, surrounded by mixed use & design buildings, set on varying ground levels (increasing to towards the north).

The site is bounded by the phase 1 hall (under construction) and existing indoor tennis centre to the south, a hard surface sports pitch to the north (with Indoor Athletics Centre beyond), and the tree lined campus boundary to the east.

Access (existing) to the site lies to the north, adjacent to the Indoor Athletics Centre, with further access available via Cyncoed Road (existing).

- 2.2 To the east, outside the campus grounds and across Circle Way West is the residential area of Ael-Y-Bryn, with a number of two storey houses, having angled views towards the campus boundary and application site. There are a number of mature street trees to the grass verge of Circle Way West between the houses and the carriageway.

3. **SITE HISTORY**

- 3.1 13/897DCO – Construction of a synthetic football and hockey pitches and associated works - Approved.

15/609MNR – Replacement running track, rugby pitch, field athletics areas and camera masts – Approved.

15/01163/MJR – New sports hall – Approved.

16/01760/MJR – 7 storey student accommodation, 2 storey Forum building and associated works – Under consideration.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 8, January 2016

- 4.2 The adopted Cardiff Local Development Plan, 2006-2026:

Policy KP5 (Good Quality and Sustainable Design)

Policy C4 (protection of Open Space)

Policy T1 (Walking and Cycling)

Policy T5 (Managing Transport Impacts)

- 4.3 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 Requirements, 2010

5. **INTERNAL CONSULTEE RESPONSES**

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

The current proposal represents the second phase of the proposed sports complex and includes the provision of a 25 metre pool, a trampolining facility, 3 squash courts, fitness centre and dance studio. My understanding is that these will represent an improvement to facilities currently available to students who will already be on site i.e. they won't in themselves generate any additional parking demand from users travelling to the site, though the facilities will be available for use by the general public after college hours – at times when most students will have left and on-campus parking should be readily available. On that basis, as with my comments with respect to the first phase of this development, I consider that it would be difficult to sustain an objection on the grounds of overspill parking

Notwithstanding that I acknowledge the petition and the large number of objections that have received on the grounds of the overspill parking of students' vehicles that currently takes place on roads in the vicinity of the college, and I appreciate the annoyance that this causes to those residents – though as explained above I don't consider that the current application would significantly worsen the existing situation.

In line with advice in Planning Policy Wales TAN 18 from the Welsh Assembly Government current Council policy is aimed at reducing congestion by restricting parking provision in association with new developments and instead seeking to promote measures to encourage and promote alternative modes of travel to the private car. In line with this policy Cardiff Met currently operate a comprehensive Travel Plan across its various facilities in the city.

In order to be effective such Plans often require a 'carrot and stick' approach in order to change habits and attitudes and in this respect the college has recently introduced parking charges for on-campus parking – though unfortunately this 'stick' approach has resulted in many students choosing instead to park on-street rather than opting for alternative modes of travel. Addressing the safety issues which this overspill parking has caused has cost the Council a considerable amount staff time and expense in terms of promoting the Traffic Orders and parking restrictions required to address problems of congestion and highway safety. It seems that changing attitudes is going to require a balanced long-term approach.

In this context, though as I've explained the current proposal may be expected to have limited impact in terms of exacerbating the existing problem, I think it's reasonable to require a financial contribution from the college towards the cost of addressing these problems. I would request a contribution of £25,000 - which would include the cost of installing bollards to prevent the illegal parking which currently takes place on Parks land adjacent to Circle Way West.

I welcome the proposed provision of 10 cycle stands which will serve to encourage this mode of travel and would request condition CS3 in this respect and also condition D3D (car parking) and the same Construction Management Plan condition which was applied to the first phase approval (15/1163/MJR).

For information the Council is very mindful of the concerns that have been expressed regarding the overspill parking that may ensue as a consequence of current policy – not only at this location but also in other parts of the city, and is currently investigating ways in which the ‘stick’ element can be strengthened. As I’ve explained I don’t consider that this particular application would exacerbate this problem to any significant degree – though the separate residential application (16/1760/MJR) may be more pertinent and this issue will be addressed in greater depth in conjunction with that application.

*In terms of the current application I would request that the requested **£25,000** S106 contribution be secured towards ‘measures to control overspill on-street parking in the vicinity of the site’.*

- 5.2 The Pollution Control Manager (Contaminated Land) has no objection, subject to conditions relating to unforeseen contamination and imported materials, with further advice regarding contamination and unstable land.
- 5.3 The Pollution Control Manager (Noise & Air) has no objection subject to the imposition of conditions in respect of plant noise and hours of operation.
- 5.4 The Parks Manager has been consulted and any comments received will be reported to Committee
- 5.5 The Council’s Tree Protection Officer raised concerns in respect of an original proposal to provide two pitted trees in front of the entrance to the hall. These have been removed from the application.
- 5.6 The Council’s Ecologist has no concerns regarding the impact of the development.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water have considered the application, with specific regard to the submitted drainage strategy and have no objection, subject to a condition relating to connection to the public sewerage system.

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted and the following representations are made:

Cllr. B Kelloway / Cllr J Boyle

The Cyncoed Campus of Cardiff Metropolitan University is situated in Cyncoed Ward and, as elected members for the adjoining ward of Penylan, we would not

normally submit local member observations. However, the boundary of the application site (Cyncoed Campus) follows the boundary between the two electoral divisions and activities at the University Campus have the potential to impact upon residents of Penylan. We, therefore, wish to register our objection to the above application.

The application is for a sports complex incorporating a new 25 metre swimming pool, trampoline facility, 3 squash courts, fitness centre and health related exercise studio, dance studio, classroom and associated circulation and amenity space. This represents a further intensification in use of an already densely used site and no additional parking is proposed.

Cardiff Metropolitan University is currently considered by many people living in its immediate vicinity to be a bad neighbour because students, staff and visitors to the campus routinely park in the local residential road network, often in a dangerous and inconsiderate manner, sometimes in contravention of the guidance given in the Highway Code at rule 243 which states "Do not stop or park opposite or within 10 metres of a junction." This type of parking can be witnessed on a daily basis in Penylan, Pentwyn and Cyncoed wards in roads such as Cyncoed Road, Ffordd Bodlyn, Clos Edno, Cefn Coed Road, Cefn Coed Crescent (which is also a designated access only road) and roads further afield. The number of vehicles associated with the University Campus that park in the local residential road network is such that inconvenience and hazard are caused to residents and other road users. The Council's Highways Service has attempted to address the acknowledged road safety issues that have arisen by introducing No Waiting At Any Time (NWAAT) orders at various locations – but this has tended to displace the problem to other places. The Council has recently introduced parking measures at Ffordd Bodlyn, but these are most likely to create problems in other roads such as Carisbrooke Way and Ty Gwyn Road which are a little further away. This problem has emerged and intensified since Cardiff Metropolitan University introduced its so called sustainable travel policy which involved the introduction of an on campus parking charge and a range of measures to supposedly encourage alternative travel modes. The major issue is that, while there may have been a small shift in the way that people travel to University from the car and into alternative modes of travel, an obstinately large number of travellers persist in travelling by car and opting not to pay the campus car parking charge

The University makes much of its "award winning" sustainable Transport Plan and, while it contains many fine words and worthy sentiments, the unfortunate fact of the matter is that it is not working. The ultimate measure of success of the Transport Plan will be when the residential road network around the Cyncoed Campus is free of cars parked there by people associated with the University. The current application has the potential to attract more visitors to the Cyncoed Campus and, therefore, to exacerbate the existing de-facto parking congestion issues in the locality which the University authorities seem unable or unwilling to address. We, therefore, request that this application be refused on the grounds that it has the potential to further prejudice road safety and compromise the free flow of traffic in the immediate vicinity.

We ask that our comments be drawn to the attention of the members of the planning committee when they consider this application. We also request that, in view of the interest this application has generated and the number of objections that have been submitted by Councillors representing several wards, this application be determined by the Planning Committee and not by delegation.

Cllr K Lloyd

I object to this as an over development of the site, loss of amenity to residents surrounding the site, you only have to drive around this part of Cyncoed to see the way that the area is being turned yellow in an effort to reduce the problem of parking by students and staff. While some of the yellow lines are necessary for road safety reasons (e.g. access for emergency vehicles and Council refuse vehicles in the side streets) local residents have been inconvenienced for a considerable time as their visitors are no longer able to park in the vicinity. This a high Council tax area and I believe our residents deserve better.

Cllr P Chaundy

I am formally writing to object to these two planning applications.

Recent years have seen significant increase of vehicular activity by students and visitors to Cyncoed Campus; this has resulted in considerable numbers of dangerously and illegally parked vehicles within our community. Both Police and Council resources are increasingly stretched to manage enforcement and the continuous danger this creates. The application 16/01760/MJR will attract additional parked motor vehicles that will further exacerbate an already dangerous situation.

The 'asbritransport' Transport Statement at paragraph 3.7.4 states:-

***Quote:** 'The proposed development will not result in a requirement for additional parking provision on campus as it is a car free establishment.'*

Unquote.

*This 'car free' establishment is created by increasing numbers of cars parking in surrounding residential community! Referring to good 'Travel Planning' just as it did some years ago before the existing (forecast) crisis of dangerous parking became reality, the repeated anthem of this same 'Travel Planning' is a work of fiction if the plan can neither **be enforced** or **regulated**.*

*The simple truth is that this application **will** significantly increase the number of motor vehicles and associated dangers. This proposal impacts directly on our community and their environment endangering residents health. Most significantly impacting the vulnerable, the elderly, families and children, having the additional risks to their travel to and from nearby services, school, home etc. Additional health dangers of increasing air pollution and noise; physical dangers or hazards to visibility, access of homes along with increased volume of highway traffic and increased dangerous, illegal parking.*

In summary as it stands this current proposal is a dangerous proposal and should not be permitted.

Cllr J Woodman

I am formally writing to you to object to these two planning applications .

My reasons are as outlined below;

1.The University is operating as a bad neighbour to the surrounding community , both Llanedeyrn side and Cyncoed side. They refuse to address the ongoing parking problems which arise from their students, visitors and staff.Because they charge for parking on site, many will not pay the charge but instead park on roads outside the campus causing real and dangerous situations to occur.Whilst the university has a good travel plan in place, it is disregarded by the majority .Removal of the parking charge would be a significant help in ensuring no issues, but alas , despite representation from local members , it falls on deaf ears.

2.To now propose to build a 7 storey building to house at least 500 extra students , and have no dedicated parking for them will greatly exacerbate the problems.It will not help the fact that visiting families for the students , students themselves and non student users and events audiences will also not have sufficient parking and will disperse into neighbouring estates causing significant and real health and safety issues.Students do bring cars with them , as proven in every university and college throughout the UK .The council has already incurred significant expenditure in installing double yellow lines and/or bollards to deter grass verge parking within estates.This cost will significantly increase as ward members will have no option to request these following pressure from local residents .I believe it will only be a matter of time before a serious accident occurs which may result in a death.Police can provide road traffic incidents data for Llanedeyrn side.I have had such in the past.

3.I understand a few trees from the ancient woodland will be removed under these application and it is proposed to do some replacement replanting of new trees.I have requested details of exactly which trees , their type/genus , and how many.I still await these details.However, from the applications I see no works at all to ensure the remaining ancient woodland will be protected.With a vbuilding so close to the woodland, it is concerning that students/visitors etc will actually venture into the woodland for recreational purposes.This will potentially result in trees being damaged, litter dispersal and ground flora and fauna being damaged.Whilst our woodland is for our enjoyment, I see no restrictions, fencing or punitive actions being proposed to ensure the University take proactive measures to offer substantial protection to the woodland.Or , like parking measures , are they expecting the council to pay?

4 .The new opening onto Circle Way for emergency vehicles and construction traffic will be hazardous .There is a nearby primary school (All Saints) with a large volume of traffic to and fro and located on a hill.Students from the proposed 7 storey build will use the offroad parking area in place for school parent parking , due to its nearest location and laziness, rather than considering health and safety.The volume of traffic using the existing entrance will also increase due to extra staffing. Students, visitors .The access and egress of building contractors vehicles also has to be accommodated.The road Circle Way West is also a bus route .The fumes generated will increase and be detrimental to the local community and particularly children within the nearby school.

5. When works to signalise Llanedeyrn interchange were done, this was classed as phase one. When Labour took control of the council in 2012, phase two was made a shelf scheme by the then Cabinet member Ralph Cook. Subsequent questions raised by me resulted in being told as there have been no major accidents since, phase two will remain on the shelf. These development proposals will increase traffic numbers at this interchange. I see nothing from officers to say surveys will be carried out in relation to usage of the interchange. This is of concern as vehicles going to the campus use the interchange whether they come through Cyncoed or Llanedeyrn. Why is there nothing on this from officers who would have been in discussion with the University in regard to traffic impact please?

Residents within my ward are very unhappy about the proposals. The University has not taken into account the views of residents or local councillors and their genuine concerns. This application is a step too far, being too large for a residential area. I formally request that planning committee make the decision on these applications due to the amount of objections not by delegation.

Cllr J Carter

I am writing to register my objections to the two planning applications by Cardiff Metropolitan University to build a 518 bedroom halls of residence, a separate forum and a new sports hall. This is a huge project and we propose it for the following reasons.

Visual impact

Both the halls of residence and sports hall are large buildings that will tower over other nearby houses. Existing students flats are 2 or 3 storeys, whilst much of the site is not much taller than 4 storeys. Although it is further down the hill the 7 storey block of flats will be significantly taller than the vast majority of buildings in Cyncoed, Llanedeyrn and Penylan, towering over the flats and visible from a long way. The existing sports hall approved last year towers over trees on Circle Way West. The new hall will be as equally large and impact on surrounding houses.

Woodland

The halls of residence plans will see ancient trees removed and change the ecology of the area. This area is relatively quiet and undisturbed. The layout of the site appears to encourage the 500+ students to use the woods for their leisure space. This will destroy habitat and scare wildlife. The university and their architects are keen to point to the small number of trees that will be immediately affected, but we are concerned about the long term damage to the trees and wildlife during construction and beyond.

Noise

The noise caused by the construction and of all 3 buildings, combined with the noise of 518 students in a close proximity will have a negative impact on the residents living directly around the site. On the Llanedeyrn side students do not currently live near houses so the only noise comes from late night sporting events, when the noise from cheering and shouting can be heard 200 metres

away. 518 students in a close proximity are going to make a lot of noise and this will have a negative impact on the residents as well as the wildlife.

Parking

My ward colleagues and I were shocked that neither planning application has included additional parking spaces around it. With regard to 16/01652 the proposed application is for a sports complex incorporating a new 25 metre swimming pool, trampoline facility, 3 squash courts, fitness centre and health related exercise studio, dance studio, classroom and associated circulation and amenity space. This will be open to the public as well as the general public and yet there is no additional parking.

The current parking issues tend to worsen in the evenings with more cars parking along Circle Way West due to non-students using the site. The expansion will only worsen this problem.

If the council built a new leisure centre or a private company such as David Lloyd or Virgin built a new sports centre, there would be an expectation for free parking to be provided, yet for some reason Cardiff Metropolitan University feel that they should work to different rules.

The halls of residence and forum (16/01760) come with their own parking problems. Whilst we don't expect every student to have a car, a significant percentage will have a vehicle and want to park it somewhere. Without parking on site, they will instead park around the surrounding streets in Llanedeyrn.

Students halls of residences can be built in the city centre without parking as there is nowhere for anyone (student or non-student) to park for free. This is not the case in Llanedeyrn, Penylan and Cyncoed, and this will lead to residents suffering.

Consultation

In June Cardiff Metropolitan University surprised us by holding their own consultation event and asking people to give their views. Seeing how negative the feedback from the community was, we had expected the university to listen to the concerns of residents and councillors. Instead they ignored everyone around them and proceeded with virtually identical plans to the ones they presented in June.

Safety

My final concern is that of public safety. This development is very close to All Saints Primary School and I am concerned for the safety of children going to and from the school. The large construction vehicles entering the site via Circle Way West and the increased volume of cars using spaces outside the school once the halls of residence is open, will increase the prospect of a child being hit. I feel this development presents too many risks to children.

In conclusion, this is a huge development that will negatively impact of residents and wildlife around it. The university has failed to listen to any concerns of local residents and councillors, and this development is simply too large for the site.

7.2 Adjacent occupiers have been consulted and the application has been advertised on site and in the press in accordance with adopted procedures. 47 letters/emails have been received. However, it should be noted that in many cases, whilst this application has been referenced (by application number) in the representations, the comments and objections made refer to application 16/01760/MJR, for the development of student accommodation and 'Forum' building to the southern part of the campus site. Nonetheless, the following issues have a relevance to this application:

- Increased traffic, causing congestion and safety issues on the surrounding highways;
- Lack of any additional on-site parking exacerbating instances of unauthorised/illegal on-street parking on the surrounding streets;
- Light and noise nuisance;
- The proposed hall will be an eyesore;
- The proposals will adversely affect property values;
- Pre-application comments from the community (Applicant consultations) have been ignored;
- The existing tree screen to Circle Way West should be retained and enhanced;
- There will be disturbance from excessive amounts of construction traffic, also causing dangerous highway conditions;
- The proposed hall is too large and has an overbearing scale on adjacent occupiers;
- The proposals will result in unacceptable surface water run-off which will flood Circle Way West.

7.3 A petition of 97 signatures has been received in objection to the proposals (in tandem with the Student Accommodation application). The grounds for objection are that the development of the campus is 'over capacity' at present and that the current proposals will exacerbate current off site traffic/parking problems on the surrounding streets, having an adverse impact on residents.

8. ANALYSIS

8.1 A full application for the construction of phase 2 of a new multi-purpose sports

complex, replacing hard surfaced tennis/sports courts within an existing university campus.

- 8.2 The existing use of the application site and wider area is one of teaching and sports orientated activities. In this regard, the proposed hall is consistent with the use of the land.

The application site is located within the settlement boundary as defined by the LDP proposals map. The site has no specific designation or allocation but falls within the existing university campus and the context of the surrounding area is therefore educational use. The application site comprises an area of existing hardstanding used for outdoor tennis courts and adjoins the new sports hall.

It is noted that part of the site is identified as open space in the most recent open space survey. In view of this, Policy C4 of the adopted Local Development Plan (LDP) and approved Supplementary Planning Guidance (SPG) on Open Space (March 2008) are relevant. Although it is noted that the Open Space SPG was approved in connection with the now superseded City of Cardiff Local Plan, pending approval of new SPG it is considered relevant to the development management process as it is consistent with the new policy framework set out in the adopted LDP.

Policy C4 seeks to protect open space that has significant functional (including land that can accommodate formal/or informal recreational uses), conservation, environmental or amenity value through only allowing proposals where:

- they would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and
- the open space has no significant functional or amenity value; and
- the open space is of no significant quality; or
- the developers make satisfactory compensatory provision; and in all cases
- the open space has no significant nature or historic conservation importance.

This policy reflects national planning policy relating to open space set out in Planning Policy Wales and Technical Advice Note 16 relating to Sport, Recreation and Open Space (January 2009).

The site comprises an area of existing hardstanding used for outdoor tennis courts. The latest open space survey classifies this site as educational open space and it is noted that site is generally not accessible to the public so the key considerations in relation to Policy C4 are whether the open space has any visual amenity or nature conservation importance.

Paragraph 3.8 of the approved Open Space SPG offers the following guidance on assessing visual amenity value and I have reproduced it below:

3.8 Visual Amenity - For a site to possess visual amenity value, it must be located where the general public can gain significant "visual access". It must

contribute to the visual character and environmental quality of the surrounding area. There will be an objection to proposals which would adversely affect the appearance of open spaces which significantly contribute to the visual appearance of an area.

Given the nature of the existing use on the site it is considered that the visual amenity value of the site is limited and it is also noted that there will be limited impact on visual amenity as views from nearby residential properties situated on the opposite side of Circle Way West will be minimal, due in part to the existing trees along the site boundary. In addition it is important to note that this proposal will deliver significant qualitative improvements in the form of modern fit for purpose sports facilities for the University.

Given this, subject to no impact on nature conservation interests I confirm that this proposal raises no land use planning policy concerns.

- 8.3 The design of the proposed hall is consistent with the innovative approach taken on phase 1. The mono-pitched roof elements fall inwards towards the link between the phase 1 and phase 2 buildings, making a single new indoor sport complex (it is of note that the height of the Gym area is required in order to meet the needs for trampoline activity). The proposed phase 2 building is set to the north of the phase 1 building and has a max. height that is approx. 1.8m lower than the max. height of the phase 1 building. The proposed building is approx. 14m off the campus boundary to Circle Way West (at its nearest) and approx. 38m from the side elevation of the nearest dwelling (no. 184 Ael Y Bryn). There are no windows proposed to the elevation facing Circle Way West, and the windows to the elevation facing the existing Athletics Centre are set at roof height.

The proposed building is to be finished in materials that replicate the phase 1 development, being facing brick, and coloured metallic cladding.

Given the site context, it is considered that the proposed hall is of a scale and design that is in keeping with the campus setting, adding a degree of visual interest when viewed against the existing structures adjacent and nearby that hold little aesthetic quality.

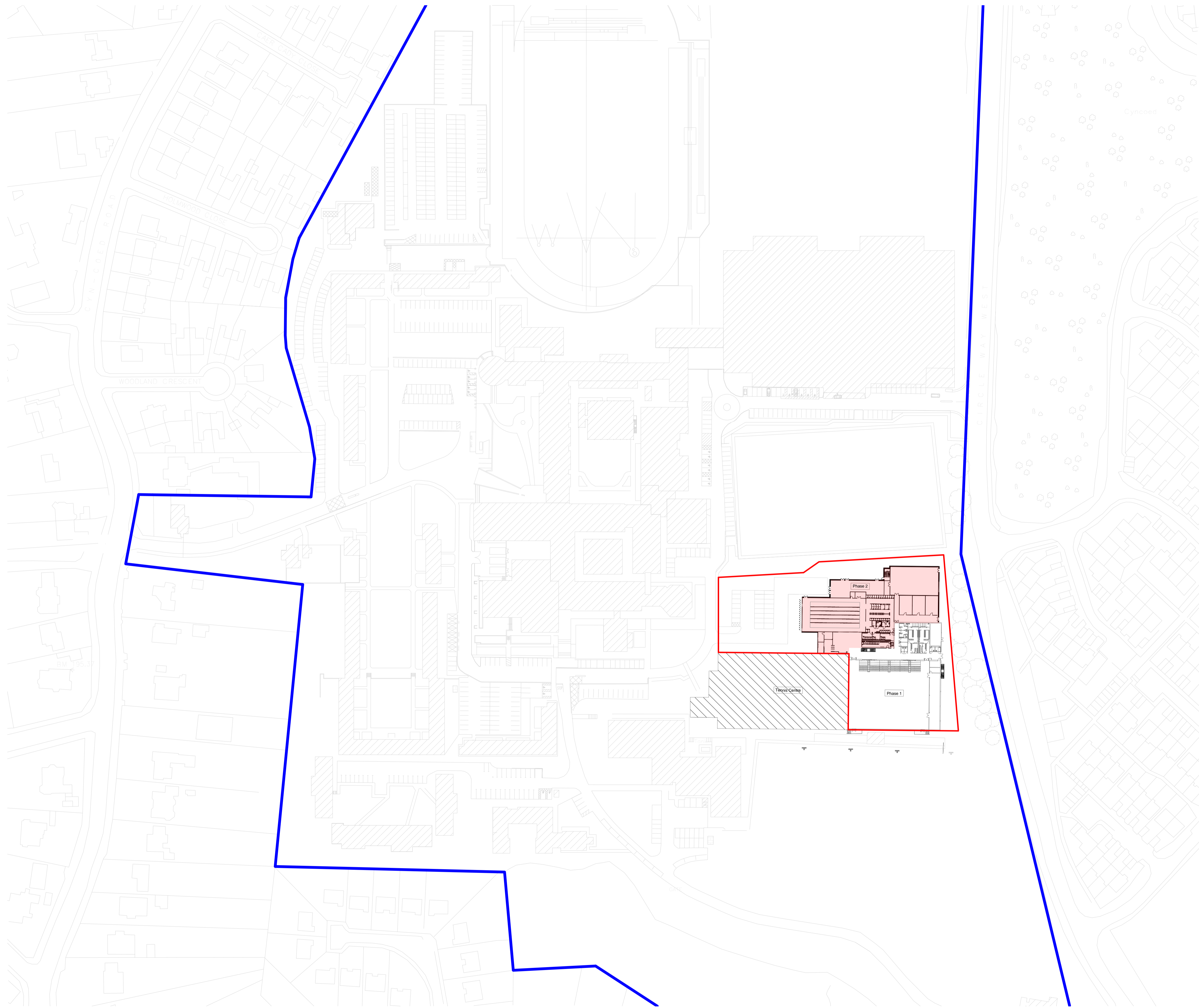
- 8.4 The proposed hall is of a scale that may be visible from positions outside of the campus boundaries, particularly from the east. Whilst it is noted that there are several dwellings along Circle Way West, which face in the general direction of the application site, these views are considerably constrained by trees adjacent to the site and on the highway verge, differing ground levels, and the degree of angle of view. It is also of note that a condition is recommended seeking the enhancement of the existing tree screen with further tree planting, of an evergreen species, in order to provide further visual screening over the autumn/winter period.

Having regard for this situation, it is considered that any views residents of the dwellings fronting Circle Way West would have of the proposed building would not cause sufficient harm to visual amenity as to warrant or sustain refusal of planning permission.

8.5 With regard to other issues raised by Local Members and nearby residents (as they relate to the proposals subject of this application):

- The development proposals and submitted Transport Statement have been assessed by the Council's Transportation Manager, whilst having due regard to the concerns raised. The Transportation Manager has indicated that there would be no sustainable grounds to refuse consent in terms of Highway safety, on-site parking provision, or off-site impact. Notwithstanding this position, the concerns relating to off-site issued have been noted and a contribution is requested, to be utilised to help overcome overspill parking issues;
- The proposals have been considered by the Council's Pollution Control (Noise & Air) Manager, who has no objection, subject to conditions in respect of hours of use and soundproofing. In this case, there are no sustainable grounds for refusal of consent in terms of light/noise nuisance;
- The perceived impact on property values is not a material planning consideration;
- Prior to the 1st August 2016, applicants were under no obligation to carry out a consultation in respect of their proposals. In this case, whilst a pre-application process was undertaken, planning permission cannot reasonably be withheld where applicants do not take any action in respect of any comments received;
- Although these proposals have no impact on the existing tree screen to Circle Way West, a condition is recommended above to secure additional evergreen planting in order to provide a better screen during winter months;
- The issue of visual impact has been considered above, and it is concluded that there are no sustainable grounds for refusal of consent;
- Whilst it is acknowledged that the construction period of development can result in increased disturbance, this is not grounds for refusal of consent. The recommendation above includes a condition which requires the submission and approval of a site management plan. This plan will be assessed by the Transportation Manager in due course, should consent be granted;
- The proposals, including the submitted drainage strategy have been considered Dwr Cymru/Welsh Water, who raise no objection.

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



- Application Boundary
- Ownership Boundary
- Proposed Sports Complex Phase 2

Site Location Plan
1 : 1000

Revision	Description	By	Chkd By	Date
1	Planning Issue	MW	TY	21.06.2016

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Austin-Smith: Lord
 Project: Cardiff Metropolitan University Sports Complex Phase 2
 Description: Site Location Plan
 Job No: 315307 Drawing No: L(00)001 Revision: 1



Revision	Description	By	Chkd By	Date
1	Planning Issue	MW	TY	21.06.2016
2	Updated to Reflect Alterations to Parking Layout	MW		09.08.2016

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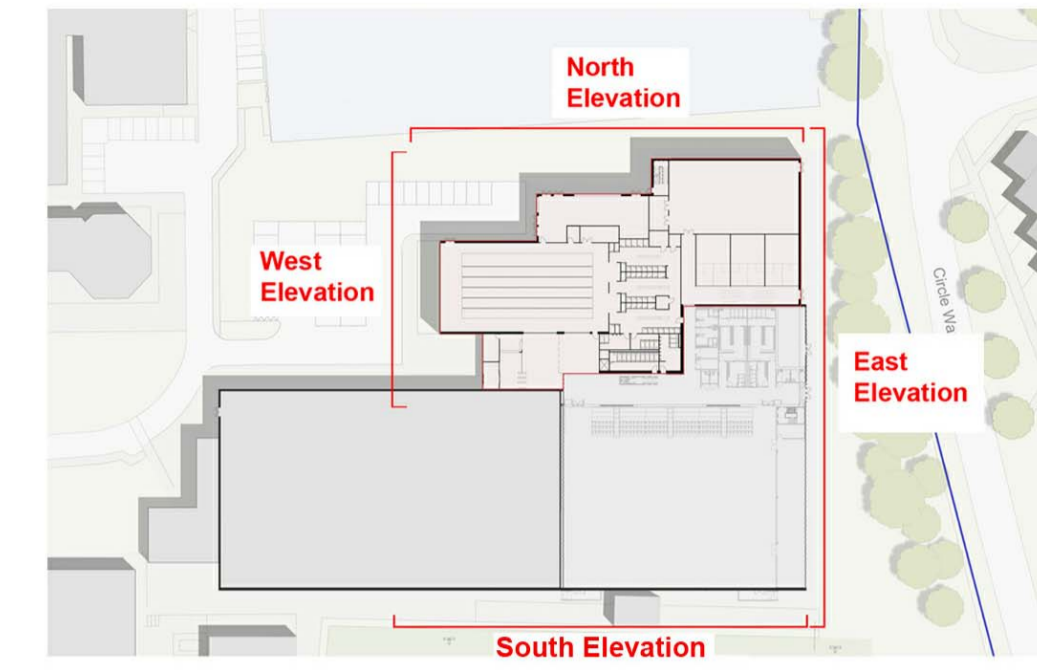
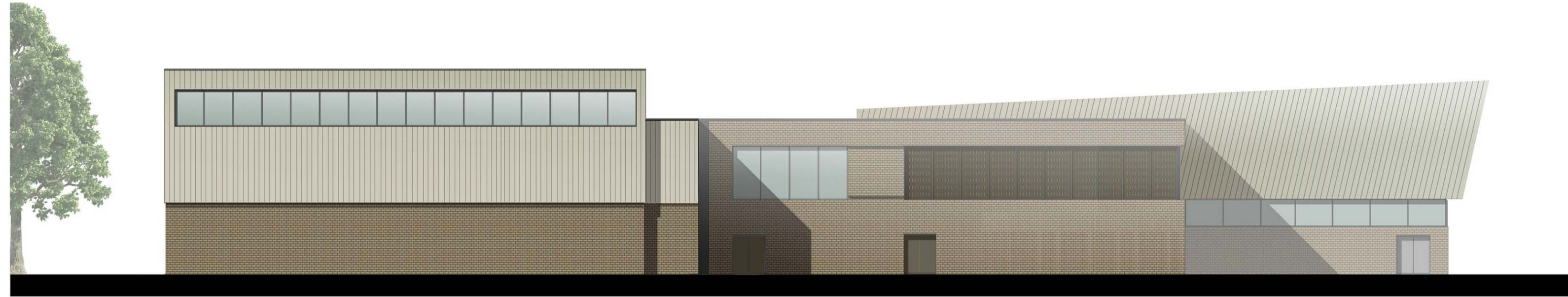
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Austin-Smith:Lord
 Project Cardiff Metropolitan University Sports Complex Phase 2

Description Site Layout Plan

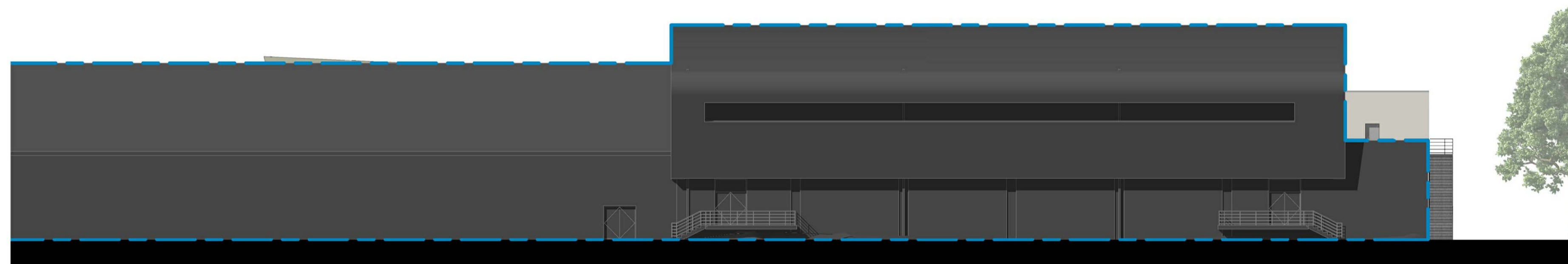
Job No. Drawing No. Revision
 315307 L(90)002 2



0m 5m 10m

KEY

- Existing Buildings (Phase One and Tennis Centre)
- Metal Cladding
- Brick
- Perforated Metal Screen
- Glazing



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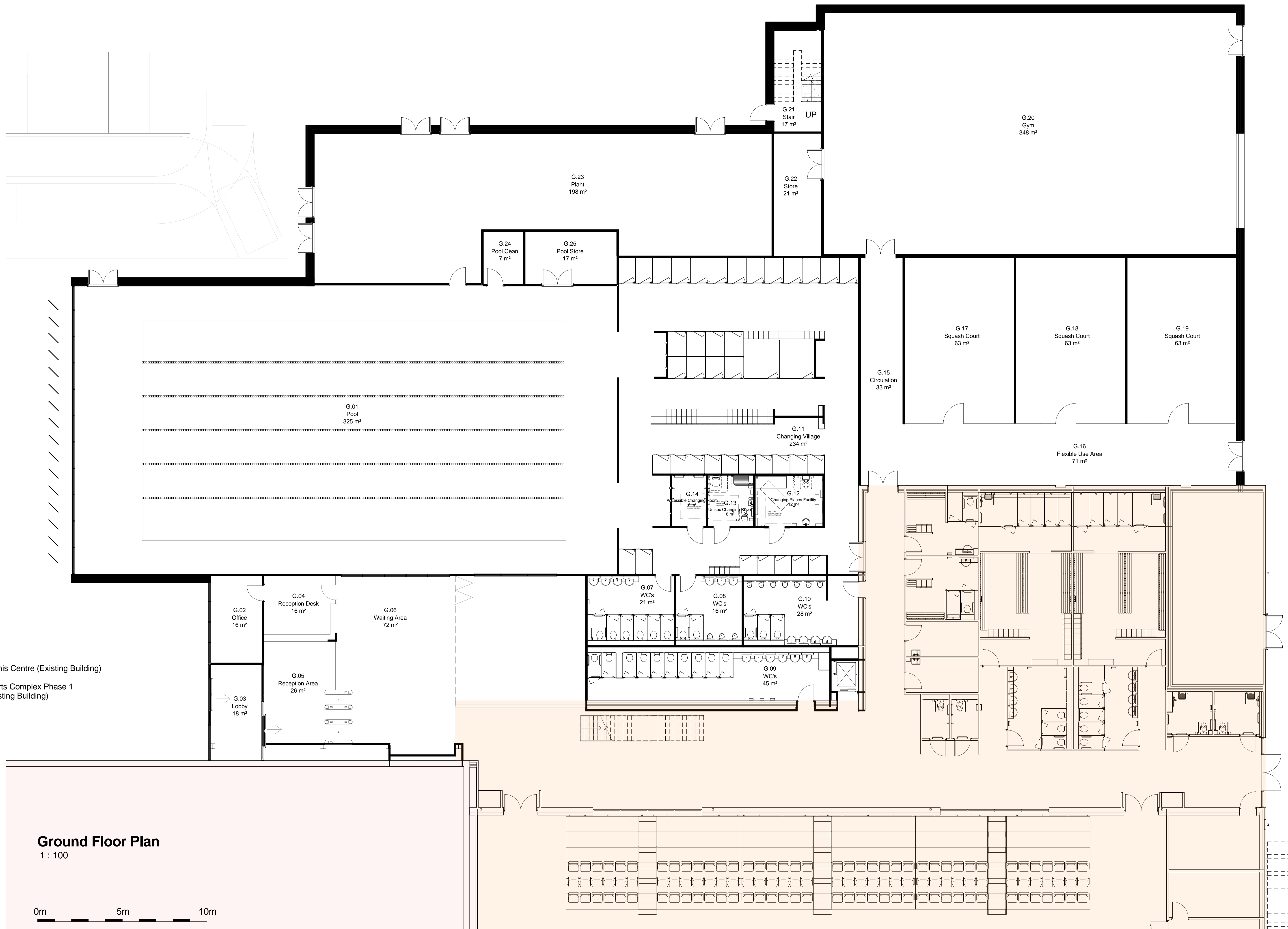
Austin-Smith: Lord

Project Cardiff Metropolitan University Sports Complex Phase 2

Description Proposed Elevations

Job No.	Drawing No.	Revision	2
315307	L(00)301		

Revision	Description	By	Chkd By	Date
1	Planning Issue	MW	TY	21.06.2016
2	Revised Scale		MW	12.07.2016



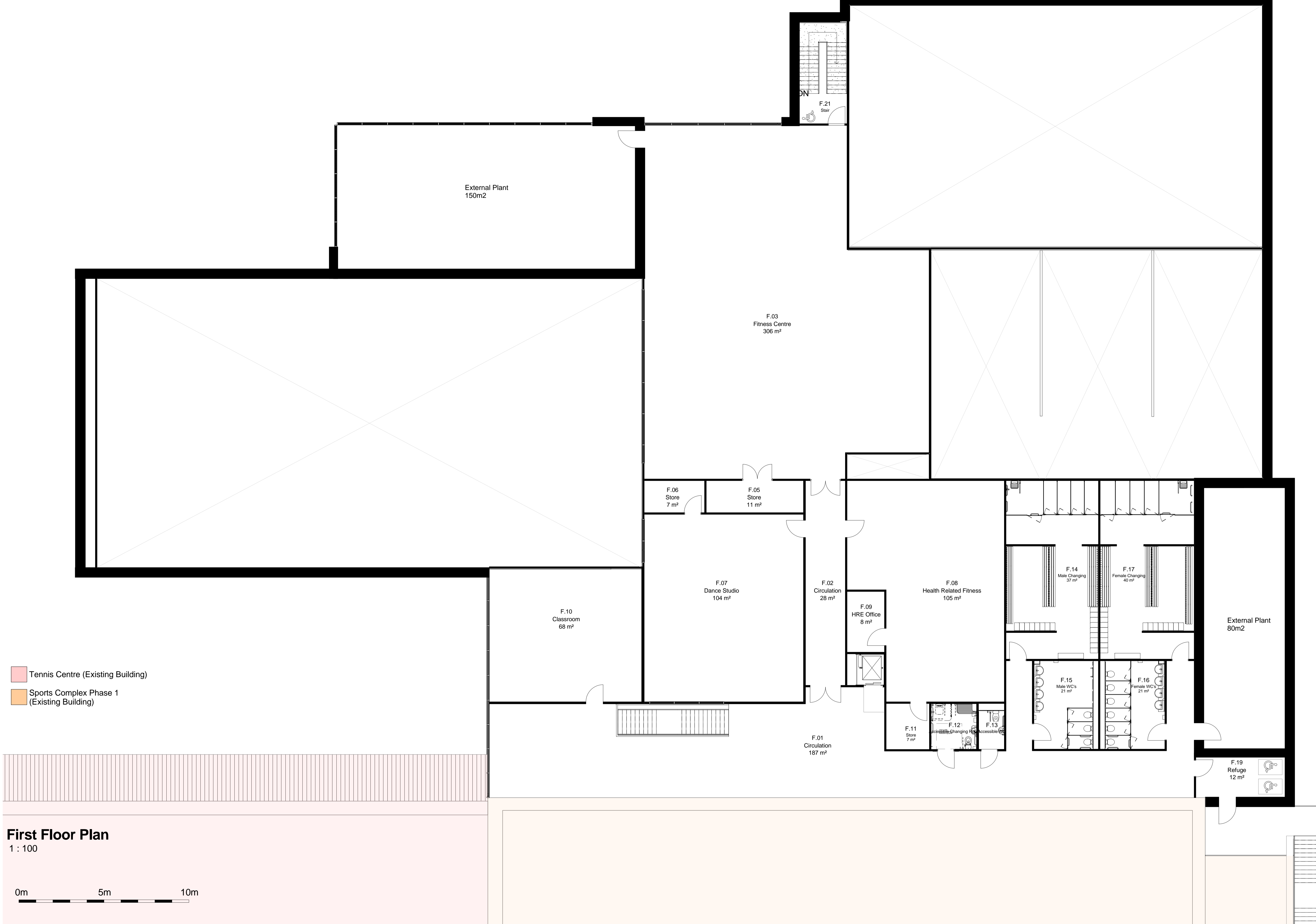
Revision	Description	By	Chkd By	Date
1	Planning Issue	MW	TY	21.06.2016

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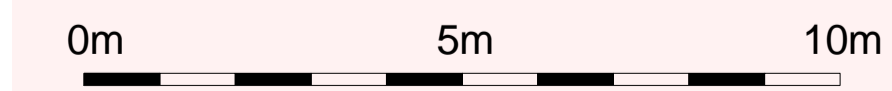
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Austin-Smith:Lord
 Project: Cardiff Metropolitan University Sports Complex Phase 2
 Description: Proposed Ground Floor Plan
 Job No: 315307
 Drawing No: L(00)100
 Revision: 1



First Floor Plan

1 : 100



- Tennis Centre (Existing Building)
- Sports Complex Phase 1 (Existing Building)

Revision	Description	By	Chkd By	Date
1	Planning Issue	MW	TY	21.06.2016

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Austin-Smith: Lord
 Project: Cardiff Metropolitan University Sports Complex Phase 2
 Description: Proposed First Floor Plan
 Job No: 315307 Drawing No: L(00)101 Revision: 1

COMMITTEE DATE: 12/10/2016

APPLICATION No. **16/01779/MJR** APPLICATION DATE: 28/07/2016

ED: **LLANDAFF NORTH**

APP: TYPE: Full Planning Permission

APPLICANT: Hafod

LOCATION: CATHEDRAL VIEW, 95 GABALFA AVENUE, GABALFA,
CARDIFF, CF14 2RU

PROPOSAL: RESIDENTIAL DEVELOPMENT OF 22 UNITS; COMPRISING
16 ONE-BED AND 6 TWO-BED ACCOMMODATION AND
ASSOCIATED WORK

RECOMMENDATION1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans: 3526PA001, 003A, 010A, 011A, 012A, 15A, 16A, 017, 018, 020, 021, 022, 025, 030A, 031 and 040; and BHA 023 03.
Reason : To avoid any doubt as to the approved plans.
3. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i. The parking of vehicles of site operatives and visitors
 - ii. Loading and unloading of plant and materials
 - iii. Storage of plant and materials used in constructing the development
 - iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme of recycling/disposing of waste resulting from demolition and construction works
 Reason: In the interests of highway safety, sustainability and public amenity
4. D3D Maintenance of Parking Within Site
5. No development shall take place until full details of all proposed tree planting have been submitted to and approved in writing by the Local Planning Authority. These details shall include scaled planting plan, plant schedule (species, sizes, numbers or densities; the methods of

planting, staking, protection, mulching and after care), topsoil and subsoil specification, tree pit section and plan view (for soft and soft onto hard situations), planting methodology, a 5 year aftercare methodology and an implementation programme. A Soil Resource Survey and Plan shall be prepared in accordance with the 2009 DEFRA Code to inform the landscaping specification and show that all services, including drainage, have been designed to maximise unconstrained below ground growing space for trees. The tree planting shall be carried out in accordance with those details and at those times.

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

6. D4B Preservation of Trees Marked on Plan
7. C4F Protection of Trees
8. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required than no further actions will be required.

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.

9. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) 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. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential

source, pathway, and receptor linkages;

- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, , if identified as required by the desk top study; and including leachate analysis specific to the location of the proposed soakaway and any soft landscape areas that are proposed which overly the former canal and HLS
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).
- (v) details of the soakaway design and how it will be constructed

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012).

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

10. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA

guidance document ' Land Contamination: A guide for Developers' (July 2006).

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 neighbours and other offsite receptors

11. The remediation scheme approved by condition 10 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. 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.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006).

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 neighbours and other offsite receptors.

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

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

13. 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 by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.
Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced.
14. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.
Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.
Reason: To ensure that the safety of future occupiers is not prejudiced.
15. 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.
16. The part of the building identified for refuse and cycle storage on the approved plans shall not be used for any purpose other than the storage of refuse and parking of cycles.
Reason : To ensure suitable and sufficient refuse and cycle storage is provided.
17. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

18. The finished floor levels to the building shall be set to a minimum of 16.07m AOD.
Reason: To minimise flood risk to the development.
19. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted to and approved by the Local Planning Authority. Thereafter, the programme of work shall be fully carried out in accordance with the approved scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

RECOMMENDATION 2 The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

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

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

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

RECOMMENDATION 3 To protect the residential amenity of people living in the vicinity Construction times shall be Monday to Friday 8am to 6pm Saturday 8am to 1pm and no working on Sunday and Public Holidays. There shall be no noisy work, no burning of any materials on site and no deliveries before 8am and after 6pm.

RECOMMENDATION 4 : 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 5 The developer is advised to have due regard to the consultation responses received.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 The proposal is a full planning application to erect a three sided residential block to accommodate 16 one bed units and 6 two bed units for older persons. The block would front the surrounding highways to the north, east and south.
- 1.2 Each unit would have bedroom accommodation, shower room and kitchen/living room. A communal lounge, cycle store and bin store are proposed in the ground floor of the building.
- 1.3 The building would be three storeys high on the northern and part of the eastern elevations and two storeys for the remainder of the building. The building would have a pitched roof of grey slate with brick walls. There would be a small rear courtyard garden adjoining 10 car parking spaces accessed off Gabalfa Avenue. The eastern and southern side of the building would be surrounded by a grass verge and three retained trees.
- 1.4 The accommodation is for older persons aged 55 and above, enabling future residents to care for themselves and promote social interaction.
- 1.5 The application has been accompanied by a DAS, a Flood Consequences Assessment, Drainage Strategy and Arboricultural Report.

2. DESCRIPTION OF SITE

- 2.1 The site is 2314sqm in area and is roughly rectangular in shape. Until earlier this year the site was used as a residential home which is now demolished.
- 2.2 The site is not located within a conservation area. No Listed Building or protected trees are affected by this development.

3. SITE HISTORY

- 3.1 16/384 Prior approval for the demolition of the original care home on this site was confirmed 17/3/16.

4. POLICY FRAMEWORK

- 4.1 It is considered that the following LDP policies are relevant to this application:-
KP5 Good Quality and Sustainable Design;
KP6 New Infrastructure

KP7 Planning Obligations
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP8 Sustainable Transport;
H3 Affordable Housing
EN8 Trees and Hedgerows
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
T1 Walking and Cycling
T5 Managing Transport Impacts
C2 Community Safety/Creating Safe Environments;
C4 Provision for Open Space, Outdoor Recreation and Sport
C7 Health
W3 Provision for Waste Management Facilities in Development.

5. INTERNAL CONSULTEE RESPONSES

- 5.1 Housing Delivery Officer states that: The planning application has been submitted by a Registered Social Landlord (RSL) (Hafod Housing Association), and the whole site will be delivered as affordable housing.

The Housing Development Enabling team fully supports the development of this site wholly for affordable housing, given the levels of housing need in the area, and have been working very closely with Hafod Housing Association to ensure the successful delivery of the scheme. The development will comprise of 22 units of new affordable housing for older persons.

All social rented units will meet Welsh Government Development Quality Requirements (DQR) & the Welsh Housing Quality Standard (WHQS).

- 5.2 The Shared Regulatory Officer states: - In reviewing available records and the application for the proposed development, the site has been identified as the former Cathedral View Care Home. The survey undertaken as part of the demolition application for this structure identified the risk from asbestos containing materials (ACM). Whilst this material should be removed prior to demolition, the developer is minded to be aware of the risks to human health from any remnant ACM at the site.

In addition, the enquiry site is also situated on part of the (infilled) former Glamorganshire Canal and structures associated with the adjacent dock, lock and weir.

The above issues may have caused the land to become contaminated and therefore may give rise to potential risks to human health and the environment for the proposed end use. In addition, infilled sites such as these are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment for the proposed end use.

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

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

- 5.3 Neighbourhood Services Officer states: I have no observations in regards to noise however I recommend the following be added to the application to protect the residential amenity of people living in the vicinity.

Construction Times

Monday to Friday 8am to 6pm

Saturday 8am 1pm

Sunday and Public Holidays- No noisy work

No burning of any materials on site

No deliveries before 8am and after 6pm

- 5.4 The Tree Officer states: I do not consider the three retained 'C' (low quality and value) category cherries T1-T3 to be viable components of the development in the medium to long-term, and as such consider that they should be removed and replaced by x4 *Betula albosinensis* 'Fascination' (a form of the Chinese birch) as part of development, to be accommodated well-spaced in the full soil beds shown. Such trees, which feature light, upright canopies and pale bark will sit comfortably in the context of the proposed development, adding visual distinctiveness and long-term environmental value.

X4 new trees can be accommodated within the parking courtyard and I suggest x1 *Koelreuteria paniculata* (Golden rain tree) per each of the rectangular beds. *Koelreuteria* makes a good courtyard tree providing dappled shade, spectacular flower and autumn colour, and tolerating difficult growing conditions including reflected heat. In the constrained beds bounding car-parking I suggest *Amelanchier x grandiflora* 'Robin Hill', which is a compact and highly ornamental small tree tolerant of paved environments.

I would like to see a detailed, upfront landscaping scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan view (for soft and soft onto hard situations), planting methodology and 5 year aftercare methodology. A Soil Resource Survey and Plan should be prepared in accordance with the 2009 DEFRA Code to inform the landscaping specification and it must be clear that all services, including drainage, have been designed to maximise unconstrained below ground growing space for trees.

A finalised Arboricultural Method Statement and Tree Protection Plan should be produced reflecting the above, and where appropriate, accommodating the extension of barriers (and/or ground protection) to protect soils that will be retained in-situ and utilised for structural landscaping.

The Tree Officer further stated: If a Soil Resource Survey and Plan is not deemed necessary then I will require a full topsoil and subsoil specification. From what I can see, existing soft landscaping soil will be disturbed by development, and I am not content for it to be re-used for landscaping purposes without evidence of its fitness for purpose (which an SRS and SRP will provide). If you intend to condition landscaping details, then full details concerning the topsoil and subsoil specification should be included.

- 5.5 The Highway Officer states 10 off-street parking spaces are proposed in association with a development of 22 flat units. However, mindful of the existing residential use (with no off-street parking) and the fact that this will be a Housing Association development with consequent low levels of car ownership among future residents, I am satisfied that this will be adequate in this instance. It would appear that an existing vehicular access associated with the adjacent premises – together with service access to the existing premises which is to be demolished – will be utilised to achieve access to the new parking area and that consequently no works within the adopted highway will be required.
- 5.6 Waste Management Officer confirms that the bin store is satisfactory and needs to be retained for that purpose.

6. EXTERNAL CONSULTEE RESPONSES

6.1 NRW state:

Thank you for your emails querying whether the two conditions proposed by your Authority's Pollution Control Officers for i) a contamination assessment, and ii) a remediation scheme and verification plan, will meet our requirement for land contamination and controlled waters as detailed in our letter ref: CAS-21961-V2V9, dated 23 August 2016.

We are of the opinion the conditions outlined would satisfy our requirement and would be capable of requesting the information we seek. We would expect the information required by these conditions to include, but not be limited to:

- Information about the proposed soakaway design and how it will be constructed;
- Site investigation information (including leachate analysis), specific to the location of the proposed soakaway and any soft landscape areas that are proposed which overly the former canal and HLS.

The Applicant must demonstrate the resultant risk to controlled waters following the development and long term use of a soakaway in the proposed location will be low.

We advise the Applicant to refer to the SuDS Manual (CIRIA C697, 2007), the Susdrain website and draft National Standards for SuDS (Defra, 2011) for further information regarding appropriate use of SuDS. (A copy of these comments has been forwarded to the applicant)

- 6.2 Wales and West Utilities has submitted a plan showing their pipelines in the adjoining footpaths and a pipe from the south serving the former residential home. This information has been forwarded to the applicant.
- 6.3 Welsh Water advises that the Flood Consequence Assessment and the Drainage Strategy reference 7519/DS/JRV/1 demonstrate that on site infiltration is a viable option for disposal of surface water. Welsh Water recommends a condition and advisory. A copy of their consultation response has been forwarded to the applicant.
- 6.4 South Wales Police have no objection to development and have been involved in pre application discussions, the design features covered walkways to the rear and very limited surveillance from habitual rooms to parking area, this could result in crime and disorder issues developing at the site and in view of this South Wales Police have advised that the rear courtyard area be gated with access control which allows only residents to gain entry, which would alleviate any potential problems and ensure effective control and security of the area.

South Wales Police would ask the council if development approved to consider gating by way of condition if design remains unchanged.

- 6.5 GGAT has no objection subject to a condition and an advisory. (The advisory has been forwarded to the applicant).

7. **REPRESENTATIONS**

- 7.1 The application has been advertised on site. Local Members and neighbours have been notified and no representations have been submitted to date. If Members do submit comments prior to the Planning Committee they will be reported on the Late Representation sheet.

8. **ANALYSIS**

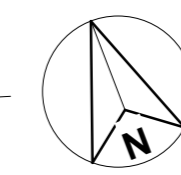
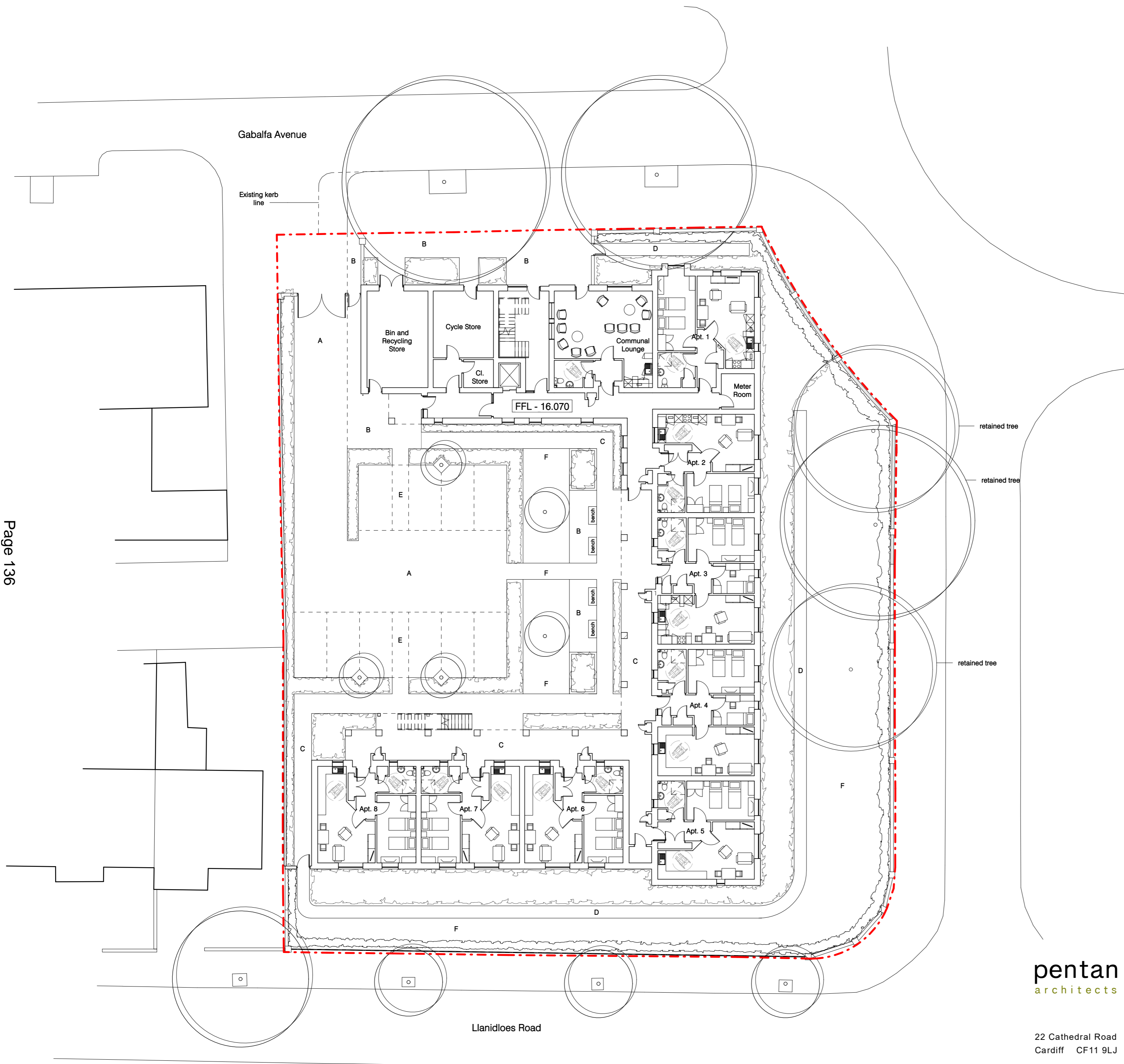
- 8.1 The part two and part three storey scale of the proposed building would be consistent with the surrounding built form and is therefore considered acceptable in terms of scale.
- 8.2 While the building would address the three surrounding streets, it would only be accessible from a single main, gated, access point. Given the use of the site and the security offered this approach is considered acceptable in this instance.
- 8.3 The application site is located adjacent to the Gabalfa Avenue Local Centre as defined in Cardiff Local Development Plan (2006 - 2026), which includes numerous shops and a medical centre. The site is also on a bus route and just a short walk from Lydstep Park. The site is therefore considered to be

sustainable and generally well positioned for the proposed use.

- 8.4 The communal courtyard proposed would form a welcomed feature in the centre of the scheme. It is important that this space should be high quality in terms of its landscaping and finishing materials. While the proposal would necessitate the removal of some trees on the site, these would be mitigated for elsewhere within the site. The mature trees along Gabalfa Avenue would be retained which is welcomed.
- 8.5 The Tree Officer would prefer to see an upfront detailed landscaping scheme but the developers have not prepared such details. This matter can in this case be controlled by pre-commencement conditions covering landscaping.
- 8.6 Improvements would expect to be made to the quality of the landscaping in the central courtyard area. Efforts should be made to ensure that this is a more useable, softer, central courtyard feature and therefore desirable place to be. As currently proposed, the area feels overly car park dominated and would subsequently benefit from improved landscaping provision. It is considered that this matter can be addressed by appropriate landscaping conditions.
- 8.7 This application follows a pre application submission made earlier this year. It was suggested at pre-application that:
- ‘The proportions of the building and quality of finishing materials will be critical to the successfulness of any scheme. Attention to detail and high quality materials will expect to be demonstrated within any formal application submission.’
- 8.8 A condition controlling the finishing materials can be attached to any grant of consent. However, the use of a stock bricks for the walls and pre weathered slate for the roof with dark grey windows, doors , rainwater goods, railings and fascias is considered satisfactory. I would have preferred to have seen the use of aluminium windows rather than uPVC but this is not considered sufficient to warrant the refusal of this application having regard to the overall scheme and its context.
- 8.9 The gable features on the building, particularly the three storey gable originally, appeared a little stark. During the processing of this application the applicant added a projecting flat roof black brick gable and a vertical panel of bricks laid in a Flemish bond, all on the northern elevation. These features will add interest to the elevation facing the principal adjoining highway.
- 8.10 The street fronting elevations of the building offers an appropriate level of interest to the street scene in order to compensate for the building lacking individual access doorways at ground floor level.
- 8.11 The proposed development has no significant adverse effects on surrounding properties.
- 8.12 NRW originally expressed some concerns but in their most recent response

explained that those concerns can be addressed by means of conditions, which are incorporated within Recommendation 1. In addition the FCA and proposed condition 18 address any flooding concerns.

- 8.13 In Conclusion it is considered that the proposed development would comply with LDP policies, provides 22 new affordable housing units for older people and makes a positive contribution to the appearance of the area. In view of the use proposed no affordable housing or education contribution is required. Furthermore, the development is in relatively close proximity to Lydstep Park and the riverside walk, and as such it is not considered essential that a POS contribution is required in this case.



KEY

- A Concrete block paving in mid-tone colour.
- B Concrete block paving in light-tone colour.
- C 450 x 450mm concrete paving stones in light-tone colour.
- D Tarmacadam footpath with rolled-in white chippings and timber edgings.
- E Tarmacadam parking spaces with rolled-in white chippings and concrete block paving to demark spaces.
- F Grassed area.

North and east boundary:
 750mm high brick wall (to match building) with brick-on-end coping and 900mm high piers at regular intervals with light grey concrete coping. Mixed species hedgerow behind.

South boundary:
 900mm high black vertical metal railings with cylindrical decorative finials.

West boundary:
 2100mm high hit-and-miss timber fencing.

Gates:
 Dark grey metal to match height of walls in which they are located.

Planting:
 Shrub planting and trees as shown. Trees within site boundary are new unless otherwise indicated. 2 no. raised timber sleeper planters to courtyard garden.

--- Site boundary. Ownership of all boundaries to be confirmed by client.

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Project Cathedral View	Date Jul 2016
Client Hafod Resources	Scale 1 : 200 @ A2
Drawing Title Proposed Site Plan	Drawing No. 3526 PA 003
	Rev. A

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise



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Project
Cathedral View

Client
Hafod Resources

Drawing Title

View from Cathedral View

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
SEP '15

Scale
1:200 @ A3

Drawing No.
3526 PA 030

Rev.
A



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Project
Cathedral View

Client
Hafod Resources

Drawing Title

View from the Courtyard

NOTES. Do not scale. All dimensions are in millimetres unless stated otherwise

Date
Jul '16

Scale
NTS

Drawing No.
3526 PA 031

Rev.
-



23 West Elevation
 1:100



21 North Elevation
 1:100

EXTERNAL FINISHES:

- Walls:**
- Facing Brickwork - Ibstock 'New Sandhurst Stock' (or similar approved) laid in stretcher bond with light grey mortar.
 - Brick Panels - All About Bricks 'Eton Smooth' (or similar and approved) laid in stack bond with black mortar. 'Eton Smooth' laid in Flemish bond with 'New Sandhurst Stock' on north-facing gable.
 - Corbelling - To match facing brickwork.
 - Continuous sills - 15mm projecting 65mm deep, light grey, through-coloured cast-stone.
 - Window sills - 65mm deep, light grey through-coloured cast-stone with no stools.

- Roofs:**
- Pitched roof - Monier Redland Cambrian slate in pre-weathered slate grey with parapets to main gables.
 - Flat roof - Dark grey single ply membrane.
 - Fascias - Dark grey (RAL 7016) uPVC.
- Windows and doors:**
- Windows - Dark grey (RAL 7016) uPVC double glazed units (Vision Products or similar) with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with BS7950 & Secured-by-Design requirements. All glazing to be toughened / laminated.

- External Doors - Dark grey (RAL 7016) GRP framed units with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with PAS24-1 & Secured-by-Design requirements. All glazing to be toughened / laminated. Allow different colours to different apartment entrance doors and frames.
- Curtain Walling - Dark grey (RAL 7016) with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with PAS24-1 & Secured-by-Design requirements. All glazing to be toughened / laminated. Side panel to match with contrasting name lettering as indicated.
- Colonnade:
- Railings - Light grey polyester powder coated metal with hardwood handrail.

- Columns - Light grey polyester powder coated steel.
- Profiles and trims - Light grey.
- Floor - Concrete flag paving in natural colour.
- Rainwater Goods:**
- Gutters and downpipes - Dark grey uPVC in half round profile.
- Railings:**
- To windows - Dark grey (RAL 7016).

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Project
Cathedral View
 Client
 Hafod Resources

Drawing Title
North and West Elevations

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Date
 Jul 2016
 Scale
 1:100 @ A1
 Drawing No.
 3526 PA 016
 Rev.
 A



20 East Elevation
 1 : 100

Page 140



22 South Elevation
 1 : 100

EXTERNAL FINISHES:

- Walls:**
- Facing Brickwork - Ibstock 'New Sandhurst Stock' (or similar approved) laid in stretcher bond with light grey mortar.
 - Brick Panels - All About Bricks 'Eton Smooth' (or similar and approved) laid in stack bond with black mortar. 'Eton Smooth' laid in Flemish bond with 'New Sandhurst Stock' on north-facing gable.
 - Corbelling - To match facing brickwork.
 - Continuous sills - 15mm projecting 65mm deep, light grey, through-coloured cast-stone.
 - Window sills - 65mm deep, light grey through-coloured cast-stone with no stools.

- Roofs:**
- Pitched roof - Monier Redland Cambrian slate in pre-weathered slate grey with parapets to main gables.
 - Flat roof - Dark grey single ply membrane.
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- Curtain Walling - Dark grey (RAL 7016) with fenestration patterns as indicated. All ironmongery & locking mechanisms to comply with PAS24-1 & Secured-by-Design requirements. All glazing to be toughened / laminated. Side panel to match with contrasting name lettering as indicated.
- Colonnade:**
- Railings - Light grey polyester powder coated metal with hardwood handrail.

- Columns - Light grey polyester powder coated steel.
- Profiles and trims - Light grey.
- Floor - Concrete flag paving in natural colour.
- Rainwater Goods:**
- Gutters and downpipes - Dark grey uPVC in half round profile.
- Railings:**
- To windows - Dark grey (RAL 7016).

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Project
Cathedral View

Client
Hafod Resources

Drawing Title
East and South Elevations

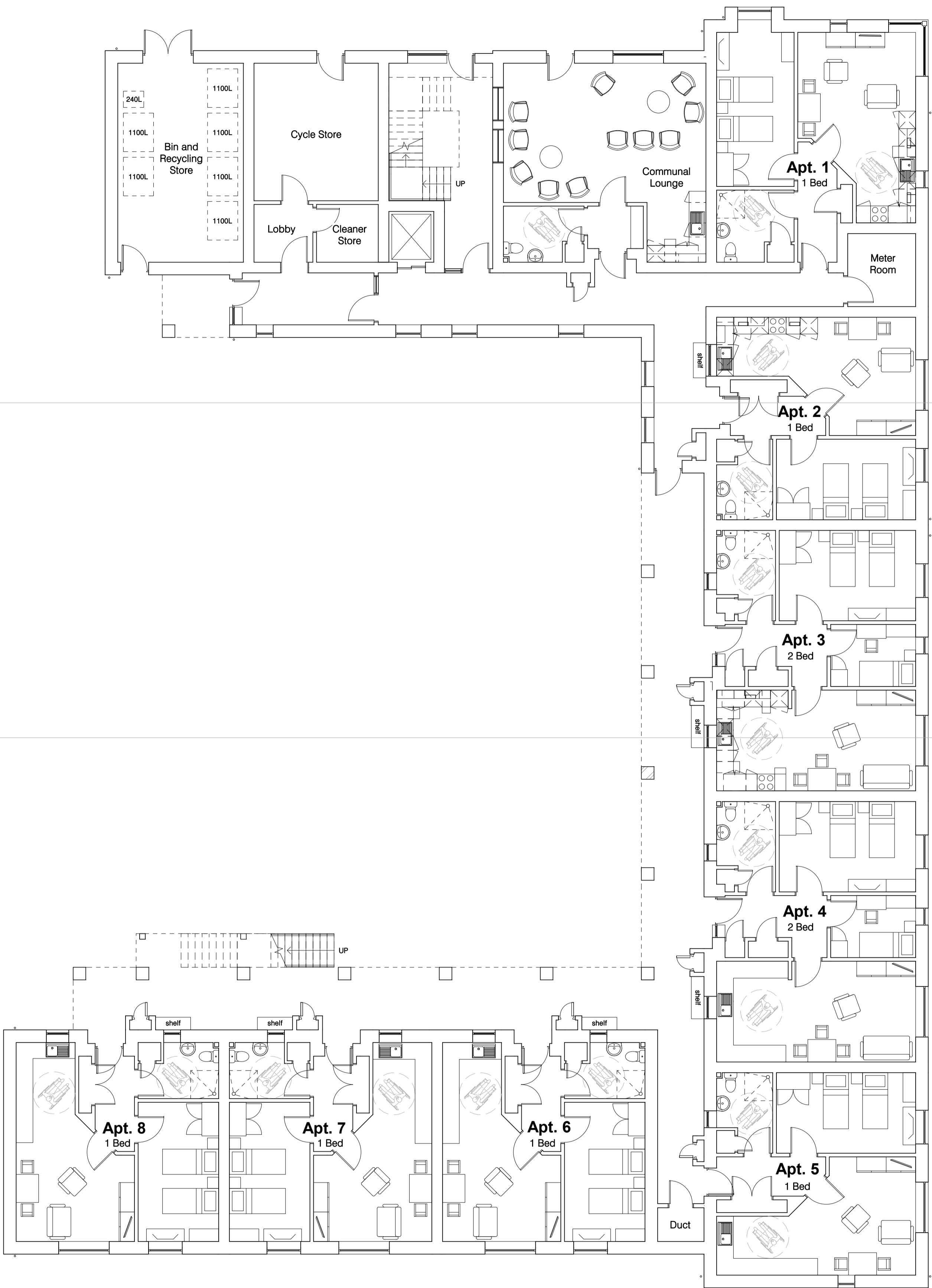
Date
 Jul 2016

Scale
 1 : 100 @ A1

Drawing No.
 3526 PA 015

Rev.
 A

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise



10 Ground Floor Plan
1 : 100

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COMMITTEE DATE: 12/10/2016

APPLICATION No. **16/01855/MJR** APPLICATION DATE: 29/07/2016

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Fusion Cardiff Capital Quarter LLP

LOCATION: LAND AT HERBERT STREET, ATLANTIC WHARF, CARDIFF, CF10 4AY

PROPOSAL: REDEVELOPMENT OF THE SITE FOR STUDENT ACCOMMODATION (APPROXIMATELY 18,333 SQUARE METRES, USE CLASS SUI GENERIS) COMPRISING STUDIO, APARTMENTS AND COMMUNAL SPACES TOGETHER WITH FLEXIBLE COMMERCIAL SPACE ON THE GROUND FLOOR (APPROXIMATELY 303 SQUARE METRES USE CLASS A1, A2, A3, B1)

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 9.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following approved plans:

<i>Dwg. No.</i>	<i>Title</i>
Location Plan:	DWG No. 0200 P-02
Site Plan:	DWG No. 0300 P-00
Ground Floor Plan:	DWG No. 0310 P-02
First Floor Plan:	DWG No. 0311 P-02
Levels 2-5 Floor Plan:	DWG No. 0312 P-02
Levels 6-7 Floor Plan:	DWG No. 0316 P-02
Level 8 Floor Plan:	DWG No. 0318 P-02
Levels 9-10, 12-19 Floor Plan:	DWG No. 0319 P-02
Level 11 Floor Plan:	DWG No. 0321 P-00
Levels 20-21 Floor Plan:	DWG No. 0330 P-02
Levels 22-23 Floor Plan:	DWG No. 0332 P-02
Level 24 Floor Plan:	DWG No. 0334 P-02
South/Herbert St. Elevation:	DWG No. 0340 P-00
East Elevation:	DWG No. 0341 P-00
North Street Elevation:	DWG No. 0342 P-00
West Elevation:	DWG No. 0343 P-00
Site Sections:	DWG No. 0350 P-01
Section AA:	DWG No. 0351 P-01

Section BB:	DWG No. 0352 P-01
Section CC:	DWG No. 0353 P-01
Section DD:	DWG No. 0354 P-01
Landscaping – Ground Floor:	DWG 0360 P-00
Landscaping – 01 Floor:	DWG 0361 P-00
Landscaping – 08 Floor:	DWG 0362 P-00

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

3. Any A3 (food & drink) ground floor uses fronting Herbert Street and the Dock Feeder Canal (as indicated on Ground Floor plan dwg. no. 0310 P-02) shall be restricted to café/restaurant A3 uses only.
Reason: To ensure that the amenities of existing neighbours and future occupiers are protected.
4. No member of the public shall be admitted to or allowed to remain on any A3 premises between the hours of 23:00 and 08.00 hrs. on any day.
Reason: To ensure that the amenities of neighbours and future occupiers are protected.
5. There shall be no arrival, departure, loading or unloading of vehicles between the hours of 20.00 and 08.00 hrs.
Reason: To ensure that the amenities of neighbours and future occupiers are protected.
6. H7G Plant Noise
7. A scheme of sound insulation works to the floor/ceiling and party wall structures between the B1/A1/A2/A3 premises and the residential accommodation shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
8. F7Q Kitchen Extraction
9. 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 –
 - (i) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons / square metre and not less than 31 litres per second against a back pressure of 30 newtons / square

metre, to

- (ii) 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.

10. Prior to commencement of any above ground development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

- (i) 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
- (ii) 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.

11. No above ground development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the building.

12. No above ground development shall take place until a scheme showing the architectural detailing of the principal elevations has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the building.

13. C3S Cycle Parking
14. E3D Retain Parking Within Site
15. C3O No Additional Access
16. C3F Details of Access Road Junction
17. Prior to commencement of development a scheme of environmental highway improvements to Herbert Street in the vicinity of the site is to have been submitted to and agreed in writing with the Local Planning Authority. The scheme to include the following: the resurfacing of the east and westbound carriageways of Herbert Street between the Canal Bridge and junction of Lloyd George Avenue; the widening to 3m and resurfacing of the northern footway of Herbert Street from the Canal Bridge to the Rail Bridge; including surfacing, kerbs, edging, drainage, lining and signing, street lighting, street furniture and TROs as may be required as a consequence of the scheme. The agreed scheme is to be implemented to the satisfaction of the LPA prior to beneficial occupation of the development.
Reason: The improvement of the adjacent public highway in the interests of highway and pedestrian safety.
18. Prior to commencement of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority, to include details of construction traffic routes, site hoardings, site access, contractor parking and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity.
19. No part of the development hereby permitted shall be occupied until a travel/ parking/ traffic/ resident/ letting management plan to include 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; and 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.
20. *Land Contamination Risk Assessment:* Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings shall include a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters; an intrusive investigation to assess the

extent, scale and nature of contamination which may be present; an assessment of the potential risks, and an appraisal of remedial options and justification for the preferred remedial option(s).

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

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

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

22. *Undertaking of Remediation and Issue of Verification Report:* The remediation scheme as approved by the Local Planning Authority (LPA) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the LPA. The must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the LPA.

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.

23. *Identification of Unsuspected Contamination:* 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 (LPA), all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the LPA. Following completion of measures identified in the approved remediation scheme a

verification report must be submitted to and approved in writing by the LPA. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

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

24. *Ground Gas Assessment:* Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme and prior to commencement of any development works, 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 LPA. All required gas protection measures shall be installed in accordance with the approved details 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 LPA agrees in writing that the measures are no longer required.

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

25. *Importation of Aggregates:* Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the LPA shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

26. *Importation of Topsoils:* Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation to be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the LPA shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, verification sampling of the material received at the development site is required to verify that the imported soil is free from contamination and shall be undertaken in accordance with a scheme agreed with in writing by the LPA.

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

27. *Use of Site Won Material:* Any site won recycled aggregate materials 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 reuse. Only material approved by the LPA shall be reused.

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

28. C2N Drainage details “prior to above ground development...”
29. C7S Details of Refuse Storage “prior to above ground development...”
30. C4P Landscaping Design & Implementation Pro “prior to above ground development...”
31. C4R Landscaping Implementation

RECOMMENDATION 2: The applicant is asked to consider entering into an agreement under Section 35 Highways Act A 1980, creation of walkways by agreement, for the secondary pedestrian routes identified on Landscaping Proposals Ground Floor Plan dwg. no. 0360 P-00. The applicant is reminded that the highway works condition and any other 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 4: The applicant is advised of the NR requirements for the safe operation of the railway and the protection of NR's adjoining land contained within their consultation response dated 26.8.16.

RECOMMENDATION 5: 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 6 : 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 The detailed application proposes the construction of 674 student bedrooms in a seven/ eight/ nine/ 25 storey block on a triangular site bounded by Herbert Street to the south, the Dock Feeder Canal to the east and the railway line embankment to the north and west.
- 1.2 The block is L-shaped with a 7/ 8 storey block fronting Herbert Street stepping up to a 9 storey block fronting the Dock Feeder and terminating in a 25 storey tower block at the northern end of the site.
- 1.3 Retail units are located at the SE corner of the site adjacent to the Dock Feeder and on the ground floor of the block fronting Herbert Street. A small landscaped square is located at the SE corner which continues northwards as a 7.5m wide landscaped pedestrian/ cyclist path running alongside the Dock Feeder.
- 1.4 This new route gives access to the main entrance and reception area for the student housing, and to a pedestrian footbridge over the Dock Feeder to link the site to the adjacent Tyndall Street Capital Quarter site, which is being developed in phases. The footbridge will be heavily used as it provides a more direct link to the new Pellet Street footbridge ('Smart Bridge') and the city centre.

- 1.5 A large double height communal area for the use of the students fronts the dock feeder route and provides views to and from the courtyard. Further communal areas in the form of dinner party rooms, study rooms and cinema are located on the first floor. At the top of the 25 storey tower is an open plan 'Sky Bar' social space for the use of the students.
- 1.6 To the rear of the development is a landscaped courtyard area which also serves as a parking court. The courtyard is approximately 4m below the level of the railway line and most of the courtyard is in sunlight for all of the afternoon at the equinox. An external terrace area over the cycle store is accessed from the courtyard area. A roof terrace is located on the block facing Herbert Street.
- 1.7 The lower buildings fronting Herbert Street and the Dock Feeder are of a similar scale to the Capital Quarter and Callaghan Square developments, and are characterised by a horizontal emphasis. The façade of the tower element is expressed as a double storey to provide a more vertical emphasis. The base of the building is expressed as a double height volume.
- 1.8 The southwest corner of the building is a storey lower and in dark brickwork to acknowledge the railway bridge and the important vista from the corner of Lloyd George Avenue. The southeast corner of the building is recessed and has an A3 retail café/ restaurant use at ground floor with a small public square on the dock feeder canal. The upper storey of the block fronting the dock feeder is set back and has a saw-tooth roofline and is clad in a dark metal finish.
- 1.9 The residential tower is of a similar scale to the tall buildings on Bute Street and extrudes the architecture of the lower blocks over 25 storeys. The height of the top 3 storeys of the tower are also clad in dark metal and are finished with an angular roof creating a feature on the skyline. The massing of the tower reduces at the 20th storey.
- 1.10 The building has a consistent façade treatment and uses a limited palette of materials of pale engineered stone/ ceramic cladding, with recessed splayed openings comprising full height aluminium glazing and perforated bronze coloured aluminium panels to conceal openings and vents.
- 1.11 *Access and parking:* Vehicular access is via an altered access from Herbert Street (approximately 5.5m to the west of the existing access) underneath the building to a courtyard/ parking area with 6 operational/ disabled parking spaces. Pedestrian access is from Herbert Street and via the new pedestrian footbridge which connects the development with the evolving Capital Quarter development to the east.
- 1.12 *Pre-application discussions:* The applicant entered into pre-application discussions with the Council in November 2015. Pre-app advice confirmed the acceptability of the principle of development with reference to planning policy and recent planning history on the site, and progressed through an iterative process of design development and refinement with the architects. The application is in accordance with the advice offered at the pre-app stage.

- 1.13 The applicant consulted with all adjoining occupiers by letter and questionnaire during the pre-app stage. Concerns raised related to size and scale; drop-off and pick-up arrangements; increased noise; ecology impact on the dock feeder; and construction disruption/ noise.
- 1.14 The application is supported by the following additional information:
- Design and Access Statement (including Viewpoint Analysis) – July 2016
 - Planning and Consultation Statement – July 2016
 - Transport Assessment and Framework Travel Plan – July 2016
 - Phase I Geotechnical Report – July 2016
 - Noise Assessment
 - Drainage Strategy

2. **DESCRIPTION OF SITE**

- 2.1 The triangular largely flat application site is 0.35 hectares in area and has been cleared. It has most recently been in use as a temporary car park with access from Herbert Street to the south. The railway line runs on a 6m high embankment to the north and west, and the Dock Feeder to the east.
- 2.2 To the other side of the Dock Feeder is the Capital Quarter site which has outline planning permission for a mixed use development and is being built out in phases. To the west is the Callaghan Square office development, and to the south the Atlantic Wharf new and refurbished relatively low-rise office/residential development.
- 2.3 To the north of the site is the City Centre Principal Business Area and there are a number of high buildings on Bute Terrace, including the Pellet Street student housing block, the Altolusso residential tower, and the Radisson Blu Hotel.

3. **PLANNING HISTORY**

- 14/2887/MJR Planning permission granted in December 2015 for 180 apartments in 7/8/22 storey blocks with A2/A3 uses to ground floor and associated car parking and amenity space.
- 11/173/DCI Planning permission refused for application to extend temporary car park use. The site first got permission for temporary car park use (3yrs) in 1999 and the permission had been renewed annually.

Related planning history on the Capital Quarter site

- Planning permission 12/1716/DCI granted in October 2013 to vary condition 1C of outline consent 08/2740C to extend the period for the application for approval of reserved matters for a further 3 years.
- Planning permission 11/1099/DCI granted December 2014 for a 296 parking space multi-storey car park. Legal agreement changed by Deed of Variation in May 2015 varying the car park occupancy management plan to remove the public car parking element and include a residential parking element for the Herbert street site.

- Outline planning permission 08/2740C granted in December 2009 for a mixed use development including offices, a hotel, a care home, student accommodation, an aparthotel, and A1 and A3 uses.

4. **POLICY FRAMEWORK**

National Policy

- 4.1 Planning Policy Wales (PPW) Edition 8, 2016 favours the sustainable re-use of previously developed land.
- 4.2 The following Technical Advice Notes (TANs) are relevant:
- TAN 12: Design (2009)
- 4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-
- KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub
 - KP5 Good Quality and Sustainable Design
 - KP6 New Infrastructure
 - KP7 Planning Obligations
 - KP10 Central and Bay Business Areas
 - C1 Community Facilities
 - C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
 - EC3 Alternative Use of Employment Land and Premises
 - EC4 Protecting Offices in the Central and Bay Business Areas
 - EN3 Landscape Protection
 - EN12 Renewable Energy and Low Carbon Technologies
 - R6 Retail Development (Out of Centre)
 - R8 Food and Drink Uses
 - T1 Walking and Cycling
 - T5 Managing Transport Impacts
- 4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:
- Safeguarding Land for Business and Industry SPG (June 2006)
 - Tall Buildings (2009)
 - Open Space (2008)
 - Community Facilities and Residential Development (2007)
 - Premises for Eating, Drinking and Entertainment in the City Centre (2000)
 - Access, Circulation and Parking Requirements (2010)
 - Waste Collection and Storage Facilities (2007)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Land Use Policy: The proposal is for the construction of a student accommodation development (18,333sqm) incorporating 674 bed spaces, with

an A1 (retail), A2 (financial and professional service), A3 (food and drink) or B1 (office) use (316sqm) to the ground floor. The vacant site (0.35ha) is located within the Central Business Area (CBA) and Central Enterprise Zone (CEZ), of the adopted Cardiff Local Development Plan. As such, the main land use planning policy issues relate to:

- 5.2 *Whether the proposed Sui Generis (student accommodation) use is acceptable at this location:* The application site is located within the boundary of LDP Policy KP2A (Central Enterprise Zone and Regional Transport Hub – Strategic Site), which is allocated for major employment led initiatives, focussing on financial and business services, together with other mixed uses. The schematic framework for Strategic Site A identifies the site as a location for residential land uses within the CEZ.
- 5.3 Located at the junction of Lloyd George Avenue and Tyndall Street, the site is bounded by the Cardiff Bay railway to the north / west and the Dock Feeder Canal to the east. The site has remained vacant since the adoption of the Local Plan in 1996 (having been cleared of previous uses) and has most recently been used as a surface car park.
- 5.4 The site is located immediately adjacent to the former Tyndall Street Industrial Estate, which is currently being redeveloped as a mixed use scheme comprising office and residential uses (application 08/02740/C). A pedestrian footbridge linking the two sites is proposed.
- 5.5 Taking into consideration that the site has remained vacant for circa 20 years, the established mix of business (office) and residential uses within the surrounding area of Tyndall Street / Lloyd George Avenue, the integration with the adjoining mixed use (Capital Quarter) development and the previously consented residential application for the site (14/02887/MJR), the proposed student accommodation use is considered acceptable in this instance.
- 5.6 *The acceptability of a Class A1 (Shop) use at this location:* As the site is located outside the Central Shopping Area (CSA) of the City Centre and also falls outside of any designated District / Local Centres as identified within the Local Development Plan, any proposal for a Class A1 (shop) use at this location would have to satisfy the three tests of out-of-centre retail policy.
- 5.7 In this regard and given the relatively small scale of the proposed units at 191sqm and 125sqm, an element of convenience retail could be considered acceptable to serve the newly established population and the wider residential community within the surrounding area. The sale of comparison goods would not be considered acceptable at this location and an associated condition could be attached that excludes the sale of comparison goods.
- 5.8 *Whether the proposed A2 (Financial and Professional Services) or B1 (Office) uses are acceptable at this location:* The site is located within the City Centre Principal Business Area and as such, the proposed A2 and B1 uses are considered acceptable in this instance.

- 5.9 *Whether the proposed A3 (Food and Drink) use is acceptable at this location:* The Premises for Eating, Drinking and Entertainment in the City Centre SPG identifies the Principal Business Area as an appropriate location for food and drink (A3) uses, subject to detailed considerations.
- 5.10 The SPG does however state that food and drink uses are unlikely to be acceptable where residents live immediately above or next door. Given that the application proposes 674 student bed spaces which are located directly above in upper floors, then the applicant will be expected to demonstrate how their proposal can address concerns over the potential impact of a ground floor A3 use upon the amenity of residential occupiers.
- 5.11 This could be achieved through the applicant accepting a restricted use condition, limiting any use to a café / restaurant where their primary function is the sale and consumption of food within the premises rather than alcohol or hot food takeaways, in order to safeguard future amenity and through controlled hours of opening to minimise disturbance to residents caused by noise at quiet times.
- 5.12 Transportation: The Transportation consultation response will be reported to committee as a late representation.
- 5.13 Parks Services: The Parks consultation response will be reported to committee as a late representation.
- 5.14 Neighbourhood Regeneration: The officer makes the following observations: Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'. If there are no onsite communal facilities provided in proposed student accommodation, an off-site contribution of £410 per person is required.
- 5.15 In this instance, the development would house 674 students. Therefore, a contribution of £276,340 is sought from the developer (674 x £410).
- 5.16 Community Infrastructure Levy (CIL) Regulation 122(2) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Comments in respect of the request for contributions towards community facilities are as follows:
- 5.17 *Necessary to make the development acceptable in planning terms:* A development proposing a significant increase in population, such as this, would create pressures on existing local facilities that need to be offset via a financial contribution. It would be unacceptable to grant planning consent in the absence of such provision.

- 5.18 *Directly related to the development.* Several community facilities are located within proximity to the site and are likely to experience an added pressure as a result of the new population. A forthcoming community facilities contribution would be directed towards a local community facility in the vicinity of the development.
- 5.19 *Fairly and reasonably related in scale and kind to the proposed development.* Contributions towards community facilities are derived using a formula-based calculation which takes into account, amongst other things, the size of the residential development and the projected increase in population.
- 5.20 Drainage Management: No consultation response received. There was no objection to the consented residential scheme (14/2887/MJR).
- 5.21 Waste Management: The Officer has no objection subject to details of the refuse storage areas.
- 5.22 Pollution Control (Contaminated Land): The Contaminated Land Officer makes the following observations: The report has identified a number of potential contamination issues at the site that will require remediation in order to ensure that the site can be developed on a suitable for use basis. As such Pollution Control requests a standard suite of contaminated land and ground gas conditions.
- 5.23 Pollution Control (Noise & Air): No consultation response received. The consultation response on the previous application for a residential scheme (14/2887/MJR granted December 2015) raised no objection subject to the following standard conditions: Road traffic noise; railway noise; sound insulation between commercial and residential uses; opening hours; delivery times; plant noise; future kitchen extraction; and a construction noise recommendation.
- 5.24 Trees: No objection subject to further details and recommendation on species of tree to be planted. The consultation response has been forwarded to the applicant.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 DCWW: No objection subject to standard conditions on separation of foul and surface water, and discharge of surface and land drainage run-off to the public sewer, provision of a grease trap, and submission of a comprehensive drainage scheme for approval by the LPA.
- 6.2 Natural Resources Wales (NRW): NRW have no objection subject to an unsuspected contaminated land condition.
- 6.3 Network Rail (NR): NR has no objection in principle to the proposal. The response lists a number of requirements for the safe operation of the railway and the protection of NR's adjoining land. These have been forwarded to the applicant and are referred to in an additional recommendation.

6.4 South Wales Police (SWP): No objection to the development. They make a number of recommendations which have been forwarded to the applicant.

7. **REPRESENTATIONS**

7.1 The application was advertised on site and in the press as a major application. Neighbours and local members were consulted on the original application and on amended plans. 2 representations have been received from local residents of Edward England Wharf objecting on the following grounds:

- Size and scale of the development out of place with the area;
- Inadequate pick-up and drop-off facilities for start and end of term;
- Noise from the future occupiers and from users of the retail facilities and on-site communal facilities;
- Over-supply of very large student housing developments in the immediate vicinity.

8. **ANALYSIS**

8.1 The main issues to assess are the principle of student housing use on the site, the design of the tall building in particular, the amenity of the future occupiers and neighbours, and the nature and extent of the planning obligations.

8.2 Taking into consideration that the site has remained vacant for circa 20 years, the established mix of business (office) and residential uses within the surrounding area of Tyndall Street / Lloyd George Avenue, the integration with the adjoining mixed use (Capital Quarter) development, and the previously consented residential application for the site (14/02887/MJR), the proposed student accommodation use is acceptable.

8.3 Scale and Design: The proposals retain the broad form and scale of the consented scheme, increasing the height of the tower to the north and slightly reducing the heights of the buildings to the south and east. The scale and civic nature of the lower 'L-shaped' block fronting Herbert Street and the Dock Feeder is in keeping with the Capital Quarter development. The elevations are enlivened by a mix of commercial uses to the ground floor (as in the consented scheme) and a setback upper floor treatment. Materials include reconstituted stone and metal cladding.

8.4 The residential tower has been sited to the back of the site where it complements the tall buildings to the north of the railway line. Its design has been subject to an extensive pre-application process to address height, massing, architecture and materials. The visual impact assessment of the tower on the city's skyline demonstrates a beneficial impact, enhancing the cluster of towers (existing and approved) in this part of the city.

8.5 The architecture of the tower is restrained and ordered, relying on depth of façade and use of quality materials to provide visual interest and richness. The design has sufficient slenderness of proportion, and depth and articulation in

the façade design to avoid the bulky blandness of the neighbouring tall buildings to the north of the railway line.

- 8.6 Subject to conditions controlling type and quality of cladding materials, and architectural detailing, the design meets the requirements of the Tall Buildings SPG and is acceptable.
- 8.7 Amenity of future occupiers and neighbours: External amenity space for the students is provided in the form of a courtyard space and two rooftop terraces, and the landscaped pedestrian route alongside the dock feeder. A significant element of communal provision for the use of students is provided at ground and first floor. Outlook and daylighting is acceptable for all occupiers. The scheme is residential and the nearest residential development is 30m away on the other side of Herbert Street. The development does not have a harmful impact on the amenity of neighbours.
- 8.8 Access and Parking provision: Vehicular and pedestrian access arrangements have been established by the consented scheme and are acceptable. The intention is to make the development “zero parking” for residential students except for those with a blue badge for personal disability. Seven car parking spaces will be provided in total within the courtyard. Five spaces will be for staff and servicing & maintenance with the remaining two available for disabled residents or visitors. The central courtyard will also provide a turning area for refuse and delivery vehicles.
- 8.9 Students will be required not to bring a car to the campus through the implementation of a Travel Plan, and as a condition of individual tenancies. Control of these matters will be managed by the onsite management and any breach of this policy could result in the termination of a lease tenancy. A framework Transport Plan is submitted with this application to describe these matters.
- 8.10 Temporary arrangement will be in place to manage drop-off and collections within the internal courtyard at the beginning and end of terms. Residents will be allocated time slots for unloading vehicles, these slots will be staggered and pre-arranged to avoid congestion with onsite staff managing the process throughout. The management of this process will be the subject of a planning condition.
- 8.11 Given the largely car free nature of the current proposals there will be a significant reduction in vehicular movement on the surrounding highway in comparison with the extant permission. Vehicle movements in connection with the proposals are considered to be negligible and would largely be associated with maintenance and servicing. The consented scheme included left turn only access and egress from the site onto Herbert Street. Given the significant reduction of vehicular movements this restriction is not required.
- 8.12 Cycle parking provision will be provided on the site in the form of secured, covered areas. The intention is to provide 124 spaces which equates to a provision of one per six students. The site is located in a central location and

therefore offers good opportunities to promote public transport links. A condition is attached requiring number and details of cycle parking provision.

- 8.13 Representations: The objection to the size and scale is addressed above. Student pick-up and drop-off is addressed above. The over-supply or otherwise of large student housing schemes in the vicinity of the site is not a material planning consideration. Concerns over noise are addressed through conditions on the operation of the retail premises (including opening hours, restrictions on use, delivery times) and a plant noise condition. Construction site noise is brought to the attention of the developer through a standard advisory.
- 8.14 Section 106 obligations: The 106 obligations have been agreed with the developer. They are consistent with other similar large city centre student housing schemes and reflect the peculiarities of the site, particularly the provision of a significant area of public realm including a new footbridge.

9. **CONCLUSION**

- 9.1 In conclusion the proposals redevelop a vacant plot and provide 674 student bedspaces in a high quality purpose-built development with ancillary communal facilities, retail development, and associated public realm in a highly sustainable location. The development will go some way to meeting the significant latent demand for high quality purpose-built student accommodation in Cardiff. The principle of the development, siting, height, massing, form and architecture of the tall building, access arrangements and parking provision, and amenity of future occupiers and neighbours, is acceptable.
- 9.2 The granting of planning permission is recommended subject to conditions being imposed and a legal agreement (Section 106) being signed to secure the following financial contributions and/ or works:
- £266,000 towards the design, improvement and/or maintenance of public open space within the vicinity of the development site;
 - £40,000 towards the improvement of community facilities in the vicinity;
 - Implement the necessary alteration and improvement works to the adjacent highway, including public realm improvements adjacent to the site, under a section 278 agreement to a maximum of £100,000.

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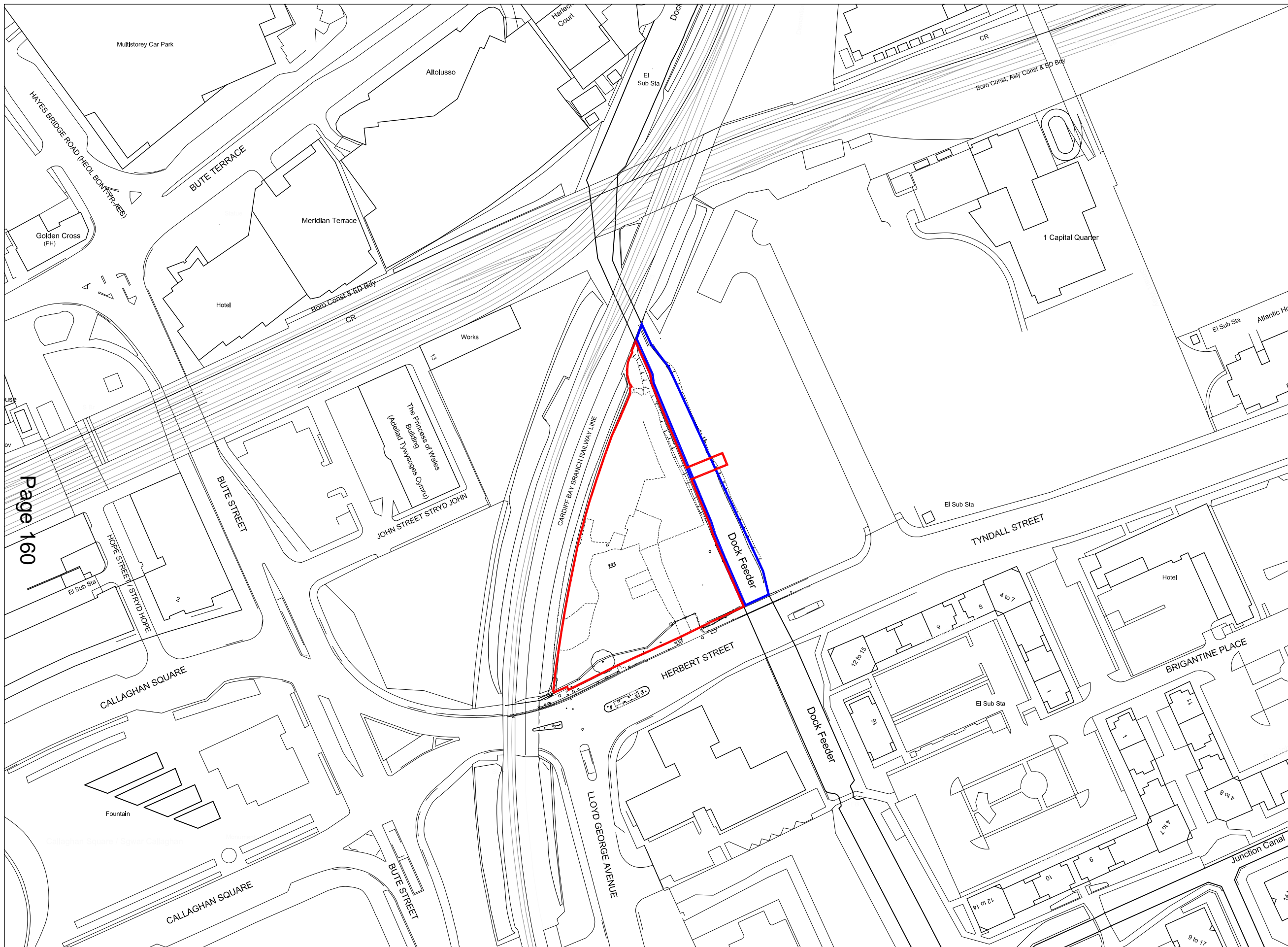
Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:

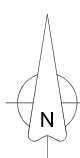
BOUNDARY LINE

Site Area = 3613sqm (0.89acres)

Adjacent land under the control of the applicant - interpretation of title plan



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Location Plan



Scale Bar 1:1250

P-02	29.07.16	Red / blue line amendments	SMJ
P-01	28.07.16	General updates for Planning	SMJ
P-00	11.07.16	General updates for Planning	SMJ
REV	DATE	NOTES	CHK
Client			

FUSION STUDENTS

Project
CARDIFF CAPITAL QUARTER

Drawing Title
LOCATION PLAN

Drawn	Checked	Paper Size	Scale	Date
NB	ML	A3	1:1250	JULY 2016
Project No.	15227	Drawing No.	0200	Revision
				P-02

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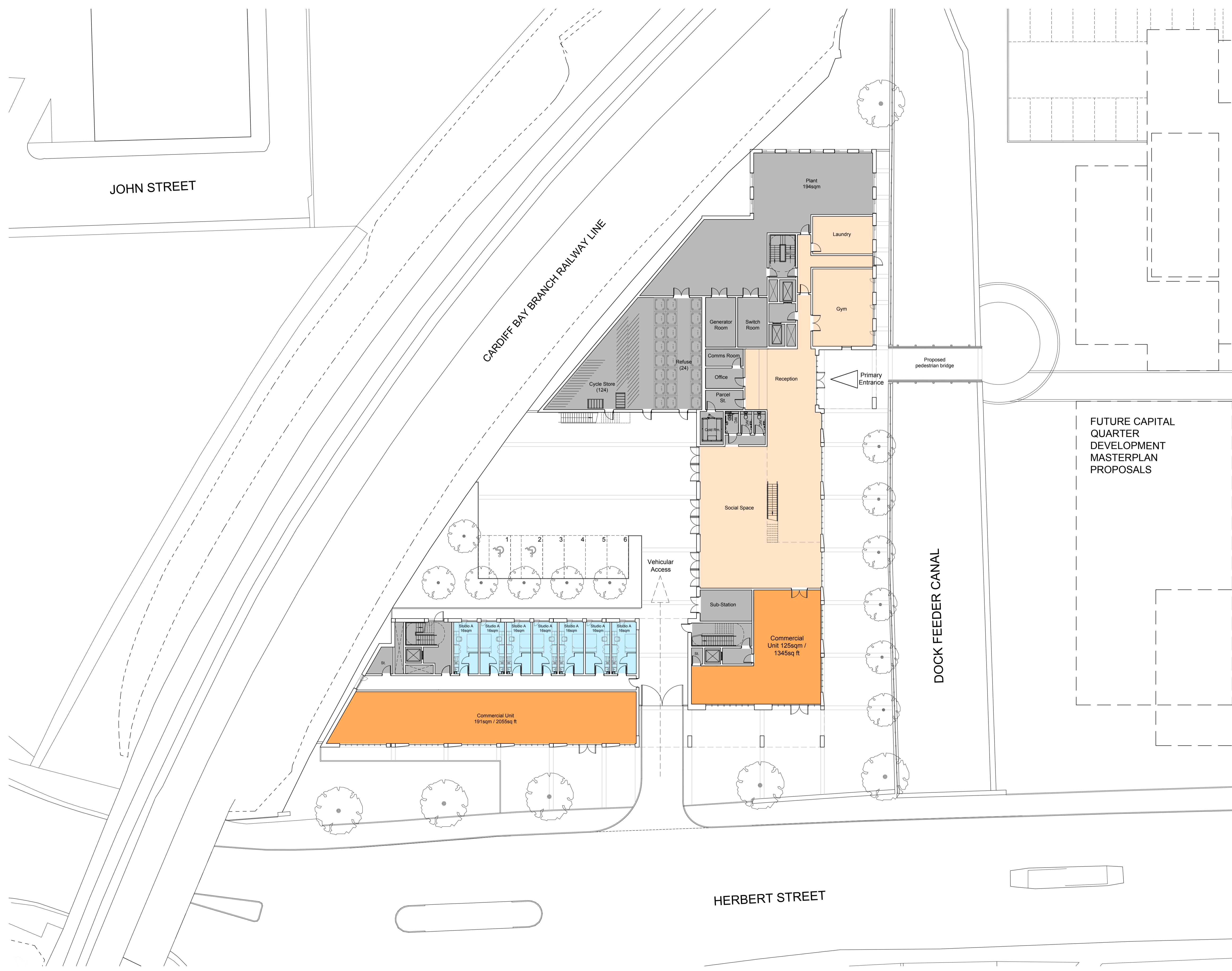
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NOTES:

- ROOM KEY:
- STUDENT SOCIAL SPACE
 - COMMERCIAL UNIT
 - PLANT / SERVICING / BACK OF HOUSE
 - STUDIO ROOM
 - 2 BED APARTMENT
 - APARTMENT ROOM
 - APARTMENT SOCIAL SPACE



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FUTURE CAPITAL
QUARTER
DEVELOPMENT
MASTERPLAN
PROPOSALS

DOCK FEEDER CANAL

HERBERT STREET

JOHN STREET

CARDIFF BAY BRANCH RAILWAY LINE

REV	DATE	NOTES	CHK

Client
FUSION STUDENTS

Project
CARDIFF CAPITAL QUARTER

Drawing Title
PROPOSED GROUND FLOOR PLAN

Drawn	Checked	Paper Size	Scale	Date
SMJ	ML	A1	1:200@A1	JULY 2016
Project No. 15227	Drawing No. 0310	Revision P-02		

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Proposed Ground Floor Plan



Applications decided by Delegated Powers between 01/09/2016 and 30/09/2016

Total Count of Applications: 189

<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>
16/02071/MJR	24/08/2016	Natural Resources Wales	REPAIRS TO SEA DEFENCES AT ABERTHAW POWER STATION	Aberthaw Power Station	23	True	Raise No Objection	16/09/2016

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>
16/01735/MNR	18/07/2016	Western Power Distribution (South Wales)	REMOVAL OF EXISTING HOARDING (TO REAR OF OLD ILLTYDIANS SPORT & SOCIAL CLUB)AND ERECTION OF 2.4m HIGH STEEL PALISADE FENCING/GATE TO DETER FLY-TIPPING AND VANDALISM THUS MAINTAINING ACCESS TO ADJACENT PEARL STREET 11KV SUBSTATION	LAND ADJACENT TO 28 PEARL STREET, ADAMSDOWN, CARDIFF, CF24 1PP	52	True	Permission be granted	08/09/2016
16/01966/MNR	12/08/2016	Mr D Philpott	RENEWAL OF PLANNING PERMISSION 11/00067/DCI FOR ERECTION OF UPPER TWO STOREYS TO FORM FOUR APARTMENTS WITH ALTERATIONS TO FRONT ENTRANCE DOOR.	6, 7 AND 8 UPPER CLIFTON STREET, CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1PU	34	True	Permission be granted	15/09/2016
16/01810/MNR	11/08/2016	Al-meshhedani	CONVERSION TO FOUR SELF CONTAINED APARTMENTS, MINOR EXTERNAL CHANGES TO THE REAR AND SMALL GROUND FLOOR REAR EXTENSION.	54 STACEY ROAD, ADAMSDOWN, CARDIFF, CF24 1DW	33	True	Permission be granted	13/09/2016

BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01851/DCH	29/07/2016	Deans	DISCHARGE OF CONDITION 5 (EXTERNAL FINISHING MATERIALS) TO APPLICATIONS 15/02367/DCH AND 15/02368/DCH	6 WINDSOR ESPLANADE, CARDIFF BAY, CARDIFF, CF10 5BG	42	True	Full Discharge of Condition	09/09/2016

<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>
16/01708/MJR	13/07/2016	Leisure, Culture & Events	INSTALLATION OF A TEMPORARY VISITOR ATTRACTION - FERRIS WHEEL, FOR FIVE YEARS FROM 2016 TO 2020	ADJACENT TO PIERHEAD BUILDING, PIERHEAD STREET, CARDIFF BAY, CARDIFF, CF10 4PZ	56	True	Permission be granted	07/09/2016

<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>
16/02093/MJR	31/08/2016	Natural Resources Wales	REQUEST FOR OBSERVATIONS - APPLICATION FOR A MARINE LICENCE FOR CARDIFF HARBOUR MAINTENANCE DREDGE AND DISPOSAL	Queen Alexandra Dock and Cardiff Approach Channel	16	True	Raise No Objection	16/09/2016

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A/16/00147/MNR	03/08/2016	SCHRODER UK REAL ESTATE FUND	CONTEMPORARY LIGHT DISPLAY AND ASSOCIATED EQUIPMENT	MERMAID QUAY, BUTE CRESCENT, CARDIFF BAY	56	True	Permission be granted	28/09/2016
16/01909/MNR	08/08/2016	Schroder UK Real Estate Fund	INSTALLATION OF AUDIO EQUIPMENT	MERMAID QUAY, BUTE CRESCENT, CARDIFF BAY	51	True	Permission be granted	28/09/2016
16/01916/MNR	12/08/2016	R&L Golf	PROPOSED CHANGE OF USE FROM A BUSINESS OFFICE (B1) USE TO LEISURE (D2) USE	UNIT 1, SOVEREIGN QUAY, HAVANNAH STREET, CARDIFF BAY, CARDIFF, CF10 5SF	34	True	Permission be granted	15/09/2016

16/01904/MNR	10/08/2016	change, grow, live	CHANGE OF USE TO MIX D1/B1 IN ORDER TO PROVIDE D1 RELATED SERVICES OF HEALTH AND CLINICAL, CONSULTING/COUNSELLING SERVICES	238 BUTE STREET, BUTETOWN, CARDIFF, CF10 5HT	36	True	Permission be granted	15/09/2016
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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>
16/01918/DCH	18/08/2016	Johnson	SINGLE-STOREY REAR EXTENSION (AND ASSOCIATED ALTERATION WORKS) TO REPLACEMENT EXISTING CONSERVATORY AND LEAN-TO ANNEXE.	24 DYFRIG CLOSE, CAERAU, CARDIFF, CF5 5AE	28	True	Permission be granted	15/09/2016

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14/01293/DCO	30/05/2014	Jehu Project Services	DISCHARGE OF CONDITIONS 2 (DRAINAGE SCHEME) 16 (ROAD JUNCTION WITH DYFRIG ROAD) AND 18 (ROAD AND FOOTPATH DETAILS) OF 13/01275/DCO	FORMER ELY FARM, DYFRIG ROAD, CAERAU, CARDIFF, CF5 5AD	825	False	Full Discharge of Condition	01/09/2016

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16/01255/MNR	24/05/2016	MR Homes	VARIATION OF CONDITION 12 (OPENING HOURS) OF PLANNING PERMISSION 15/02376/MNR - CHANGE FROM: 8AM TO 11PM OPENING HOURS TO: 6AM TO 11PM OPENING HOURS	253 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TD	101	False	Permission be granted	02/09/2016

CANT

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16/01559/DCH	18/07/2016	Harding	REAR SINGLE STORY EXTENSION ON EXISTING GARDEN ROOM	28 GRANVILLE AVENUE, CANTON, CARDIFF, CF5 1BW	56	True	Permission be granted	12/09/2016
16/01710/DCH	21/07/2016	Keogh	PROPOSED GROUND FLOOR REAR EXTENSION TO EXISTING KITCHEN AND FIRST FLOOR ADDITION TO REAR ELEVATION	36 PEN-Y-PEEL ROAD, CANTON, CARDIFF, CF5 1QX	49	True	Permission be granted	08/09/2016
16/01787/DCH	01/08/2016	Rees	ROOF EXTENSION	HIGHMEAD, 1 PENCISELY ROAD, CANTON, CARDIFF, CF5 1DG	56	True	Permission be granted	26/09/2016
16/01866/DCH	25/07/2016	Howell	PROPOSED REAR SINGLE STOREY EXTENSION	103 VERALLO DRIVE, CANTON, CARDIFF, CF11 8DT	38	True	Permission be granted	01/09/2016
16/01939/DCH	09/08/2016	McQuade	REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHTS TO FRONT NOT EXCEEDING 1500mm ABOVE ROOF PLANE	1 FAIRFIELD AVENUE, CANTON, CARDIFF, CF5 1BR	37	True	Permission be granted	15/09/2016
16/02001/DCH	17/08/2016	Andrew Kent and Ruth Fullam	DEMOLITION OF EXISTING SINGLE STOREY ANNEX BLOCK AND CONSTRUCTION OF A SINGLE STOREY DOMESTIC REAR EXTENSION.	33 VICTORIA PARK ROAD WEST, CANTON, CARDIFF, CF5 1FA	40	True	Permission be granted	26/09/2016

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16/01363/MNR	15/06/2016	Ham Riee & Mylas Harding Properties	CONVERSION OF 2 STOREY DWELLING INTO 2NO. SELF CONTAINED FLATS, SINGLE STOREY SIDE EXTENSION TO THE REAR ANNEXE AND BALCONY TO REAR	67 ALEXANDRA ROAD, CANTON, CARDIFF, CF5 1NT	92	False	Permission be granted	15/09/2016
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CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01890/DCH	03/08/2016	MURPHY	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	15 MAY STREET, CATHAYS, CARDIFF, CF24 4EW	36	True	Permission be granted	08/09/2016
16/02076/DCH	26/08/2016	Jones	PROPOSED SINGLE STOREY REAR GROUND FLOOR EXTENSION	28 PENTYRCH STREET, CATHAYS, CARDIFF, CF24 4JX	31	True	Permission be granted	26/09/2016

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16/01516/MJR	22/06/2016	SA Brains & Company Ltd	REPLACEMENT OF FOUR GROUND FLOOR WINDOWS, TOGETHER WITH MINOR INTERNAL WORKS	THE DUKE OF WELLINGTON, 42 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AJ	93	False	Permission be granted	23/09/2016
16/01517/MJR	22/06/2016	SA Brains & Company Ltd	REPLACEMENT OF FOUR GROUND FLOOR WINDOWS, TOGETHER WITH MINOR INTERNAL WORKS	THE DUKE OF WELLINGTON, 42 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AJ	93	False	Permission be granted	23/09/2016

16/01623/MJR	04/07/2016	Cardiff University	RESERVED MATTERS OF 15/02724/MJR - PROPOSED TRANSLATIONAL RESEARCH FACILITY BUILDING FORMING PART OF PHASE 3 OF THE CARDIFF UNIVERSITY POST GRADUATE RESEARCH CAMPUS INCLUDING DETAILS OF APPEARANCE, SCALE AND LAYOUT.	PHASE 3 MAINDY CAMPUS, CARDIFF UNIVERSITY, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	88	False	Permission be granted	30/09/2016
16/01549/MJR	29/07/2016	Imperial Services Ltd	PROPOSED CHANGE OF USE AND MINOR FABRIC ALTERATIONS TO BASEMENT AND GROUND FLOOR OF FORMER BANK INTO RESTAURANT/BAR. CONVERSION OF EXISTING UPPER FLOOR OFFICES INTO PRIVATE DINING AREAS AND MEETING ROOMS. CONVERSION OF ROOF TERRACES INTO OPEN BALCONY FOR ACCESS BY THE PUBLIC VIA NEW EXTERNAL STAIRCASE, INCLUDING REPLACEMENT OF WINDOW WITH DOOR. RETENTION OF THE TOP FLOOR FOR OFFICE SPACE WITH MINOR ALTERATIONS PROVISION OF SMALL OUTBUILDING FOR THE PURPOSE OF A CELLAR ASSOCIATED WITH THE NEW BAR	NATWEST, 117-118 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DY	49	True	Permission be granted	16/09/2016
16/01853/MJR	01/08/2016	South Glamorgan Estates	DISCHARGE OF CONDITION 3 (REFURBISHMENT WORKS) OF PLANNING PERMISSION 14/00697/DCI	62 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GG	35	True	Full Discharge of Condition	05/09/2016
<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>
16/01062/MNR	04/05/2016	Bhardwaj	DISCHARGE OF CONDITION 6 (FUME EXTRACTION) OF PLANNING PERMISSION 08/02697/C	150 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NR	141	False	Full Discharge of Condition	22/09/2016

16/01344/MNR	09/06/2016	Ad Astra Et Ultra LLP	DISCHARGE OF CONDITIONS 5 (SOUND INSULATION), 7 (FUME EXTRACTION), 8 (REFUSE STORAGE) AND 9 (DETAILS OF A RAMPED OR LEVEL ACCESS, AND DETAILS OF A UNISEX DISABLED TOILET) OF PLANNING PERMISSION 10/00085/C	23 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AA	105	False	Full Discharge of Condition	22/09/2016
16/01847/MNR	04/08/2016	Statham Enterprises ltd trading as Hafren Designs	CHANGE OF USE FROM SINGLE DWELLING (C3) TO HOUSE IN MULTIPLE OCCUPATION (C4 6 BEDROOM), REAR DORMER TO LOFT CONVERSION AND GROUND FLOOR REAR EXTENSION (PREVIOUSLY APPROVED UNDER 15/2127DCH).	174 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	42	True	Permission be granted	15/09/2016
16/01500/MNR	23/06/2016	Lekaj	CONVERSION OF GROUND & BASEMENT FLOORS TO A3 USE AS A RESTAURANT AND INSTALLATION OF EXTRACTION VENT	22 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PY	81	False	Permission be granted	12/09/2016
16/01724/MNR	14/07/2016	WPI ESTATES	PROPOSED 2ND FLOOR EXTENSION TO EXISTING BUILDING TO CREATE 2 ADDITIONAL STUDENT RESIDENTIAL UNITS AND ALTERATIONS TO THE FRONT ELEVATION OF THE BUILDING	LIBRARY COURT, FAIROAK ROAD, CATHAYS, CARDIFF, CF24 4PX	56	True	Planning Permission be refused	08/09/2016
16/01997/MNR	04/08/2016	Quin & Co Ltd	CHANGE OF USE OF EXISTING 3 BEDROOM RESIDENTIAL PROPERTY (USE CLASS C3) INTO A 3 BEDROOM HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4)	45 THESIGER STREET, CATHAYS, CARDIFF, CF24 4BP	56	True	Permission be granted	29/09/2016
16/01924/MNR	15/08/2016	T & H Properties	INTERNAL ALTERATIONS TO FORM 6 BEDROOM HOUSE IN MULTI-OCCUPATION (CLASS C4)	7 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BU	45	True	Permission be granted	29/09/2016
16/01975/MNR	15/08/2016	Vavoulas	RETENTION OF SEVEN BEDROOM HMO (SUI GENERIS)	10 DARRAN STREET, CATHAYS, CARDIFF, CF24 4JF	45	True	Permission be granted	29/09/2016
A/16/00154/MNR	04/08/2016	Clear Channel UK Ltd	FREE STANDING, INTERNALLY ILLUMINATED DIGITAL 6 SHEET WITH STATIC PAPER 6 SHEET ON REVERSE PANEL	HIGH STREET ADJACENT TO QUAY STREET, CITY CENTRE	55	True	Permission be granted	28/09/2016

A/16/00155/MNR	04/08/2016	Clear Channel UK Ltd	FREE STANDING, INTERNALLY ILLUMINATED DIGITAL 6 SHEET WITH STATIC PAPER 6 SHEET ON REVERSE PANEL	OUTSIDE ENTRANCE TO ROYAL ARCADE, ST MARY STREET, CITY CENTRE	55	True	Permission be granted	28/09/2016
A/16/00157/MNR	04/08/2016	Clear Channel UK Ltd	FREE STANDING, INTERNALLY ILLUMINATED DIGITAL 6 SHEET WITH STATIC PAPER 6 SHEET ON REVERSE PANEL	OUTSIDE ENTRANCE TO MORGAN ARCADE, ST MARY STREET, CITY CENTRE	55	True	Permission be granted	28/09/2016
A/16/00152/MNR	04/08/2016	Clear Channel UK Ltd	FREE STANDING, INTERNALLY ILLUMINATED DIGITAL 6 SHEET WITH STATIC PAPER 6 SHEET ON REVERSE PANEL	QUEEN STREET/THE FRIARY, OUTSIDE ENTRANCE TO QUEENS ARCADE, QUEEN STREET, CITY CENTRE	55	True	Permission be granted	28/09/2016
A/16/00153/MNR	04/08/2016	Clear Channel UK Ltd	FREE STANDING, INTERNALLY ILLUMINATED DIGITAL 6 SHEET WITH STATIC PAPER 6 SHEET ON REVERSE PANEL	OUTSIDE 5 ST JOHN STREET, CITY CENTRE	55	True	Permission be granted	28/09/2016
A/16/00175/MNR	23/08/2016	Morgans Consult	3 NO. FASCIA SIGNAGE	PRINCIPALITY HOUSE, QUEEN STREET, CITY CENTRE, CARDIFF	23	True	Permission be granted	15/09/2016
A/16/00171/MNR	17/08/2016	Greggs plc	1 NEW FASCIA SIGN AND 2 INTERNAL WINDOW POSTERS	23 CAROLINE STREET, CITY CENTRE, CARDIFF, CF10 1FF	27	True	Permission be granted	13/09/2016
A/16/00159/MNR	05/08/2016	Mansell Associates (design) Ltd	NEW SHOPFRONT SIGN	CARPHONE WAREHOUSE, 24 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	34	True	Permission be granted	08/09/2016
16/01949/MNR	22/08/2016	BANCROFT	GROUND FLOOR REAR EXTENSION & REAR DORMER & ALTERATIONS TO PROVIDE C4 CLASS 6 BED HMO	8 MINISTER STREET, CATHAYS, CARDIFF, CF24 4HR	38	True	Permission be granted	29/09/2016

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16/01866/DCH	01/08/2016	Cummings	CONSERVATORY ADDITIONS TO FRONT & GABLE ELEVATIONS	PEN-Y-LAN COTTAGE, STAR LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JH	56	True	Permission be granted	26/09/2016
16/01778/DCH	29/07/2016	Bolderson	NEW ENTRANCE PORCH, NEW FIRST FLOOR TERRACE OFF MASTER BEDROOM AND ALTERATIONS	PEN-Y-LAN HOUSE, STAR LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JH	40	True	Permission be granted	07/09/2016
16/01913/DCH	05/08/2016	Evans	FIRST FLOOR SIDE EXTENSION	47 PARC CASTELL-Y-MYNACH, CREIGIAU, CARDIFF, CF15 9NW	39	True	Permission be granted	13/09/2016

CYNC

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16/01847/DCH	07/07/2016	Rafique	ADDITIONAL REAR DORMER AND EXTENSION OF EXISTING PORCH WIDTH.	4 LEVEN CLOSE, LAKESIDE, CARDIFF, CF23 6DN	70	False	Permission be granted	15/09/2016
16/01794/DCH	19/07/2016	Abd Alhussein	CREATE ONE STOREY SIDE EXTENSION, FINISHES TO MATCH EXISTING, DEMOLISH UNUSED GARAGE TO CREATE A GARDEN	1 GWYNANT CRESCENT, LAKESIDE, CARDIFF, CF23 6LT	58	False	Permission be granted	15/09/2016
16/01911/DCH	05/08/2016	ROBBINS	CONVERSION OF EXISTING GARAGE INTO A DAY ROOM	28 LLANGORSE ROAD, CYNCOED, CARDIFF, CF23 6PG	46	True	Permission be granted	20/09/2016
16/01801/DCH	25/07/2016	Fahana	REAR GROUND FLOOR EXTENSIONS 4000mm OR LESS DEPTH FROM ORIGINAL MAIN HOUSE (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA) & CONVERSION OF GARAGE TO ROOM	41 CELYN AVENUE, LAKESIDE, CARDIFF, CF23 6EH	56	True	Permission be granted	19/09/2016
16/01608/DCH	25/07/2016	FAHANA	FIRST FLOOR SIDE EXTENSION	41 CELYN AVENUE, LAKESIDE, CARDIFF, CF23 6EH	44	True	Permission be granted	07/09/2016

16/01746/DCH	19/07/2016	Hocking	SIDE EXTENSION TO THE EXISTING DWELLING TO PROVIDE NEW ENTRANCE HALLWAY	109 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PJ	44	True	Permission be granted	01/09/2016
16/01900/DCH	04/08/2016	BROWN	DEMOLITION OF SINGLE STOREY GARAGE, AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION AND TWO STOREY AND SINGLE STOREY REAR EXTENSIONS	27 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	50	True	Permission be granted	23/09/2016
16/01523/DCH	22/06/2016	Thomas-Ayres	HIP TO GABLE ROOF EXTENSIONS, FRONT AND REAR DORMERS AND GROUND FLOOR SIDE EXTENSION INCLUDING FULL HEIGHT GABLE END ROOF AND OTHER ALTERATIONS	5 DAN-Y-COED RISE, CYNCOED, CARDIFF, CF23 6NN	98	False	Permission be granted	28/09/2016
16/01987/DCH	15/08/2016	Leaman	PROPOSED SINGLE STOREY REAR EXTENSION AND REAR INFILL FIRST FLOOR EXTENSION	41 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DF	29	True	Permission be granted	13/09/2016
16/01991/DCH	10/08/2016	SPITERI	GROUND FLOOR SIDE AND REAR EXTENSION	47 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NZ	40	True	Permission be granted	19/09/2016
16/01783/DCH	29/07/2016	O'Donoghue	REFURBISHMENT OF EXISTING CONSERVATORY WITH NEW ROOF AND GLAZED GARDEN ELEVATIONS	1 CYNCOED RISE, CYNCOED, CARDIFF, CF23 6SF	40	True	Permission be granted	07/09/2016

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16/00962/MNR	13/05/2016	SC DESIGN & BUILD	PROPOSED CONSTRUCTION OF REAR BALCONY WALKWAY, NEW ACCESS STEPS TO REAR AND CREATION OF PRIVATE GARDEN AREAS	17-41 CLEARWATER WAY, LAKESIDE, CARDIFF, CF23 6DL	111	False	Permission be granted	01/09/2016

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16/01799/MNR	28/07/2016	MK DEVELOPMENTS CARDIFF LTD	DISCHARGE OF CONDITION 8 (AIR QUALITY REPORT) OF 14/00382/DCO	RIVERVIEW COURT, 2 COWBRIDGE ROAD WEST, ELY, CARDIFF, CF5 5FD	55	True	Full Discharge of Condition	21/09/2016

FAIR

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01731/DCH	02/08/2016	Lamb	NEW ROOF, EXTEND 2 METER ON EXISTING REAR EXTENSION	13 LLANBEDR ROAD, FAIRWATER, CARDIFF, CF5 3BU	36	True	Permission be granted	07/09/2016
16/02155/DCH	07/09/2016	Jones	ALTERATIONS TO 16/00795/DCH - TO REDUCE THE GROUND FLOOR FROM 4000M TO 3780MM	43 WROUGHTON PLACE, FAIRWATER, CARDIFF, CF5 4AB	21	True	Permission be granted	28/09/2016

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GABA

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01659/DCH		Munro	ERECTION OF SECURE DETACHED GARDEN SHED / OUTBUILDING WITHIN CURTILAGE OF LISTED BUILDING. TO BE STONE FACED TO MATCH EXISTING HOUSE, WITH STEEL SECURITY DOOR AND SLATE ROOF	GABALFA LODGE, LLYS TAL-Y-BONT ROAD, GABALFA, CARDIFF, CF14 3AW			Permission be granted	06/09/2016
16/01857/DCH	09/08/2016	James	PROPOSED SINGLE-STOREY REAR LEAN-TO EXTENSION (AND ASSOCIATED ALTERATION WORKS).	42 PEN-Y-BRYN ROAD, GABALFA, CARDIFF, CF14 3LG	37	True	Permission be granted	15/09/2016

<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>
16/01218/MNR	19/05/2016	City of Cardiff Council	THE ERECTION OF A SINGLE STOREY DOUBLE DEMOUNTABLE. TO BE USED BY THE YOUTH OFFENDING SERVICES FOR ACTIVITIES AND FOR MEETINGS INTERNALLY TO THE CARDIFF COUNCIL SERVICE AREAS	FAMILIES & COMMUNITY SERVICES GABALFA HOUSE, 213A NORTH ROAD, MAINDY, CARDIFF, CF14 3GH	119	False	Permission be granted	15/09/2016
16/01889/MNR	03/08/2016	HOSSEINI	CONVERSION OF GROUND FLOOR FLAT INTO 2 FLATS (4 IN TOTAL) WITH REAR DORMER AND FRONT ROOF LIGHT	75 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3PP	56	True	Permission be granted	28/09/2016
16/01912/MNR	05/08/2016	SUE ENSAFF LTD	CHANGE OF USE FORM C3 (DWELLING HOUSE) TO C4 (HOUSE IN MULTIPLE OCCUPANCY)	121 CLODIEN AVENUE, GABALFA, CARDIFF, CF14 3NN	55	True	Permission be granted	29/09/2016
16/01985/MNR	15/08/2016	Hamood	FIRST FLOOR REAR EXTENSION, HIP TO GABLE, REAR DORMER AND CONVERSION TO 4 FLATS	20 PARKFIELD PLACE, MAINDY, CARDIFF, CF14 3AR	38	True	Planning Permission be refused	22/09/2016

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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>
16/01797/DCH	01/08/2016	Brown	PROPOSED REAR EXTERNAL SINGLE STOREY EXTENSIONS TO PROVIDE EXTENDED LIVING AND KITCHEN ACCOMMODATION	81 MARDY STREET, GRANGETOWN, CARDIFF, CF11 6QW	37	True	Permission be granted	07/09/2016

<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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<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>
16/01375/MJR	03/06/2016	City of Cardiff Council	PROPOSED DEVELOPMENT OF A 712 SPACE SURFACE CAR PARK FOR A TEMPORARY PERIOD OF FIVE YEARS FROM THE DATE OF APPROVAL OF PLANNING PERMISSION, PLUS ASSOCIATED ENGINEERING WORKS AND LANDSCAPE FEATURES, AT LAND TO THE NORTH OF WATKISS WAY, CARDIFF INTERNATIONAL SPORTS VILLAGE, CARDIFF.	INTERNATIONAL SPORTS VILLAGE, WATKISS WAY, GRANGETOWN	96	False	Permission be granted	07/09/2016
16/01667/MJR	13/07/2016	Pendragon PLC	EXTENSION AND REFURBISHMENT TO THE EXISTING CITROEN DEALERSHIP IN CARDIFF TO CREATE A NEW DUAL-BRAND FACILITY FOR JAGUAR LAND ROVER. THE PROPOSAL IS FOR AN 18-CAR SHOWROOM, EXTERNAL CAR DISPLAY, 20-BAY WORKSHOP, MOT BAY AND ASSOCIATED CAR PARKING.	EVANS HALSHAW CITROEN & PARAMOUNT JEEP, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	57	False	Permission be granted	08/09/2016
16/01272/MNR	25/05/2016	Cardiff House of Sport Ltd	RELOCATION OF ACCESS ROAD TO ALLOTMENTS INCLUDING REMOVAL OF TREES	ACCESS ROAD TO BESSEMER ROAD ALLOTMENTS, LECKWITH	127	False	Permission be granted	29/09/2016
16/01803/MNR	08/08/2016	Wales and West Housing	CHANGE OF USE FROM 2 NO.RESIDENTIAL FLATS TO 1 NO 5 BED HMO	12 CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7JB	52	True	Permission be granted	29/09/2016
16/01389/MNR	01/08/2016	Fettah	GROUND FLOOR REAR EXTENSION, REAR DORMER AND CONVERSION TO FOUR FLATS	103 PAGET STREET, GRANGETOWN, CARDIFF, CF11 7LF	56	True	Permission be granted	26/09/2016
16/01870/MNR	04/08/2016	Mrs D.R Varsani & Ms P.Keshra	PROPOSED CHANGE OF USE OF UPPER FLOORS FROM OFFICE ACCOMMODATION TO 1NO SELF-CONTAINED RESIDENTIAL MAISONETTE ACCOMMODATION	NATIONAL WESTMINSTER BANK PLC, 183-185 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6QD	35	True	Permission be granted	08/09/2016

A/16/00168/MNR 17/08/2016	Selco Builders Warehouse	NEW SIGNAGE	FORMER B & Q PLC, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	23	True	Permission be granted	09/09/2016
A/16/00170/MNR 17/08/2016	Ashfield Land (Cardiff) LTD	TO INSTALL/DISPLAY 1NO. NEW EXTERNALLY ILLUMINATED FREESTANDING TOTEM DIRECTIONAL SIGN TO EDGE OF LAND	B & Q PLC, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	23	True	Permission be granted	09/09/2016
A/16/00156/MNR 05/08/2016	Pizza Hut	4NO SETS INTERNALLY ILLUMINATED LETTERS 1NO ILLUMINATED POLE SIGN HEADER INCLUDING 2NO RESTAURANT AND TAKEAWAY SIGNS 1NO HOT FRESH NEON TAKEAWAY SIGN 1NO INTERNALLY ILLUMINATED OVER DOOR HEAD SIGN	PIZZA HUT, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	34	True	Permission be granted	08/09/2016

HEAT

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16/01875/DCH	08/08/2016	Jenkins	SINGLE STOREY EXTENSION TO SIDE AND REAR OF PROPERTY	22 ST ISAN ROAD, HEATH, CARDIFF, CF14 4LX	46	True	Permission be granted	23/09/2016
16/01307/DCH	02/06/2016	Fallon	TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY REAR EXTENSION AND REAR DORMER EXTENSION	4 ST GOWAN AVENUE, HEATH, CARDIFF, CF14 4JX	98	False	Permission be granted	08/09/2016
16/01773/DCH	25/07/2016	MARTIN	DEMOLITION OF EXISTING SINGLE STOREY KITCHEN TO REAR AND CONSTRUCTION OF TWO STOREY SIDE AND REAR EXTENSION	152 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BQ	56	True	Permission be granted	19/09/2016
16/01487/DCH	11/07/2016	Gronow	TWO STOREY SIDE/REAR EXTENSION WITH ADDITIONAL SINGLE STOREY REAR EXTENSION AND REAR DORMER	8 ST TANWEG ROAD, HEATH, CARDIFF, CF14 4JY	66	False	Planning Permission be refused	15/09/2016

16/01880/DCH	05/08/2016	Williams	RETENTION OF EXISTING GARAGE	BROOKLANDS, TON-YR-YWEN AVENUE, HEATH, CARDIFF, CF14 4NY	41	True	Permission be granted	15/09/2016
16/01910/DCH	05/08/2016	Cain	PROPOSED SINGLE STOREY SIDE & REAR EXTENSION	176 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EP	41	True	Permission be granted	15/09/2016
16/01836/DCH	29/07/2016	Stone	SINGLE STOREY REAR EXTENSION	248 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4NS	48	True	Permission be granted	15/09/2016
16/01865/DCH	01/08/2016	Rees	PROPOSED LOFT CONVERSION WITH SIDE GABLE BUILD UP AND REAR DORMER.	230 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BS	42	True	Permission be granted	12/09/2016
16/01992/DCH	16/08/2016	Livermore	SINGLE STOREY EXTENSION TO EXISTING DWELLING TO PROVIDE ADDITIONAL BEDROOM ACCOMMODATION.	7 WESTFIELD AVENUE, BIRCHGROVE, CARDIFF, CF14 1TT	30	True	Permission be granted	15/09/2016
16/01950/DCH	10/08/2016	MALLETT	EXTENSION & ALTERATIONS TO EXISTING GARAGE-WORKSHOP FOR GRANNY FLAT	330 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	36	True	Planning Permission be refused	15/09/2016
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A/16/00143/MNR	20/07/2016	Clear Channel UK	INTERNALLY ILLUMINATED DIGITAL 6 SHEET ON REVERSE PANEL	BUS STOP ADJACENT TO 86 CAERPHILLY ROAD, BIRCHGROVE	62	False	Permission be granted	20/09/2016
16/01567/MNR	14/07/2016	Cardiff University Estates and Campus Facilities	DEMOLITION OF EXISTING SINGLE STOREY PREFABRICATED MODULAR BUILDING AND CONSTRUCTION OF NEW SINGLE STOREY PREFABRICATED MODULAR BUILDING, AND MINOR MODIFICATIONS TO EXISTING CAR PARKING	DENTAL DRIVE, HEATH, CARDIFF, CF14 4ED	56	True	Permission be granted	08/09/2016

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16/02332/DCH		Davies	ALTERATIONS TO 16/01263/DCH - STYLE OF ROOF TO BE CONSTRUCTED OVER GARAGE	5 HEOL ST DENYS, LISVANE, CARDIFF, CF14 0RU			Permission be granted	30/09/2016
16/01438/DCH	14/06/2016	Somasekar	PROPOSED SINGLE STOREY LEAN-TO EXTENSION ENLARGING EXISTING KITCHEN / DINING AREA AND NEW ORIEL WINDOW SEAT TO REAR ELEVATION	5 ROSEWOOD CLOSE, LISVANE, CARDIFF, CF14 0EU	107	False	Permission be granted	29/09/2016

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16/01835/DCH	01/08/2016	Davies	EXTERNAL ALTERATIONS AND EXTENSIONS	30 MILL ROAD, LISVANE, CARDIFF, CF14 0XB	56	True	Permission be granted	26/09/2016
16/01632/DCH	04/07/2016	Dixon	PROPOSED FIRST FLOOR EXTENSION TO PROVIDE BEDROOM TO HOUSE OVER EXISTING EXTENSION	20 HEOL-Y-CARW, THORNHILL, CARDIFF, CF14 9EU	86	False	Permission be granted	28/09/2016
16/01569/DCH	14/07/2016	Gillam	TWO STOREY SIDE EXTENSION	28 CLOS Y HEBOG, THORNHILL, CARDIFF, CF14 9JL	56	True	Permission be granted	08/09/2016
16/01772/DCH	21/07/2016	Kindred	FIRST FLOOR EXTENSION OVER EXISTING ATTACHED GARAGE AND SINGLE STOREY REAR KITCHEN EXTENSION	16 EVEREST WALK, LLANISHEN, CARDIFF, CF14 5AX	43	True	Permission be granted	02/09/2016

16/00984/DCH	09/05/2016	Coray Developments	PROPOSED EXTENDED GARAGE. PROPOSED DOUBLE STOREY REAR EXTENSION. PROPOSED SINGLE STOREY REAR EXTENSION. PROPOSED HIP TO GABLE TO SIDE. PROPOSED 2NO. BEDROOMS & BATHROOM TO SECOND FLOOR. PROPOSED HIP TO GABLE TO FRONT	116 TY GLAS ROAD, LLANISHEN, CARDIFF, CF14 5EG	137	False	Permission be granted	23/09/2016
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16/02041/DCH	19/08/2016	Martin	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING DOUBLE STOREY RESIDENTIAL PROPERTY AS WELL AS THE ADDITION OF AN AREA OF HARD STANDING FOR PARKING	5 AMBERHEART DRIVE, THORNHILL, CARDIFF, CF14 9HA	38	True	Permission be granted	26/09/2016
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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>
16/01704/MNR	20/05/2016	MEHMOOD	PROPOSED TWO STOREY DETACHED DWELLING	PART OF LAND AT 129 FISHGUARD ROAD, LLANISHEN, CARDIFF	126	False	Planning Permission be refused	23/09/2016
16/01786/MNR	22/07/2016	EVANS	DETACHED DWELLING WITH OUTDOOR SWIMMING POOL	LAND AT WOODRUFF WAY, THORNHILL	69	False	Planning Permission be refused	29/09/2016
16/01768/MNR	25/07/2016	Rogers	ERECTION OF A DETACHED RESIDENTIAL PROPERTY & ANCILLARY EXTERNAL WORKS ON LAND ADJACENT TO 3 GILWERN CRESCENT, LLANISHEN, CARDIFF	PROPOSED DWELLING ON LAND ADJACENT TO, 3 GILWERN CRESCENT, LLANISHEN	38	True	Planning Permission be refused	01/09/2016
A/16/00163/MNR	09/08/2016	Marketing Force Ltd	NON ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGN	ROUNDAABOUT JUNCTION WITH HEOL HIR, STATION ROAD AND TY GLAS ROAD, LLANISHEN	31	True	Permission be granted	09/09/2016

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16/01635/DCH	07/07/2016	Walters	ADJUSTMENTS - FRONT GARDEN AUTOMATIC GATE, LOFT CONVERSION, DEMOLITION OF GARAGE & CONSTRUCTION OF FITNESS SUITE	36 PALACE ROAD, LLANDAFF, CARDIFF, CF5 2AH	83	False	Permission be granted	28/09/2016
16/01860/DCH	11/08/2016	Andrews	REPLACEMENT OF EXISTING CONSERVATORY	4 EDWARD CLARKE CLOSE, DANESCOURT, CARDIFF, CF5 2RW	46	True	Permission be granted	26/09/2016
16/01964/DCH	12/08/2016	Castledine	REAR SINGLE STOREY EXTENSION AND MINOR ALTERATIONS TO EXISTING DWELLING.	7 HARDWICKE COURT, LLANDAFF, CARDIFF, CF5 2LB	34	True	Permission be granted	15/09/2016

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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	150	False	Permission be granted	26/09/2016

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A/16/00173/MNR	15/08/2016	Food Programme Delivery Orchid Group	1 X NON-ILLUMINATED ACRYLIC LETTERS 4 X INTERNALLY ILLUMINATED LOGOS 12 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANELS 6 X NON-ILLUMINATED POST MOUNTED ALUMINIUM PANELS 1 X INTERNALLY ILLUMINATED TOTEM	THE CO-OP, RADYR COURT SHOPPING PRECINCT, RADYR COURT ROAD, LLANDAFF, CARDIFF, CF5 2SF	25	True	Permission be granted	09/09/2016
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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>
16/00625/MNR	29/03/2016	O'DONNELL	DISCHARGE OF CONDITIONS 4 AND 5 OF PLANNING APPLICATION 15/02804/MNR	109 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FD	164	False	Full Discharge of Condition	09/09/2016
16/01645/MNR	12/07/2016	White	RENEWAL OF PLANNING PERMISSION 06/01603/W (PREVIOUSLY RENEWED UNDER 11/01087/DCO - ERECTION OF 1 NO. TWO STOREY HOUSE)	PART OF LAND AT 212, GABALFA AVENUE, LLANDAFF NORTH	55	True	Permission be granted	05/09/2016
16/01308/MNR	26/05/2016	Singh	CONVERT 4 BEDROOM UPPER FLOOR FLAT INTO SELF CONTAINED FLATS WITH FIRST FLOOR REAR EXTENSION AND SINGLE STOREY REAR EXTENSION TO GROUND FLOOR RETAIL USE WITH EXTERNAL ALTERATIONS INCLUDING INSTALLATION OF ATM	129 - 131 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FE	112	False	Permission be granted	15/09/2016

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16/01908/MNR	05/08/2016	City of Cardiff Council	RENDER TO MAIN STREET ELEVATION & NEW FENESTRATION	MINEHEAD ROAD DAY CENTRE, MINEHEAD ROAD, LLANRUMNEY, CARDIFF, CF3 5TE	54	True	Permission be granted	28/09/2016
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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>
16/01832/MNR	09/08/2016	Cardiff Council Neighbourhood Regeneration	DEMOLITION OF LLANEDERYN FAMILY CENTRE THE BUILDING IS SURPLUS TO REQUIREMENTS AND ITS REMOVAL WILL HELP TO FACILITATE THE WIDER PROPOSED REGENERATION OF THE MAELFA SITE AND SURROUNDING AREA. HAND STRIP INTERNAL MECHANICAL DEMOLITION OF SURROUNDING AND EXCAVATION OF FOUNDATIONS SITE WILL BE LEFT LEVEL WITH SURROUNDING GROUND AND TOP SOIL AND SEEDED CRUSHED AND STORED ON SITE IN COMPOUND AND REMOVED FROM SITE AND RECYCLED WHERE FEASIBLE.	LLANEDEYRN FAMILY CENTRE, MAELFA, LLANEDEYRN, CARDIFF, CF23 9PN	50	True	Prior Approval be granted	28/09/2016

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16/01842/DCH		Frost	PROPOSED REBUILDING OF AN EXISTING PRE-CAST CONCRETE GARAGE TO GARAGE, SUMMERHOUSE AND WORKSHOP	8 AGINCOURT ROAD, ROATH, CARDIFF, CF23 5BN			Permission be granted	15/09/2016

16/01078/DCH	06/05/2016	SONG	TWO STOREY SIDE/REAR EXTENSION TO PROVIDE NEW KITCHEN AND GARAGE WITH UTILITY AND BEDROOMS WITH BATHROOMS AT FIRST FLOOR	104 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SJ	132	False	Permission be granted	15/09/2016
16/01718/DCH	19/07/2016	Green	DOUBLE EXTENSION TO GARAGE IN REAR GARDEN.	4 LLWYN-Y-GRANT ROAD, PENYLAN, CARDIFF, CF23 9ES	58	False	Planning Permission be refused	15/09/2016
16/01679/DCH	08/07/2016	Pickering & Rowntree	PARTIAL DEMOLITION OF GROUND FLOOR KITCHEN AND OUT BUILDINGS. NEW EXTENSION TO PROVIDE KITCHEN AND NEW ENTRANCE	36 LAKE ROAD EAST, PENYLAN, CARDIFF, CF23 5NN	62	False	Permission be granted	08/09/2016
16/02003/DCH	19/08/2016	Thomas	DEMOLITION OF EXISTING GARDEN ROOM AND STORE AND ERECTION OF A SINGLE STOREY GARDEN ROOM AT REAR OF PROPERTY.	39 WATERLOO ROAD, PENYLAN, CARDIFF, CF23 9BJ	32	True	Permission be granted	20/09/2016
16/02102/DCH	07/09/2016	Wood	CONSERVATORY TO SIDE ELEVATION.	4 SCHOLARS DRIVE, PENYLAN, CARDIFF, CF23 9FE	13	True	Permission be granted	20/09/2016
16/01496/DCH	17/08/2016	Honey	ALTERATION TO 16/01460/DCH - REDUCTION IN SIZE OF THE PROPOSED EXTENSION TO ALLOW A WALKWAY TO THE SIDE OF THE PROPERTY TO ACCESS THE GARDEN THROUGH THE GARAGE	15 ESKDALE CLOSE, PENYLAN, CARDIFF, CF23 5LF	16	True	Permission be granted	02/09/2016
16/01882/DCH	02/08/2016	Sandish	RAISE RIDGE. REAR DORMER. TWO FRONT APEX DORMERS	23 TY GWYN GARDENS, TY-GWYN ROAD, PENYLAN, CARDIFF, CF23 5BF	37	True	Permission be granted	08/09/2016

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16/01273/MNR	13/06/2016	Cardiff Doggie Day Care	CHANGE OF USE TO SUI GENERIS. NO BUILDING WORK WILL BE COMPLETED INSIDE OR OUTSIDE. THE CHANGE OF USE WILL BE FOR A DOG DAY CARE CENTRE.	UNIT J5, COLCHESTER AVENUE INDUSTRIAL ESTATE, COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AP	84	False	Permission be granted	05/09/2016
A/16/00174/MNR	22/08/2016	Lidl UK GmbH	REPLACEMENT OF EXISTING FLAG POLE WITH 7.5M HIGH TOTEM SIGN	LIDL STORE, COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AN	18	True	Permission be granted	09/09/2016
A/16/00165/MNR	09/08/2016	Marketing Force Ltd	NON ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS	NEWPORT ROAD JUNCTION WITH ALBANY ROAD TRIANGLES, ROATH	31	True	Permission be granted	09/09/2016
16/01796/MNR	04/08/2016	WATKINS	PART CHANGE OF USE FROM B8 TO SUI GENERIS - DOG GROOMING & SPA	UNIT 9, 9 IPSWICH ROAD, PENYLAN, CARDIFF, CF23 9AQ	39	True	Permission be granted	12/09/2016

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16/01843/DCH	28/07/2016	Vidal	TWO STOREY EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION	THE COACH HOUSE, 22 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RE	56	True	Permission be granted	22/09/2016
16/01926/DCH	08/08/2016	JOSEPH	CONSTRUCTION OF A SINGLE STOREY PITCHED ROOF EXTENSION TO PROVIDE AN ADAPTED BEDROOM AND SHOWER AREA.	8 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SB	31	True	Permission be granted	08/09/2016
<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>

16/01503/MNR	20/06/2016	Chicken.com	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 09/00092/C TO ALLOW HOT FOOD TAKEAWAY SALES	CHICKEN.COM, 98 CITY ROAD, ROATH, CARDIFF, CF24 3DQ	81	False	Permission be granted	09/09/2016
16/01611/MNR	10/08/2016	HOSINI	RETENTION OF 5 FLATS (4 FLATS APPROVED UNDER 11/00835/DCI)	117 CLAUDE ROAD, ROATH, CARDIFF, CF24 3QE	49	True	Permission be granted	28/09/2016
16/01937/MNR	09/08/2016	Gauci	CONVERSION OF 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION TO 7 BEDROOM HOUSE IN MULTIPLE OCCUPATION	137 MOY ROAD, ROATH, CARDIFF, CF24 4TG	37	True	Permission be granted	15/09/2016
16/02027/MNR	06/09/2016	The Parade Cardiff Ltd	ALTERATIONS TO 16/00578/MNR -VARIOUS MINOR ARCHITECTURAL CHANGES COMPRISING: 1 GROUND FLOOR GLAZING FACING THE CITY ROAD - TRANSOMS ADDED & MULLION CENTRES REDUCED, GRAPHICS OMITTED, PLINTH DETAIL CHANGED FROM TILE TO BRICK 2 GYM DOOR - BLOCKED UP AND RENDERED 3 WINDOWS TO WATER TANK ROOM - GLAZING CHANGED TO LOUVRES 4 EXTERNAL PLANT ROOM DOOR ADDED 5 EXTENT OF NEW BRICKWORK AROUND FIRE ESCAPE DOOR AND PLANT ROOM DOOR INCREASED. 6 WINDOW IN ENTRANCE LOBBY - BLOCKED UP AND RENDERED 7 RENDERED INFILL PANEL ON ROOF SCREEN - CHANGED TO METAL GATE 8 FIRST FLOOR ACCESSIBLE STUDIO - WINDOW ADDED 9 EXTERNAL TERRACE - UMBRELLA ADDED	35 THE PARADE, ROATH, CARDIFF, CF24 3AD	7	True	Permission be granted	13/09/2016
16/02053/MNR	23/08/2016	Moghal	AMENDMENT TO PERMISSION 16/00900/MNR - ALTERATIONS TO FLAT LAYOUT AND ACCESS TO REAR	211 CITY ROAD, ROATH, CARDIFF, CF24 3JD	21	True	Permission be granted	13/09/2016
16/02043/MNR	23/08/2016	Moomalu Ltd	CHANGE OF USE FROM RESIDENTIAL TO 4-BED HOUSE IN MULTIPLE OCCUPATION	32 TALWORTH STREET, ROATH, CARDIFF, CF24 3EJ	37	True	Permission be granted	29/09/2016

PON

<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>
16/01019/DCH	05/05/2016	McIntyre	TO ERECT A SUMMERHOUSE/OFFICE IN THE REAR GARDEN OF THE PROPERTY.	37 ALLEN CLOSE, OLD ST MELLONS, CARDIFF, CF3 5DH	120	False	Permission be granted	02/09/2016

<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>
16/00794/MJR	13/04/2016	Persimmon Homes	AMENDMENT TO FINISHES ON SOME HOUSE TYPES PREVIOUSLY APPROVED UNDER 14/02556/MJR	PHASE 1 OF ST EDERYN'S VILLAGE TO INCLUDE 452 DWELLINGS, BRIDGE ROAD, OLD ST MELLONS	141	False	Permission be granted	01/09/2016

<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>
16/01589/MNR	01/07/2016	Hollyman	DISCHARGE OF CONDITIONS 5 (MATERIALS), 9 (LANDSCAPE WORKS), 15 (SITE ENCLOSURE), 16 (FRONTAGE FOOTWAY) AND 18 (DRAINAGE) OF PLANNING PERMISSION 14/01863/DCO	GREY GABLES, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XE	70	False	Full Discharge of Condition	09/09/2016
A/16/00164/MNR	09/08/2016	Marketing Force Ltd	NON ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS	ROUNDAABOUT JUNCTION GLYN COED ROAD/PENTWYN ROAD, PENTWYN	30	True	Permission be granted	08/09/2016

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>
16/01674/DCH	07/07/2016	Davies	2-STOREY EXTENSION OF DETACHED FAMILY DWELLING HOUSE	TY WENNOL, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB	68	False	Permission be granted	13/09/2016

16/01943/DCH	22/08/2016	James	REAR ELEVATION EXTENSION	15 BRONHAUL, PENTYRCH, CARDIFF, CF15 9TA	35	True	Permission be granted	26/09/2016
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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>
15/03082/MJR	21/12/2015	Redrow Homes Ltd	DISCHARGE OF CONDITIONS 4, 5, 6 AND 9 OF 15/02126/MJR	LAND NORTH OF HEOL GOCH, PENTYRCH, CARDIFF	269	False	Full Discharge of Condition	15/09/2016

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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>
16/01841/DCH	28/07/2016	Evans	TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION	17 GRAIG LWYD, RADYR, CARDIFF, CF15 8BG	48	True	Permission be granted	14/09/2016
16/01620/DCH	01/07/2016	Kiff	ALTERATION TO PLANNING PERMISSION 15/01689/DCH - REDUCTION IN THE FIRST FLOOR REAR EXTENSION	5 GRAIG LWYD, RADYR, CARDIFF, CF15 8BG	69	False	Permission be granted	08/09/2016
16/01990/DCH	16/08/2016	Cox	DETACHED DOUBLE GARAGE	UPPER BARN, RADYR FARM ROAD, RADYR, CARDIFF, CF15 8EL	35	True	Permission be granted	20/09/2016

16/01872/DCH	02/08/2016	Wallis	SINGLE STOREY SIDE EXTENSION	148 DE CLARE DRIVE, RADYR, CARDIFF, CF15 8FY	36	True	Permission be granted	07/09/2016
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RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00668/DCH	07/04/2016	Liddell	EXTENSION TO SIDE AND REAR OF PROPERTY WITH ALTERATIONS INCLUDING WINDOWS	19 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EH	148	False	Permission be granted	02/09/2016
16/00669/DCH	07/04/2016	Liddell	EXTENSION TO REAR AND SIDE OF PROPERTY WITH ALTERATIONS INCLUDING WINDOWS	19 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EH	148	False	Permission be granted	02/09/2016
16/01770/DCH	25/07/2016	O'Keefe	RETENTION OF GARAGE CONVERSION TO LIVING ACCOMMODATION AND ALTERATIONS	2 DAN Y GRAIG, PANTMAWR, CARDIFF, CF14 7HJ	50	True	Permission be granted	13/09/2016
16/01961/DCH	11/08/2016	Ions	DEMOLITION OF EXISTING GROUND FLOOR EXTENSIONS & CONSTRUCTION OF GROUND FLOOR EXTENSION & ROOF EXTENSION INCLUDING DOUBLE HIP TO GABLE END EXTENSIONS & FRONT & REAR DORMERS	40 RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UQ	43	True	Permission be granted	23/09/2016
16/01876/DCH	02/08/2016	Hall	GROUND FLOOR REAR EXTENSION	34 LANSDOWNE AVENUE, RHIWBINA, CARDIFF, CF14 6AT	38	True	Permission be granted	09/09/2016
16/01968/DCH	12/08/2016	Dowle	EXTENSION TO THE EXISTING LOFT CONVERSION. PROPOSAL INCLUDES A HIP TO GABLE CONVERSION TO THE REAR ASPECT OF THE DWELLING AS WELL AS A DORMER TO BE INTRODUCED TO THE FRONT.	5 LON-Y-DDERWEN, RHIWBINA, CARDIFF, CF14 6JQ	38	True	Permission be granted	19/09/2016

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16/01631/MNR	11/07/2016	Davies	CHANGE OF USE TO ADMINISTRATIVE AND BOOKING OFFICES FOR GARAGE BUSINESS	227 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 6AE	52	True	Permission be granted	01/09/2016

RIVE

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16/01694/DCH	11/07/2016	Khan	PROPOSED SINGLE STOREY SIDE EXTENSION	159 KING'S ROAD, RIVERSIDE, CARDIFF, CF11 9DE	52	True	Permission be granted	01/09/2016
16/01706/DCH	12/07/2016	Laventure	FIRST FLOOR REAR EXTENSION, DORMER ROOF STRUCTURE	44 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6JA	56	True	Permission be granted	06/09/2016
16/01733/DCH	02/08/2016	Davies	REPLACE 1980'S ALUMINIUM & PVC FRAME, SINGLE PANE WINDOWS AT THE FRONT OF THE HOUSE, WITH PVC SASH WINDOWS IN THE ORIGINAL STYLE OF THE BUILDING i.e. TO RESTORE THE BUILDING MORE TO ITS ORIGINAL STYLE	47 TALBOT STREET, RIVERSIDE, CARDIFF, CF11 9BW	41	True	Permission be granted	12/09/2016
16/01747/DCH	18/07/2016	Briant	REPLACEMENT OF ORIGINAL SASH WINDOWS TO FRONT ELEVATION OF BUILDING WITH HARDWOOD DOUBLE GLAZED SASH WINDOWS.	182 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9JE	56	True	Permission be granted	12/09/2016
16/01065/DCH	24/05/2016	HOWES	CONSTRUCTION OF DOUBLE GARAGE AT REAR OF PROPERTY, DEMOLITION AND RE BUILDING OF SINGLE STOREY EXTENSION AT REAR OF PROPERTY, REMOVAL OF CONSERVATORY, BAY AND EXISTING WINDOWS ON SIDE ELEVATION AND CONSTRUCTION OF NEW WINDOW AND DOOR OPENINGS TO SIDE ELEVATION.	181 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PN	108	False	Permission be granted	09/09/2016

16/01378/DCH	14/06/2016	Cooksley	SINGLE STOREY REAR & SIDE EXTENSION	43 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HQ	93	False	Permission be granted	15/09/2016
16/01591/DCH	28/07/2016	James	REMOVE EXISTING GARAGE; BUILD NEW REAR- BACK LANE WALL WITH GARAGE ROLLER DOOR ONLY	124 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9PW	56	True	Permission be granted	22/09/2016
16/01954/DCH	10/08/2016	KHAN	CONVERSION OF GARAGE TO PLAY/LIVING ROOM	25 CLOS DEWI SANT, RIVERSIDE, CARDIFF, CF11 9EW	40	True	Permission be granted	19/09/2016

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16/01455/MJR	14/06/2016	Pentan(SSAS)Trustees	VARIATION OF CONDITION 1 (STATUTORY TIME LIMIT) OF PLANNING PERMISSION NUMBER 11/00638/DCI	22 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9SY	80	False	Permission be granted	02/09/2016
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16/01458/MJR	14/06/2016	Pentan SSAS Trustee	VARIATION OF CONDITION 1 (STATUTORY TIME LIMIT) OF LISTED BUILDING CONSENT NUMBER 11/00643/DCI	22 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9SY	80	False	Permission be granted	02/09/2016
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16/02125/MJR	05/09/2016	Hafod Housing Association	TO ADD ADDITIONAL TRANSOMS TO THE OPENING CASEMENTS OF THE HABITABLE ROOM WINDOWS WITHIN THE SUPPORTED ACCOMMODATION - PREVIOUSLY APPROVED UNDER 14/02049/MJR	FORMER DOROTHY LEWIS HOME, PICTON WALK, RIVERSIDE, CARDIFF, CF11 9BG	11	True	Permission be granted	16/09/2016
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16/01798/MNR	28/07/2016	Jeff White Motors	CONVERSION AND EXTENSION OF EXISTING CAR REPAIR AND PREPARATION AREAS TO FORM ADDITIONAL PREPARATION AREA, HANDOVER BAYS, CUSTOMER RECEPTION, AND FIRST FLOOR OFFICES	JEFF WHITE MOTORS, 211 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6NY	49	True	Permission be granted	15/09/2016
16/01665/MNR	11/07/2016	MABLY INVESTMENTS	CHANGE OF USE FROM OFFICE SPACE TO A SINGLE DWELLING. NO EXTERNAL CHANGES TO THE BUILDING	87 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PG	64	False	Permission be granted	13/09/2016
16/01757/MNR	08/08/2016	Rogers	CHANGE OF USE OF GROUND FLOOR FROM A2 BUILDING TO A3 (CAFE/TAKEAWAY)	88 COWBRIDGE ROAD EAST, RIVERSIDE	35	True	Permission be granted	12/09/2016
16/01826/MNR	02/08/2016	Paskalis	END TERRACE HOUSE EXTENDED TO THE SIDE AND CONVERTED INTO TWO FLATS. INCLUDING REAR DORMER EXTENSION AND REDUCTION IN THE LENGTH OF THE EXISTING REAR PART	14 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JU	38	True	Permission be granted	09/09/2016
16/02093/MNR	09/09/2016	Menin	EXISTING USE AS RESIDENTIAL	179 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PL	19	True	Permission be granted	28/09/2016

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RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01661/DCH	04/08/2016	Smith	TWO STOREY SIDE EXTENSION SINGLE STOREY REAR EXTENSION, PORCH EXTENSION HIP-TO-GABLE AND DORMER ROOF EXTENSIONS AND ALTERATIONS TO CONVERT GARAGE TO PART OF DWELLING.	66 TY-MAWR AVENUE, RUMNEY, CARDIFF, CF3 3AG	42	True	Permission be granted	15/09/2016

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>
16/01928/MNR	08/08/2016	Jumping Fit Ltd	CHANGE OF USE OF EXISTING UNIT TO INDOOR TRAMPOLINE PARK (D2 USE).	UNIT 5B, TRIDENT TRADE PARK, GLASS AVENUE, SPLOTT, CARDIFF, CF24 5EP	42	True	Permission be granted	19/09/2016
16/01825/MNR	05/08/2016	Applumed	ALTERATION AND EXTENSION OF EXISTING COACH HOUSE TO FORM TWO NEW FLATS AND ALTERATION OF EXISTING SIDE WINDOWS IN RETAIL UNIT TO ALLOW INSERTION OF DEEPER WINDOWS.	39-41 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2XX	39	True	Permission be granted	13/09/2016
A/16/00167/MNR	09/08/2016	Marketing Force Ltd	NON ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGN	ROUNDAABOUT AT JUNCTIONS HIND CLOSE WITH HANDLEY ROAD AND PENGAM FFORDD	31	True	Permission be granted	09/09/2016
16/0218/MNR	02/09/2016	Morgan	DEMOLISH SINGLE UNIT PRE-CAST CONCRETE GARAGE WITHIN CARDIFF COUNCIL'S HOUSING OWNERSHIP	GARAGE ADJACENT TO 97 CLYDESMUIR ROAD, TREMORFA, CARDIFF, CF24 2PY	24	True	Prior Approval be granted	26/09/2016

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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>
16/01994/DCH	16/08/2016	Edwards	TWO STOREY SIDE EXTENSION	4 CLOS MEDWY, ST MELLONS, CARDIFF, CF3 2AD	43	True	Permission be granted	28/09/2016

16/02199/MJR	12/09/2016	Willmott Dixon	ALTERATIONS TO 15/02513/MJR - AMENDMENTS TO THE WINDOW FEATURES ON THE SPORTS HALL AND REPLACEMENT OF THE PROTRUDING COLOURED FINS TO THE GROUND FLOOR TO COLOURED GLAZING CAPS	FORMER CARDIFF AND VALE COLLEGE, TROWBRIDGE ROAD, TROWBRIDGE, CARDIFF, CF3 1QJ	14	True	Permission be granted	26/09/2016
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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>
A/16/00166/MNR	09/08/2016	Marketing Force Ltd	NON ILLUMINATED SPONSORSHIP ACKNOWLEDGEMENT SIGNS	ROUNDAABOUT LLANEWRWG WAY WITH WILLOWBROOK DRIVE, ST MELLONS	31	True	Permission be granted	09/09/2016
16/02066/MNR	26/08/2016	Harlequin Group	1x OPENREACH BROADBAND CABINET	OPP Unit A2, Capital Point, Capital Business Park,, Parkway, CARDIFF, CF3 2PY	14	True	Prior Approval be granted	09/09/2016

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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>
16/01766/DCH	25/07/2016	Stone	BUILD A CONSERVATORY STYLE BUILDING COVERING AN INDOOR SWIMMING POOL IN THE GARDEN ATTACHED TO AN EXISTING GARAGE AND WITH ATTACHED SHED AND STORE ROOM FOR POOL FACILITIES.	5 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DX	49	True	Permission be granted	12/09/2016
16/01738/DCH	18/07/2016	Richardson	EXTENSION TO EXISTING GARAGE AND NEW RETAINING WALL TO PROVIDE LEVEL PARKING AREA.	5 HANBURY CLOSE, WHITCHURCH, CARDIFF, CF14 2TB	52	True	Permission be granted	08/09/2016
16/01868/DCH	01/08/2016	Wingfield	NEW SINGLE STOREY PITCHED ROOF KITCHEN,UTILITY ROOM AND DINING ROOM	44 WESTBOURNE ROAD, WHITCHURCH, CARDIFF, CF14 2BS	50	True	Permission be granted	20/09/2016

16/01792/DCH	28/07/2016	Smith	SINGLE STOREY REAR EXTENSION TO MAIN DWELLING AND CONVERSION OF GARAGE TO HOME OFFICE WITH SINGLE STOREY EXTENSION.	23 MAELOG ROAD, WHITCHURCH, CARDIFF, CF14 1HP	56	True	Permission be granted	22/09/2016
16/01830/DCH	27/07/2016	Carolan	DEMOLITION OF EXISTING KITCHEN AND GARAGE AND REPLACE WITH SINGLE STOREY SIDE AND REAR EXTENSION	7 CRADOC ROAD, WHITCHURCH, CARDIFF, CF14 1HQ	54	True	Permission be granted	19/09/2016
16/01762/DCH	20/07/2016	Burton	ERECTION OF A 2 STOREY EXTENSION TO THE SIDE AND SINGLE STOREY TO THE REAR.	2 LLWYNDERW ROAD, WHITCHURCH, CARDIFF, CF14 1HW	56	True	Permission be granted	14/09/2016
16/01479/DCH	07/07/2016	Beresford	EXTEND EXISTING DROP KERB. TO CREATE A SAFE PARKING AREA FOR PROPERTY WITH NO PAVEMENT AND A CYCLE LANE OUTSIDE.	7 PENDWYALLT ROAD, WHITCHURCH, CARDIFF, CF14 7EF	85	False	Permission be granted	30/09/2016
16/01856/DCH	10/08/2016	Shepherd	FIRST FLOOR EXTENSION OVER EXISTING GARAGE. GARAGE CONVERSION INCLUDING REPLACEMENT OF GARAGE DOOR WITH WINDOW	20 GRANT'S CLOSE, TONGWYNLAIS, CARDIFF, CF15 7NG	36	True	Permission be granted	15/09/2016
16/02129/DCH	22/08/2016	Swift	PROPOSED REAR EXTENSION TO BUNGALOW -REMOVAL OF PORCH	13 HEOL STRADLING, WHITCHURCH, CARDIFF, CF14 1PU	35	True	Permission be granted	26/09/2016
16/01989/DCH	19/08/2016	Mr Jim McKirdle	DEMOLITION OF EXISTING LEAN-TO EXTENSIONS AND CONSTRUCTION OF NEW SIDE AND REAR EXTENSIONS, TOGETHER WITH ASSOCIATED WORKS.	26 MILL ROAD, TONGWYNLAIS, CARDIFF, CF15 7JP	35	True	Permission be granted	23/09/2016
16/02181/DCH	13/09/2016	McLeese	ALTERATIONS TO 15/00700/DCH - REDUCTION IN SIZE OF EXTENSION AND OPENING SIZES AND POSITIONS AMENDED	33A ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	10	True	Permission be granted	23/09/2016

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16/01668/MNR	15/07/2016	Mountjoy	VARIATION OF CONDITION 1 (DATE BY WHICH LAND IS RESTORED TO IT'S FORMER CONDITION) OF PLANNING PERMISSION 12/00622/DCO SO THAT THE DATE AT WHICH THE LAND IS RESTORED TO ITS FORMER CONDITION IS ON OR BEFORE 31/12/2020	OA4, GE HEALTHCARE CARDIFF LABORATORIES, FOREST FARM ROAD, WHITCHURCH, CARDIFF, CF14 7YT	56	True	Permission be granted	09/09/2016
A/16/00145/MNR	22/07/2016	Food Programme Delivery Orchid Group	1 X ILLUMINATED FASCIA LOGO ONLY. SIGN A 1 X INTERNALLY ILLUMINATED PROJECTOR. SIGN B 2 X INTERNALLY ILLUMINATED LOGOS. SIGNS C1 & C2 11 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANELS. SIGN D, E, F, G, H, I1, I2, J1, J2, K & L 1 X NON-ILLUMINATED POST MOUNTED ALUMINIUM PANEL. SIGN M	CO-OP, 34-40 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DH	49	True	Permission be granted	09/09/2016

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