



County Hall
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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 11 JANUARY 2017, 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 - 14 December 2016 to follow

To approve as a correct record the minutes of the meeting held on 14 December 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, 16/02600/MNR, 18 Dan-Y-Bryn Avenue, Radyr
Application no, 16/02783/MNR, Inroads, 96-98 Neville Street, Riverside
Application no, 16/01209/MJR, Llanishen High School, Heol Hir, Llanishen
Application no, 16/02561/MNR, Part of land at Southlands, 33 Melville Avenue, Old ST Mellons

5 DEVELOPMENT CONTROL APPLICATIONS

The schedule of development control applications has been circulated separately.

- 5a 16/02301/MNR, 5 Soberton Avenue, Gabalfa (*Pages 1 - 10*)
- 5b 16/02561/MNR, Part of Land at Southlands, 33 Melville Avenue, Old St Mellons (*Pages 11 - 30*)
- 5c 16/02600/MNR, 18 Dan-Y-Bryn Avenue, Radyr (*Pages 31 - 42*)
- 5d 16/02783/MNR, Inroads, 96-98 Neville Street, Riverside (*Pages 43 - 52*)
- 5e 16/01209/MJR, Llanishen High School, Heol Hir, Llanishen (*Pages 53 - 84*)
- 5f 16/01817/MJR, 37-39A Cathedral Road, Riverside (*Pages 85 - 116*)
- 5g 16/01818/MJR, 37-39A Cathedral Road, Riverside Conservation Area Consent (*Pages 117 - 122*)
- 5h 16/02730/MJR, Land adjacent to Longships Road and Compass Road, Butetown (*Pages 123 - 148*)
- 6 **APPLICATIONS DECIDED BY DELEGATED POWERS** (*Pages 149 - 182*)
December 2016
- 7 **DATE OF NEXT MEETING - 8 February 2017**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 5 January 2017

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

WARD MEMBER OBJECTION

COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/02301/MNR** APPLICATION DATE: 26/09/2016ED: **GABALFA**

APP: TYPE: Full Planning Permission

APPLICANT: Gofal Cymru Care Ltd

LOCATION: 5 SOBERTON AVENUE, GABALFA, CARDIFF, CF14 3NJ

PROPOSAL: CHANGE OF USE FROM RESIDENTIAL TO CARE HOME.
NEW GROUND FLOOR SINGLE STOREY REAR EXTENSION

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:
 - PP/100/A, PP/200/A & PP/300/A

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. Prior to the beneficial use of the extension hereby approved a 1.8m high solid means of enclosure shall be erected along the boundary with 3 Soberton Avenue from the rear elevation of the property until the end of the extension hereby approved. This means of enclosure shall be retained at all times.

Reason: To ensure that the privacy and amenities of the occupier of the adjoining properties are protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026 in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. The care home shall be laid out in accordance with the submitted plans unless otherwise agreed in writing by the Local Planning Authority. No more than 5 bedrooms may be provided at the care home (inclusive of any overnight staff accommodation).

Reason: To ensure a suitable level of internal and external amenity space is retained for future occupiers of the care home.

5. The care home shall be laid out in accordance with the submitted plans unless otherwise agreed in writing by the Local Planning Authority. No more than 5 bedrooms may be provided at the care home (inclusive of

any overnight staff accommodation.

Reason: To ensure a suitable level of internal and external amenity space is retained for future occupiers of the care home.

6. Prior to the use of the property as a C2 Care Home as specified by the Town and Country Planning (Use Classes) Order 1987 a bin storage area shall be provided within the curtilage of the property which shall make provision for general waste, mixed recycling, food waste and hygiene/clinical waste. The bin storage area shall thereafter be retained and maintained at all times.

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

RECOMMENDATION 2 : That the applicant be advised that by law (Environmental Protection Act, 1990, section 47) 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**.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to change the use of a two storey terraced building from a single residential dwelling into a 4 person care home together with the erection of a single storey rear extension.
- 1.2 Internally the property would accommodate two bedrooms, a bathroom, a utility room, a kitchen and a combined dining/living room at ground floor and two bedrooms, a bathroom, a staff sleeping room and staff office at first floor.
- 1.3 Externally four car parking spaces and an amenity space of approximately 80 square metres is to be provided to the rear of the property.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey building located within a terrace of two storey traditional dwellings.

3. **SITE HISTORY**

- 3.1 None.

4. **POLICY FRAMEWORK**

- 4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016

4.2 Relevant National Planning Guidance:

Planning Policy Wales (Edition 8, 2016)
Planning Policy Wales TAN 12: Design
Planning Policy Wales TAN 21: Waste

4.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5 : Good Quality and Sustainable Design
Policy KP12 : Waste
Policy C1 : Community Facilities
Policy H4 : Change of Use of Residential Land or Properties
Policy T5 : Managing Transport Impacts
Policy W2 : Provision for Waste Management Facilities in Development

4.5 Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)
Access, Circulation & Parking Requirements (January 2010)
Residential Extensions & Alterations June (2015)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 There is no policy objection to the change of use of the property from residential to a care home.
- 5.2 Waste Management have not objected to this application and have advised that the proposed waste storage arrangements submitted are acceptable. They also advise that the applicant be notified that a commercial contract for the collection of waste is required. Recommendation 2 has therefore been included to bring this matter to the applicant's attention.
- 5.3 Traffic and Transportation have advised that the car parking arrangement is policy compliant and therefore they have no objection to the application.
- 5.4 Pollution Control has raised no objections to the proposal

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police have advised that they have no grounds to object to this application but would highly recommend that it should be set as a condition that the applicant submits an appropriate management plan which shows how they will deal quickly and appropriately with any issues that arise which may have an effect on the neighbourhood or community as a result of permission being granted.

7. **REPRESENTATIONS**

- 7.1 13 letters of objection have been received from residential properties within the surrounding area. The letters of objection are mainly in the form of a generic

letter which has been circulated within the vicinity and are summarised as follows:

- (1) The plans are not dimensioned making it impossible to determine the height of the proposed extension
- (2) The rear extension is too big and out of character with the existing building and the surrounding area.
- (3) The formation of a four vehicle parking area is out of keeping with the surrounding area
- (4) Lack of landscaping/garden amenity area
- (5) Vehicle movements to the parking areas will create noise and light disturbance to surrounding residential properties. There are also highway safety issues with respect to the proposed car park layout and insufficient car parking spaces available for the proposed number of staff.
- (6) Parking congestion in the street as a result of staff and construction activities associated with the development
- (7) The proposal does not afford adequate privacy for adjacent residential properties.
- (8) The change of use of the residential property to a care home will impact the availability of residential housing stock in the area for use by families and will impact upon the character of the residential area.

7.2 Councillor Bridges also objects to the application for the same reasons as mentioned above.

8. **ANALYSIS**

8.1 The main issues which arise as a result of this planning application is the change of use of the property from a residential dwelling - Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 as amended to a care home for 4 residents together with overnight accommodation for a member of staff - Use Class C2 of the Town and Country Planning (Use Classes) Order 1987; and the impact the proposed single storey rear extension will have on the adjoining residential properties.

Use Class C3 relates to the use of a property as a dwelling house but also allows for up to six residents to live together as a single household where care is provided such as those living together with learning difficulties or mental health problems. Use Class C2 relates to residential institutions such as residential care homes, hospitals, nursing homes etc. where the element of care is increased or where residents are not living together as a family. In this particular instance the applicant has advised that as more care and support is

provided then the use would sit more comfortably within the Use Class C2 as opposed to C3. It should be noted however that if the care and support was reduced then planning permission would only be required for the extension.

- 8.2 In respect of the change of use of the property from C3 (Residential) to C2 (Residential Institution) it should be noted that the property falls within the settlement boundary as defined by the Cardiff Local Development Plan and there is therefore no specific designation or allocation. As the surrounding area is residential in nature the proposal should therefore be assessed against Policy H4: Change of Use of Residential Land or Properties. Policy H4 allows for the conversion or redevelopment of residential properties to other uses where the proposal is for community use necessary within a residential area. Paragraph 5.16 acknowledges that there is a range of community uses that are appropriate in principle within residential areas, including residential homes.

Policy C1: Community Facilities of the Cardiff Local Development Plan is also relevant in this particular instance. This policy encourages new and improved community facilities where they are readily accessible to the local community by public transport, walking and cycling; where it would not prejudice the amenity of residential occupiers; detract from the character and appearance of the property or the locality and would not lead to unacceptable parking/traffic problems.

The property is sited on Soberton Avenue which is accessed off Whitchurch Road, one of the main routes into the city centre, and which is well serviced by public transport. The surrounding area is mainly residential although there is another care home situated at 16 Soberton Avenue which is owned and operated by the applicant. With respect to the suitability of the site for the proposed use whilst the concerns of the objectors are noted the proposal is considered acceptable in land use policy terms. It is also felt that the proposal takes into consideration the special needs of the sick and chronically disabled, the majority of whom are best housed in the community.

- 8.3 With respect to the extension this has been assessed against the Residential Extension and Alterations SPG 2015. The extension as originally proposed was to extend off the rear elevation of the original dwelling house by 8.8m. This was considered to be too long and unneighbourly for the adjoining occupier at 7 Soberton Avenue. Amended plans have since been submitted which has reduced the length of the extension to 5.2m in length. This is considered to have overcome officer's original concerns with respect to the length of the extension. With respect to the concerns over the height of the extension the submitted plans are to scale and show a height of 2.9m high which is considered acceptable. It should also be noted that an extension of 3m in height (or 4 m in height with a parapet wall) and up to 4m in length could presently be erected at the property using Householder Permitted Development rights which the Council would be unable to prevent being constructed.

With respect to lack of amenity space and adequate privacy for adjoining occupiers the comments of the objectors are noted. Revised plans have been

submitted which has reduced the length of the rear extension by 3m so that it will now only project off the rear elevation of the property by 5m. The applicant has also omitted a window in the side elevation of the extension which faces 3 Soberton Avenue and proposes the erection of a 1.8m solid means of enclosure along the side boundary with 3 Soberton Avenue to prevent any overlooking from both existing windows on the ground floor and the door proposed in the side elevation of the extension. With regard to amenity space a garden area of approximately 80 square metres will remain after the erection of the extension and the provision of the rear car parking area. This is considered to provide for sufficient space for residents to enjoy. It should also be noted that the present means of enclosures in this part of Soberton Avenue are relatively low and allow for direct overlooking into adjoining residential properties.

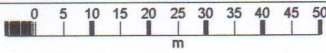
- 8.4 In respect to concerns over the car parking area and possible highways safety issues officers from Traffic and Transportation have raised no objection to the proposal. The Access, Circulation and Parking Standards SPG identifies a minimum car parking requirement of one space per resident and a cycle parking requirement of 0.05% per bedroom. Four car parking spaces are to be provided at the property and officers have requested that two secured cycle parking spaces also be provided at the property. The proposal is therefore in compliance with this policy.
- 8.5 Waste Management have not objected to this application and have advised that the applicant enter into a commercial contract for the collection and disposal of waste and that the waste should be separated into general waste, mixed recycling food waste and hygiene/clinical waste. Condition 7 has been imposed to ensure that suitable provision is made.
- 8.6 In respect of amenity space the Council's SPG on Residential Extensions and Alterations seeks to retain sufficient space to accommodate bin and cycle storage, a washing line and a useable form of amenity space. It is considered that after the extension is constructed and omitting the car parking area approximately 80 square metres of amenity space will be available which is considered sufficient for future occupiers to use. With respect to the possible loss of soft landscaping this would not be able to be controlled by condition as it could be removed without the need for planning permission at any time.
- 8.7 In respect to possible noise disturbance Pollution Control has not objected to the proposal and if any future noise disturbance occurs this could be controlled under the relevant Environmental Protection Legislation.
- 8.8 With regard to concerns raised that have not been previously addressed:
- (1) The plans are to scale;
 - (2) See 8.3 above;
 - (3) Planning Permission is not required to provide off street car parking;
 - (4) See 8.3 & 8.6 above;
 - (5) See 8.7 above
 - (6) See 8.4 above;

- (7) See 8.3 above;
- (8) The change of use is not considered harmful to the street in general as there is no policy objection and the unit will be retained for residential purposes.

8.9 In respect to the comments made by South Wales Police the applicant has confirmed that they already have in place a Security Policy and a policy for the Management and Reporting of Incidents and Accidents which it is hoped will allay any subsequent fears or concerns that may arise as a result of the change of use proposed

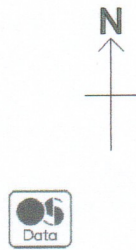
9. **RECOMMENDATION**

9.1 Having taken all of the relevant factors into consideration it is concluded that the proposal is compliant with the aims and objectives of the policies cited above and will not result in an unreasonable impact upon the residential amenity of the adjoining residential occupiers and planning permission is therefore recommended subject to conditions.

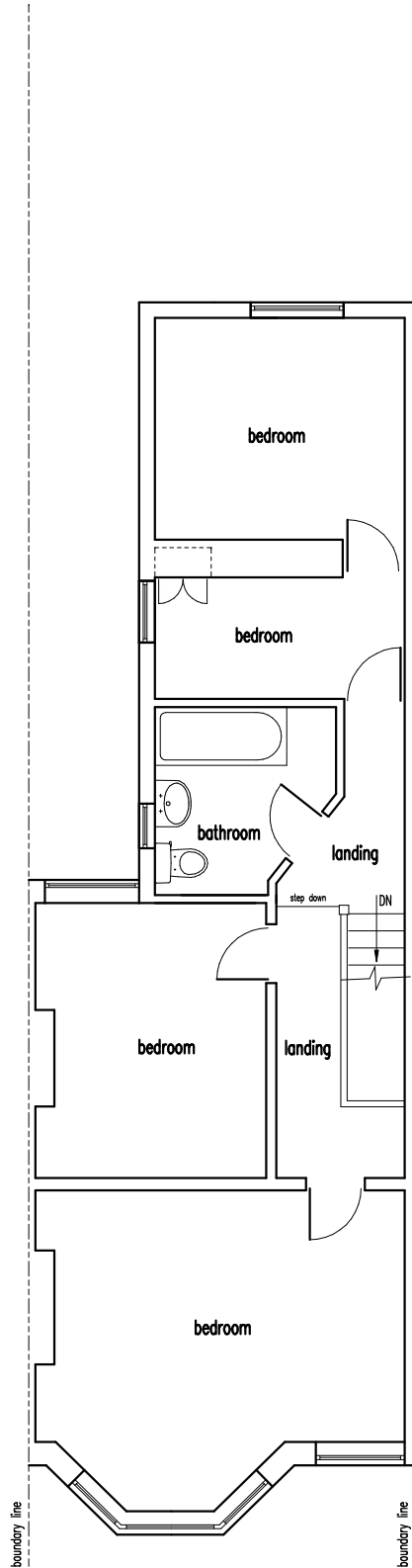


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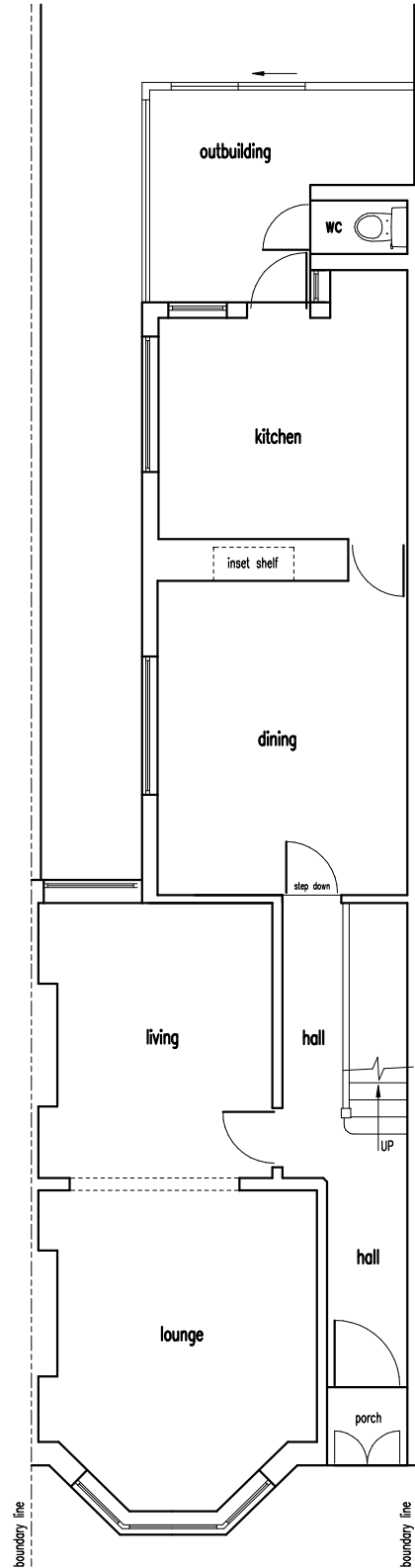
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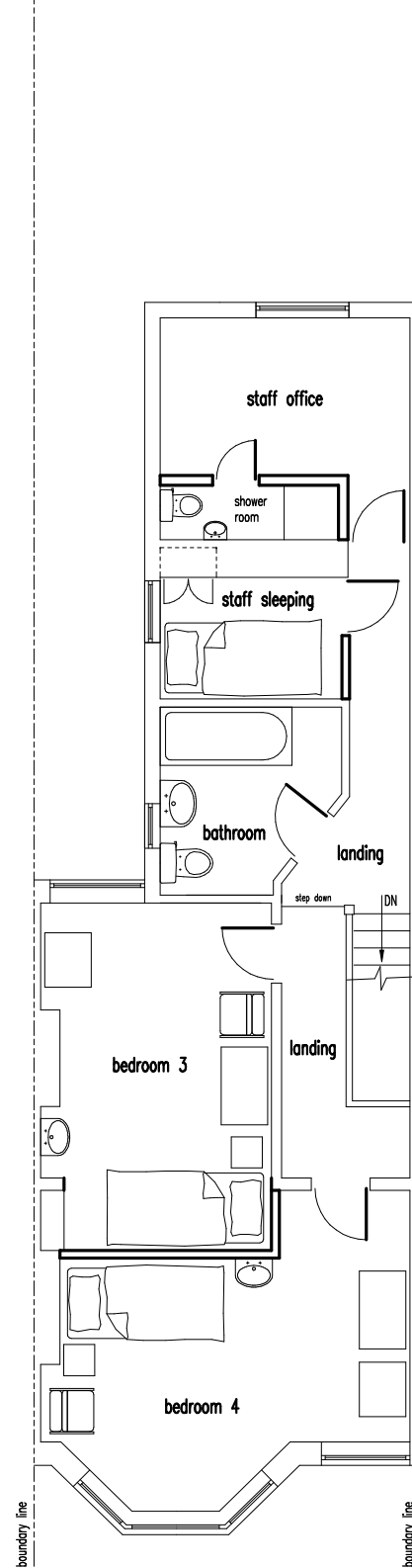
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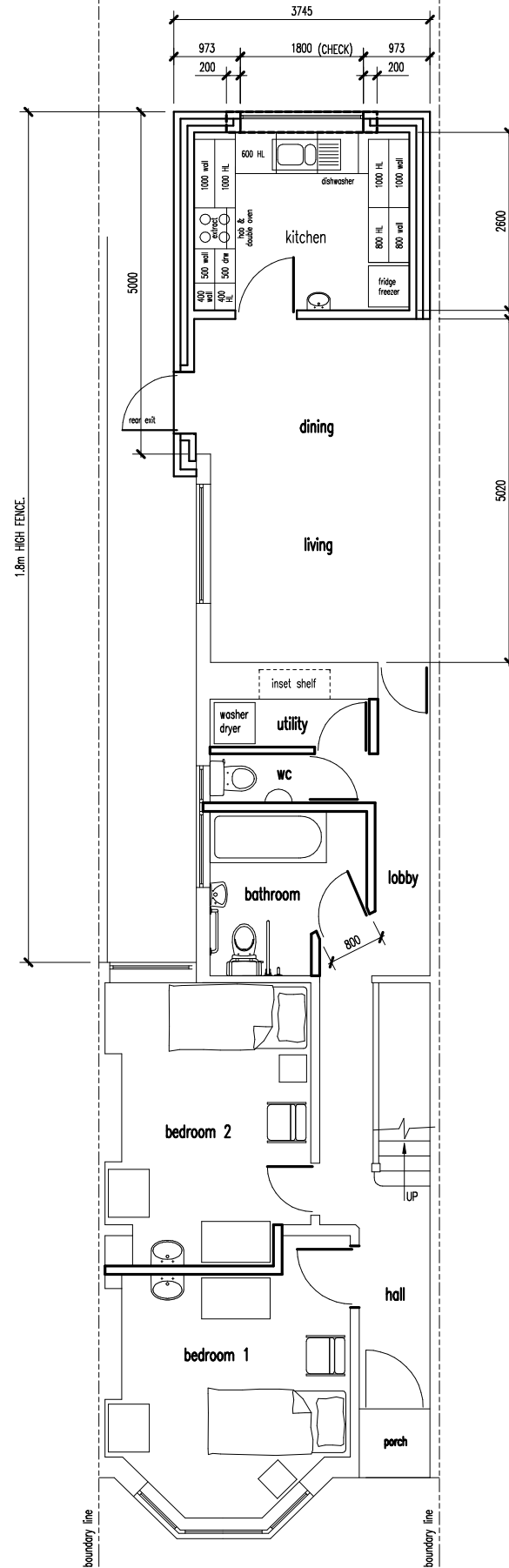
existing first floor plan



existing ground floor plan



proposed first floor plan



proposed ground floor plan

PP/100/A

1:100

Phil Hughes
PROFESSIONAL DRAWINGS

Proposed Care Home.

20 RHILAS
THORNHILL
CARDIFF
CF14 9AD

TEL 07977563890
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Gofal Cymru Care Ltd. 5 Soberton Avenue, Heath, Cardiff. CF14 3NJ.

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LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/02561/MNR** APPLICATION DATE: 25/10/2016

ED: **PONTRENNAU/ST MELLONS**

APP: TYPE: Variation of conditions

APPLICANT: Mr & Mrs M Marogi

LOCATION: PART OF LAND AT SOUTHLANDS, 33 MELVILLE AVENUE,
OLD ST MELLONS, CARDIFF

PROPOSAL: VARIATION OF CONDITION 2 TO SUBSTITUTE THE
APPROVED PLANS TO COMPLY WITH STRUCTURE AS
BUILT, PREVIOUSLY APPROVED UNDER 16/00015/MNR

RECOMMENDATION 1 : That planning permission be **GRANTED** for the carrying out of the development in accordance with planning permission reference 16/00015/MNR without complying with condition 2 but subject to the following conditions:

1. The development shall be carried out in accordance with the following approved plans and documents:

101 – As built elevations

102 – As built ground and first floor plans

104 – As built loft and roof plans

103 – As built site plan

101 – Overlay Site Plan (received 19th December 2016)

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

2. Prior to the occupation of the dwelling hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the building is occupied.

Reason: In the interests of visual and residential amenity, in accordance with policy KP5 of the Cardiff Local Development Plan.

3. The first floor windows on the side elevations shall be non-opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.

Reason : To ensure that the privacy of adjoining occupiers is protected.

4. Development on the site shall cease and shall not re-commence until a site assessment, including ground permeability testing as appropriate, has been undertaken to ascertain whether sustainable drainage

techniques such as soakaway drainage and permeable paving can be utilised for the disposal of surface water run-off and a drainage scheme for the disposal of both surface water and foul sewage has been submitted to and approved in writing by the local planning authority, which shall include sustainable drainage techniques if, as a result of the ground permeability tests, these have been found to be feasible. No part of the development shall be occupied until the drainage scheme is carried out and completed as approved.

Reason: In the interests of the proper drainage of the site, in accordance with policy EN10 of the Cardiff Local Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), no structure or extension shall be placed within the curtilage of the dwelling hereby approved or any alteration made to the roof, nor shall any windows or other openings be made in the external walls of the dwelling other than those shown on the approved plans.

Reason: To ensure that adequate amenity space is retained for the development and in the interests of residential amenity and privacy, in accordance with policy KP5 of the Cardiff Local Development Plan.

6. No part of the building above ground floor level shall be used as an external balcony or sitting out area at any time.

Reason: So as not to detract from the amenities of neighbouring properties by reason of loss of privacy, in accordance with policy KP5 of the Cardiff Local Development Plan.

RECOMMENDATION 2: The developer is advised that no surface water/land drainage run-off shall be permitted to connect (either directly or indirectly) to the public sewerage network. The developer is advised to contact Dwr Cymru Welsh Water's Operations Contact Centre on 0800 085 3968 with regard to the position of a public sewer which crosses the application site. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No development shall be permitted within 3m either side of the centre line of the public sewer. The approximate position of the sewer can be seen on the Statutory Public Sewer Record. 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.

RECOMMENDATION 3: 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.

RECOMMENDATION 4: The applicant is advised that since 27th July 2015, the owners/developers of new residential properties are required to purchase the bins required for the new properties. Further information regarding waste/recycling and the types of bins required is available in the Supplementary Planning Guidance “Waste Collection and Storage Facilities”, which can be found on the Council’s website.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks to retain development that has already been carried out which is not in accordance with the plans that were approved under application reference no. 16/00015/MNR. That application was for full planning permission for the erection of a 2 storey detached 4 bedroom house with a family room and games room in a third storey within the roof space. The house is to have an integral double garage and two additional off street parking spaces. As originally approved, the building would measure approximately 14.5m wide x 11.8m deep and would be set back from the highway by between 3.3m and 8m, with a paved frontage containing a strip of landscaping. The existing stone boundary wall on the site frontage would be retained. The house would sit within a plot measuring 17 to 25m wide and approximately 28m deep. The rear garden would be around 9.5m to 11m long.
- 1.2 The house is to be finished in white render with grey fibre cement cladding panels to the upper parts of the gables and blue-grey roof tiles. There would be two gables to the front elevation and two to the rear, large areas of vertical glazing to the front and rear and large rooflights serving the third storey in the roof space.
- 1.3 The main differences between the building that has been erected and the approved scheme are as follows:
- The main front elevation of the building is set around 0.46m further back into the plot;
 - The front gable does not project so far from the main front wall – it is now around 1.6m deep rather than 2.4m. The closest part of the building to the road – the gable - is now 3.6m rather than 2.4m from the highway.
 - The eastern side elevation is now between 7.6m and 10m from the western side of 33 Melville Avenue, rather than around 7.1m to 9.7m.
 - To the rear, the eastern part of the house is 10m from the rear garden of Manordeifi at its closest point rather than 11.2m, and a single storey extension has been added to the eastern side of the rear elevation which is between 8.4m and 9m from the rear garden of Manordeifi.
 - The position of the boundary between the new house and 33 Melville

Avenue has been amended – it is now approximately 2m closer to the new house.

- Front elevation: rooflights are smaller, the garage door is narrower, the position of window transoms has been slightly altered, the gable on the western side is less deep.
- East elevation: The chimney has been omitted, windows and rooflights have been repositioned.
- West elevation: Windows and the side door have been repositioned.
- Rear elevation: Windows have been made slightly narrower and transom positions amended, a 5.3m wide single storey lean-to extension with rear-facing door and window has been added to the western side of the rear elevation.

2. **DESCRIPTION OF SITE**

- 2.1 The site was formerly part of the garden of a large, detached, two storey house (33 Melville Avenue) dating from the 1930s, and is located in an established residential area. The site, measuring approximately 570 square metres, lies to the west of the original house, which is located on a bend in the highway with road frontages to the north and the east boundaries. The application site has a single frontage to Melville Avenue. To the west is a garage and driveway serving a large detached house located to the south west of the site. Another large detached house with an extensive garden lies to the south. To the north, on the opposite side of Melville Avenue, is a row of detached bungalows, some with dormers.

3. **SITE HISTORY**

- 3.1 14/02242/MNR – Two storey residential dwelling (outline application) - approved.
- 3.2 16/00015/MNR – Residential dwellinghouse – approved.

4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*
KP5 (Good Quality and Sustainable Design);
EN10 (Water Sensitive Design);
T5 (Managing Transport Impacts);
W2 (Provision for Waste Management Facilities in Development).
- 4.2 Following the adoption of the Cardiff Local Development Plan, many 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, T5 and W2 and can be used to help inform the assessment of relevant matters –

Waste Collection and Storage Facilities (October 2016);
Access, Circulation and Parking Standards (January 2010);
Cardiff Residential Design Guide (March 2008);
Infill Sites (April 2011).

4.3 *Planning Policy Wales (November 2016):*

3.1.4: Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The planning system does not exist to protect the private interests of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. When determining planning applications local planning authorities must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties. While the substance of local views must be considered, the duty is to decide each case on its planning merits.

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

- 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
- 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

4.11.8 Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, climate protection, air quality and the protection of water resources.

4.11.9 The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.

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.

9.1.1 The Welsh Government will seek to ensure that: previously developed land is used in preference to greenfield sites; new housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that the overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.

9.1.2 Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote: (inter alia): development that is easily accessible by public transport, cycling and walking; attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk; greater emphasis on quality, good design and the creation of places to live that are safe and attractive; the most efficient use of land; well designed living environments, where appropriate at increased densities.

9.2.13: Sensitive design and good landscaping are particularly important if new buildings are successfully to be fitted into small vacant sites in established residential areas.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

4.4 *Technical Advice Note 12 - Design (2014):*

6.7 The appearance and function of proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications and appeals. Developments that do not address the objectives of good design should not be accepted.

5. **INTERNAL CONSULTEE RESPONSES**

None.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 *Old St. Mellons Community Council:* The current retrospective application has been submitted because the present development is in breach of the original planning consent, for that reason the OSMCC is opposed to this application. Furthermore, the Community Council support the objections already registered by the local residents - The development is not in accordance with the permitted plans; the building currently under construction is much larger than permitted plans; the building being constructed is over-sized for the plot and the site. The application to regulate condition 2 should be refused, a stop notice issued and the builder instructed to remove the construction which is not in accordance with permitted plans. Therefore, this application should be refused.

7. **REPRESENTATIONS**

7.1 The application has been advertised by neighbour notification. 6 representations and a petition of 64 signatures have been received from neighbouring residents, who object to the proposals on the following grounds:

- 1) The building is larger and higher than was approved. It is oversized for the plot (which has become smaller) and more than twice the size of the outline permission given;
- 2) Views of the tree line at the rear will be blocked;
- 3) There is a problem with vehicles parking on the pavements;
- 4) The building is so large it may become flats. This would cause parking problems;
- 5) There is no point in having a planning system if people are allowed to ignore planning permissions and build whatever they like;
- 6) Residents living opposite will lose privacy, particularly due to the balcony on the front elevation, and the neighbour's garden at the rear will be closely overlooked by windows;
- 7) The house will have 3 floors, which is out of keeping with the single storey and two storey houses in the area;
- 8) It will dominate the other buildings;
- 9) Only two parking spaces are provided. Visitors will have to park on the road near a corner. This will be a nuisance to other drivers and could affect the use of the nearby house for people with disabilities who need 24 hour care;
- 10) If the stone wall is removed, the house will become even more visible and will dominate the area;
- 11) The application should be refused and the plans amended to comply with the original outline permission;
- 12) The building appears to have been angled towards the north east, which is aesthetically unpleasing and makes it look crooked when viewed from 33 Melville Avenue. This makes no sense as the frontage of the new build is on a straight part of the avenue;
- 13) There is a lack of measurement on the plans and the Site Plan shows a confusing "Approved Site Boundary" and an "As Built Site Boundary". In addition the direction 'North' on the Site location plan is actually East.
- 14) The boundary wall between Baghdad house and no. 33 was built in the wrong place and will eventually be moved to the correct boundary which is some five inches closer to the new build. Thus the plot will be smaller along its entire southern boundary.
- 15) The approval of the first full planning application ignored recommended guidelines of 15 metres between buildings.
- 16) The existing house at no. 33 may be damaged over time as the new house is at a higher level than 33 with a very large concrete footprint.
- 17) There is a lack of amenity land for such a large building,;
- 18) The developer has not consulted neighbours, has used the neighbour's address inappropriately, caused damage to the neighbour's driveway, erected scaffolding on the neighbour's land without permission.
- 19) Adjoining property has been devalued;
- 20) It may not be valid to pursue these changes via a S73 application as the

site area has been significantly reduced over what was originally applied for;

- 21) The disproportionate scale, character and appearance of the building will set an unwelcome precedent.

7.2 Councillor Dianne Rees objects to the application and requests the matter be the subject of a site visit by the Planning Committee prior to determination. Her reasons for objection are:

- The development is not in accordance with the permitted plans. The building currently under construction is much larger than permitted plans
- The building being constructed is over sized for the plot and the site. It is too large . Even without the roof construction, it is far too tall and dominates the neighbouring properties at its rear, on both sides and is oppressively overbearing for the bungalow properties on the other side of this quiet residential area. It is overbearing in size and totally out of character with the neighbourhood.
- The application to regulate condition 2 should be refused., a stop notice issued and the builder instructed to remove the construction which is not in accordance with permitted plans.

7.3 Councillor Georgina Phillips expresses serious concern, stating that many residents in the area are very unhappy about this application, and she would agree with all the views which have been expressed by them. Councillor Phillips requests that this application be taken to the Planning Committee for consideration, and requests a site visit.

8. **ANALYSIS**

8.1 Planning permission has already been granted for the construction of a detached dwelling house on this site. What must be considered are the differences between the approved scheme and the development that has been constructed, and whether these differences have a material, adverse impact on the amenities of neighbouring occupiers or on the character or appearance of the area.

8.2 At the time of the application for full planning permission for this development (16/00015/MNR) the scale of the proposed dwelling (which would be around 14.5m x 11.8m) was considered acceptable as it would not be out of keeping with the scale of other two storey houses in this area (e.g. 31 Melville Avenue is around 19m wide, 33 Melville Avenue is around 13m wide). The scale of the building, now around 14m x 11m (not including the single storey extension), is actually smaller than previously approve. It should be noted that if the house had been built in strict accordance with the approved plans, once it had been built it would have benefitted from permitted development rights which would have enabled the erection of the rear single storey extension without the need for planning permission. The maximum height of the building has also been reduced slightly and the chimney omitted. Therefore, the difference in scale between the house as approved and as built is considered acceptable as it has no additional impact on visual or residential amenity.

- 8.3 The approved house would have been around 7.5m from 33 Melville Avenue at its closest point. As built, the house is approximately 7.6m from no.33 at its closest point, therefore there is no adverse impact on the adjacent property resulting from the re-positioning of the new house as there has been a slight increase in the distance between the buildings. No new windows have been added to this elevation and privacy can still be maintained by obscurely glazing any upper floor windows in the side elevation of the new house, as was required by a condition of the original consent.
- 8.4 The house has been brought closer to the rear garden of Manordeifi to the south of the site. This garden is overlooked by first floor habitable room windows of the new house. The distance between these windows and the neighbour's garden in the approved scheme was no less than 10.5m, the distance normally considered appropriate, for privacy purposes, between a house and its rear boundary. This distance has been reduced to around 10m on the eastern side of the rear of the development. Although the single storey extension on the western rear side is within around 8.5m of the rear boundary, loss of privacy from this extension can be prevented by maintaining a suitable boundary structure.
- 8.5 Loss of privacy caused by overlooking from the upper floor rear windows in the eastern side of the rear elevation remains a concern, as 10m is below the distance stated in the Infill Sites SPG as the minimum required between the rear of a house and its boundary with another property. However, this can be overcome by requiring the first floor and loft windows in this part of the building to be obscurely glazed and non-opening below a height of 1.8m. This is not an ideal solution as it results in a lower level of amenity for residents of the new house but as the situation has been brought about by the new house being built closer to the rear boundary than approved, in this case it is considered to be acceptable.
- 8.6 With regard to the objections received:
- 1) The building is narrower and slightly less tall than was approved and, although the width of the plot has also reduced, it is not considered to be oversized. The outline permission previously granted did not approve any specific size of building.
 - 2) There is no right to a view across someone else's land.
 - 3) Any problems caused by vehicles parking on the pavements is a Highways enforcement matter and is not a material planning consideration.
 - 4) Separate planning permission would be needed to convert the building to flats.
 - 5) Enforcement action can be taken against developments that do not have planning permission. However, developers have to be given the opportunity to obtain planning permission for the unauthorised development before such action is taken.
 - 6) There is no balcony proposed for the front elevation and the introduction of such a feature can be prevented by the imposition of a suitable planning condition. The windows in the front elevation will now be further away from the properties on the opposite side of the road.

- The issue of the rear windows is discussed above.
- 7) There are no other 3 storey dwellings in the area; however, the third storey of the proposed dwelling is in its roof space therefore it is no taller than a large two storey house.
 - 8) The scale of the building has been reduced since the original approval. It is not considered to be out of keeping with its surroundings.
 - 9) The number of parking spaces accords with the SPG "Access, Circulation and Parking Standards". Dangerous or nuisance parking is controlled by other legislation and would be a matter for Highways enforcement.
 - 10) It is not proposed to remove the stone wall but it would not be essential to keep it. The site is not within a conservation area. A condition can be used to control boundary treatment and ensure that the front boundary is appropriate to the development and in keeping with its surroundings..
 - 11) The original outline application did not apply for approval of any reserved matters therefore no details of siting, scale, appearance, access or landscaping were approved. An indicative location for a house, which was smaller than the approved development, was shown on the outline plan but this was not included as a matter to be considered as part of that application. It would not therefore be possible to insist that the plans are amended to "comply with the original outline permission" as a) the original outline permission did not cover any details of the development and b) the planning permission for this house, which is now proposed to be amended by this application, was full planning permission and not a reserved matters approval, therefore it has no connection at all to the original outline consent.
 - 12) The house is angled to align with the western boundary and has the same alignment as the house immediately to the West, and its garage, on Melville Avenue. 33 Melville Avenue itself is not in line with any adjacent building.
 - 13) Additional information has been supplied by the applicant which shows the correct measurements on an overlay plan.
 - 14) The amended alignment of the side boundary is shown on the additional plan. The reduction in the size of the plot is not so significant as to warrant the refusal of planning permission. There will still be an acceptable amount of outdoor amenity space for the development and the distance between the rear of the house and the neighbouring rear garden is not affected.
 - 15) The distance between buildings was considered when the original full application was determined. The house as built is even further away from the neighbouring buildings.
 - 16) Structural issues are dealt with separately under the Building Regulations.
 - 17) Supplementary Planning Guidance (Infill Sites, 2011) states that amenity areas for houses and ground floor flats that will serve as family accommodation should measure at least 10.5m in depth or 50m² overall. This development provides around 128 square metres of private outdoor amenity space to the rear.
 - 18) The applicant is under no obligation to discuss the proposals with

neighbours and this cannot constitute grounds for refusal of the application. Matters of damage and trespass are legal matters and are not material planning considerations.

19) The effect of development on the value of other properties is not a material planning consideration.

20) The reduction in the site area is not significant – it is a decrease in the width of the site of around 2m. It would not be appropriate to deal with any increase in the size of the site via a S73 application but a reduction in size, with the new development site being entirely within the original red line site boundary as shown on the previously approved plans, is acceptable.

Welsh Government advice (“Approving Non-material Amendments to an Existing Planning Permission”, July 2014) is that the submission of an application under Section 73 of the Town and Country Planning Act 1990 is one of three routes to securing permission for proposed “minor” material amendments to an extant planning permission.

21) All applications are determined on their own merits and the approval of these amendments, which are considered acceptable, would not set a precedent for allowing unacceptable development elsewhere.

8.7 In conclusion, it is considered that there would be no reasonable grounds for refusal of this application and it is recommended that permission is granted subject to the conditions set out above.

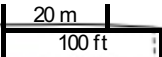
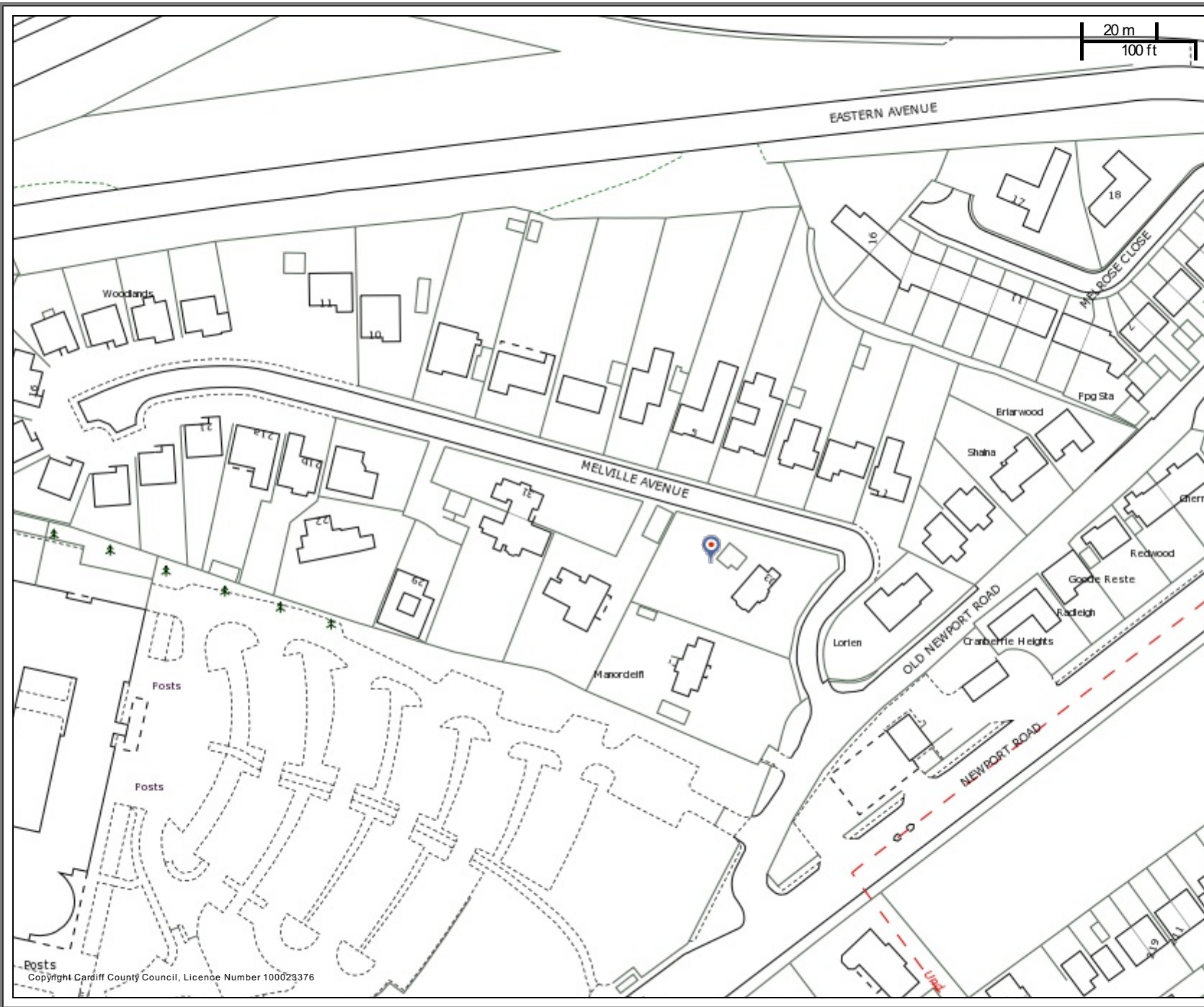
9. **OTHER CONSIDERATIONS**

9.1 *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.

9.2 *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, over and above any other person.



City of Cardiff Council
Cyngor Dinas Caerdydd



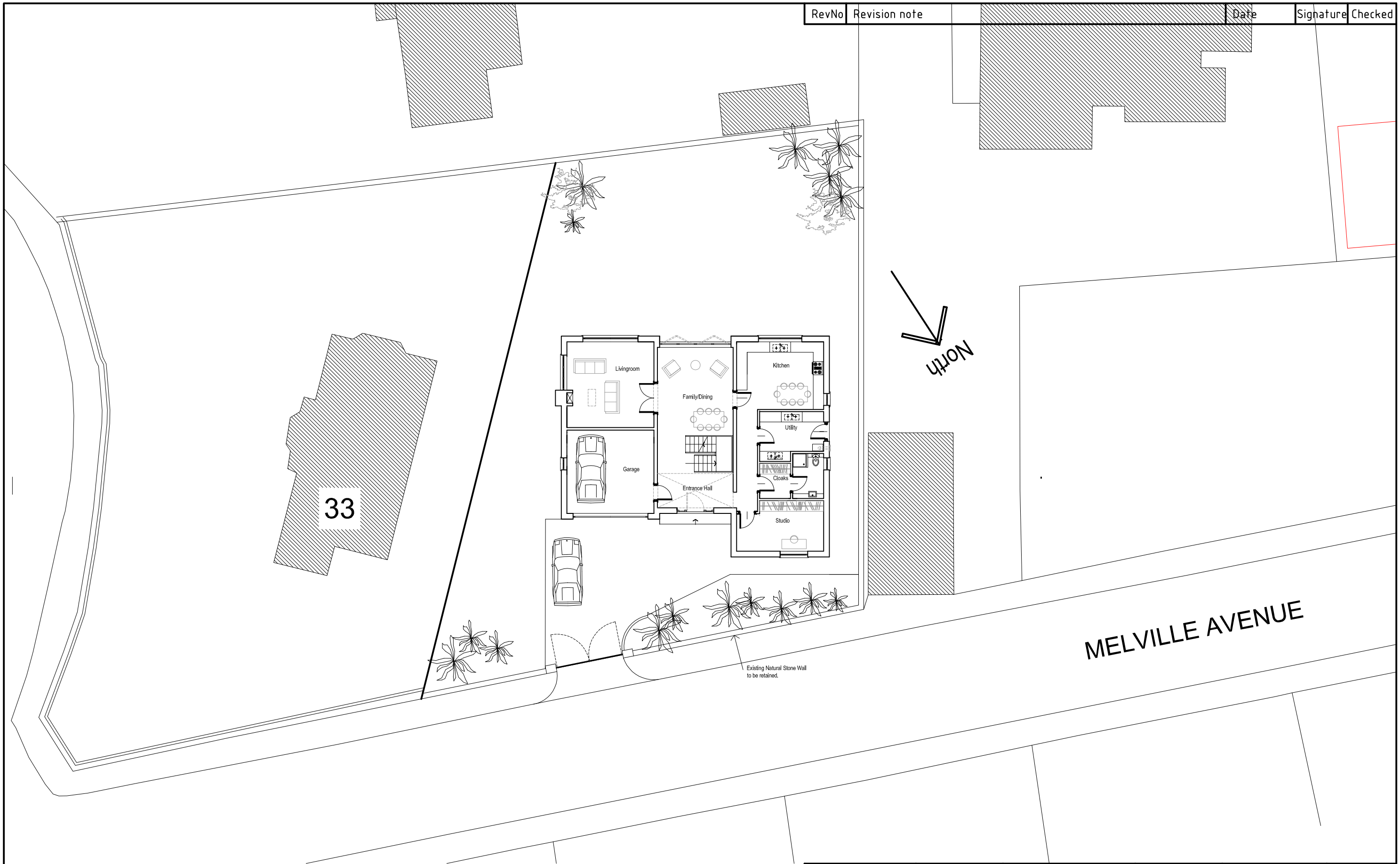
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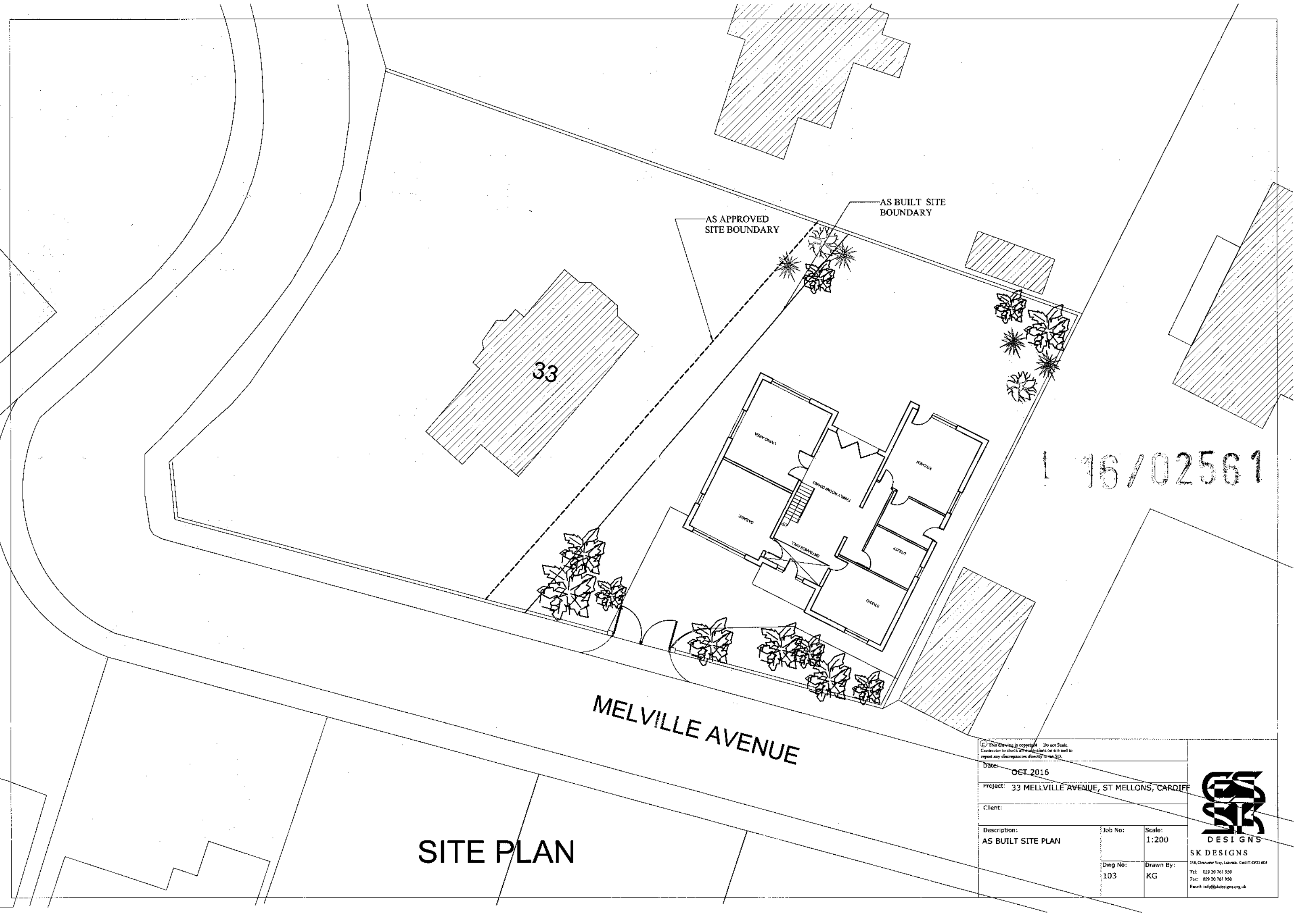


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PROPOSED SITE PLAN 1:200

Designed by EL	Checked by EL	Date 04.2016	File name X1	Dwg.N. P.02.B	Scale 1:200
33 MELLVILLE AVENUE ST MELLONS, CARDIFF			PROPOSED SITE PLAN		
ELIO LEO ARCHITECT <small>STUDIO 6 OLD HALL, HIGH STREET, COWBRIDGE CF71 7AH t: 01446 775589 e: design@elioleoarchitect.co.uk w: www.elioleoarchitect.co.uk</small>					



SITE PLAN

MELVILLE AVENUE

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Date:	OCT 2016	
Project:	33 MELVILLE AVENUE, ST MELLONS, CARDIFF	
Client:		
Description:	Job No:	Scale:
AS BUILT SITE PLAN		1:200
	Dwg No:	Drawn By:
	103	KG



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Station	A1	323590.996	181880.426	28.404
A2	A2	323603.824	181894.948	28.093
A3	A3	323618.585	181906.975	27.581
A4	A4	323633.346	181919.022	28.882
Level	Noting	181931.072	28.882	

OVERLAY OF AS BUILT BUILDING ON AS APPROVED BUILDING ON A SITE PLAN

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Date: DEC 2016			
Project: 33 MELLVILLE AVENUE, ST MELLONS, CARDIFF			
Client:			
Description: OVERLAY SITE PLAN	Job No:	Scale: 1:200	
	Dwg No: 101	Drawn By: KG	



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 Fax: 029 20 761 950
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PROPOSED NORTH EAST ELEVATION

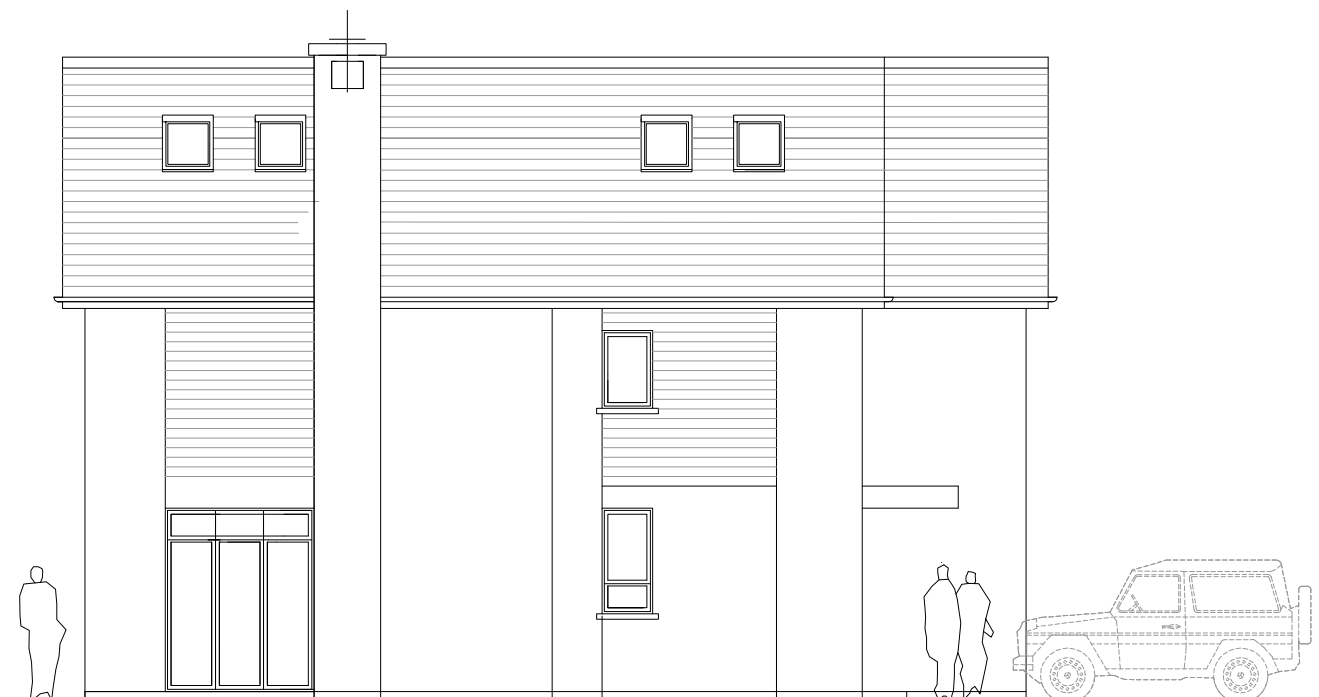
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PROPOSED SOUTH WEST ELEVATION

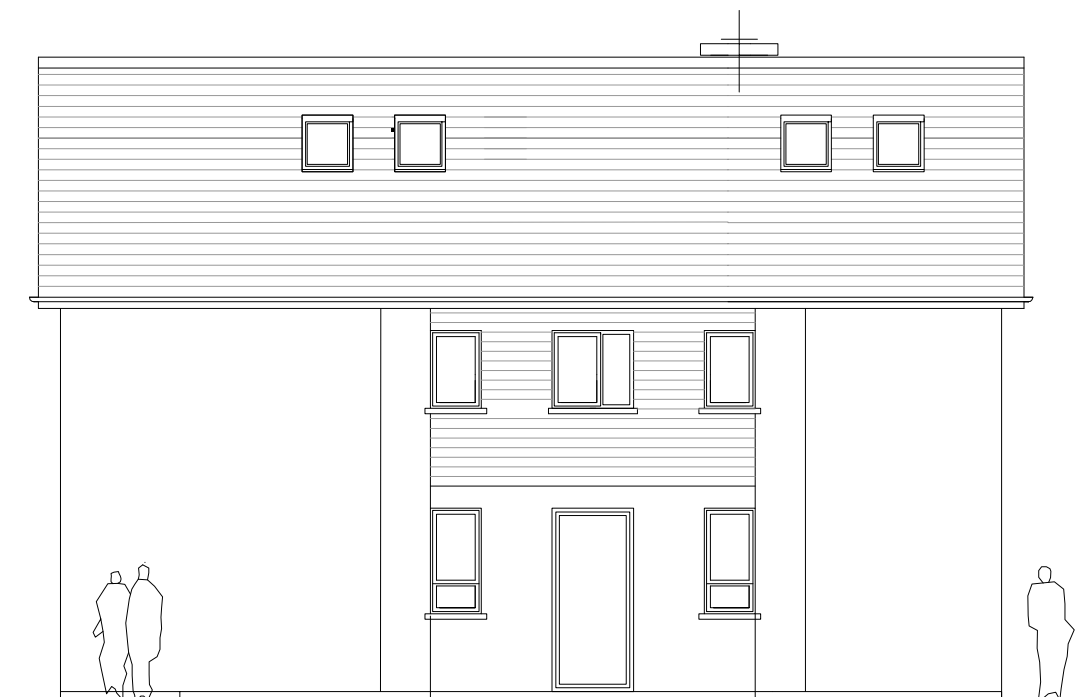
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+ 8.720
 Loft
 SSL + 5.700
 First Floor
 SSL + 2.925
 Ground Floor
 SSL + 0.150



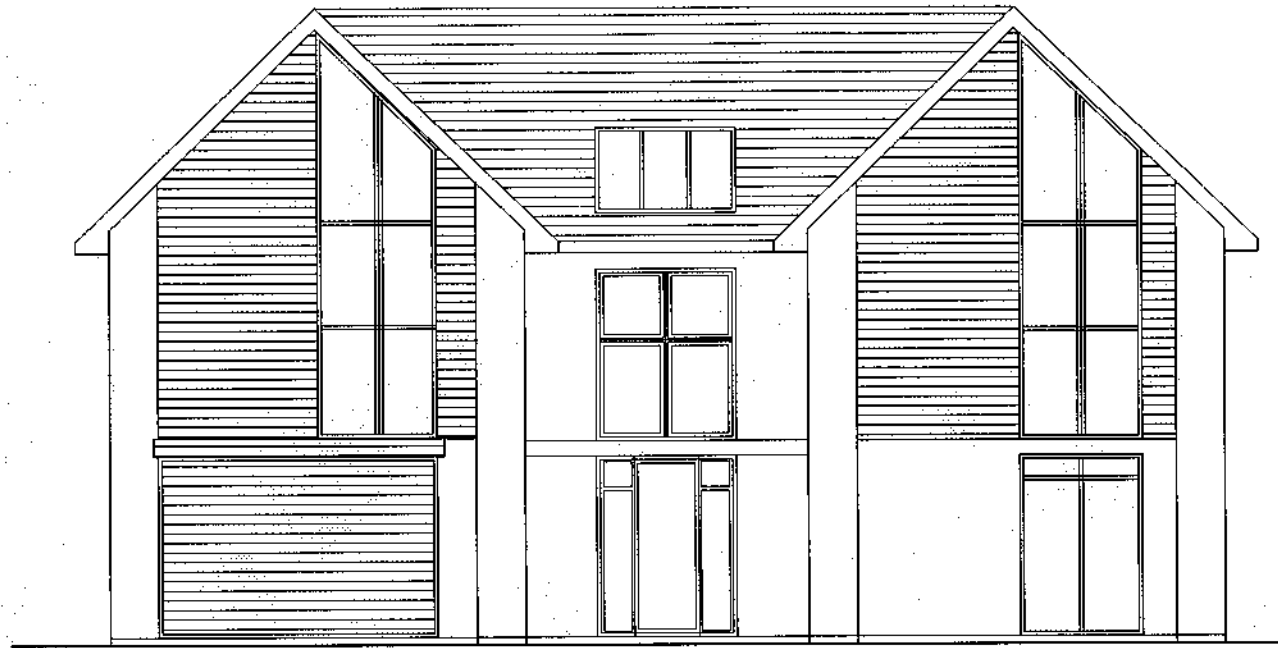
PROPOSED SOUTH EAST ELEVATION

+ 8.720
 Loft
 SSL + 5.700
 First Floor
 SSL + 2.925
 Ground Floor
 SSL + 0.150



PROPOSED NORTH WEST ELEVATION

Designed by EL	Checked by EL	Date 04.2016	File name X1	Dwg.N. P.08.A	Scale 1:100
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AS BUILT FRONT ELEVATION

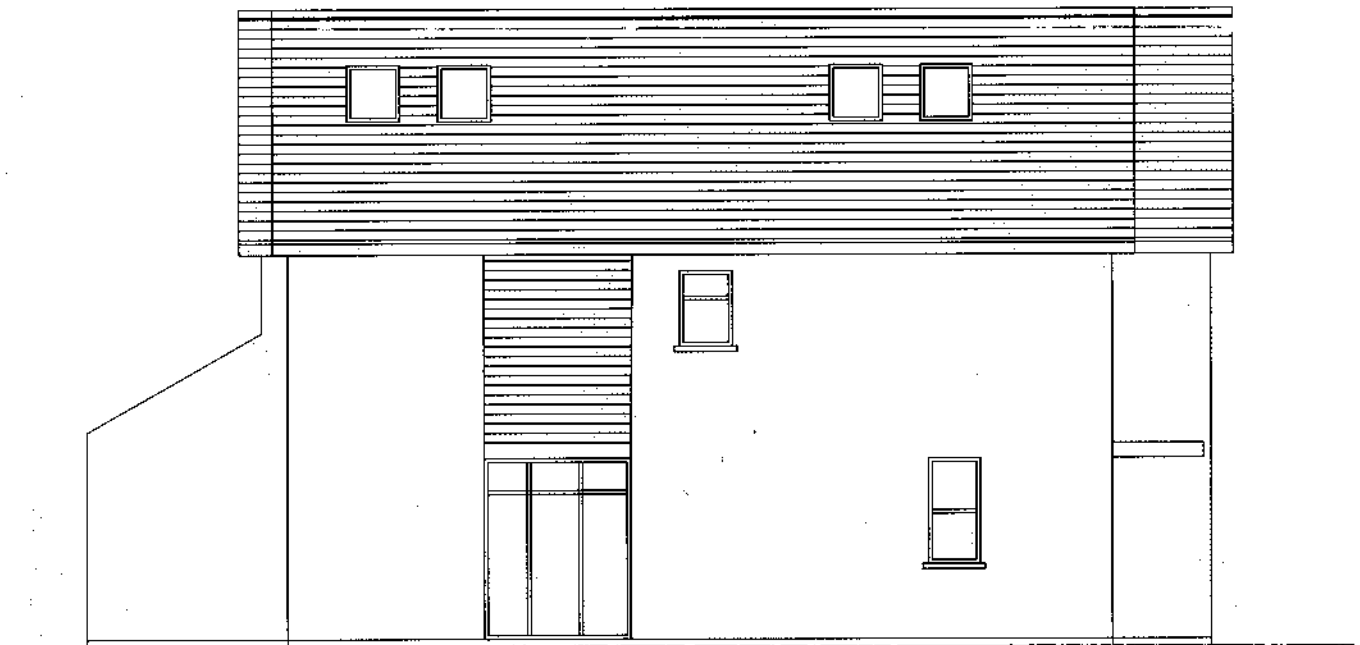


AS BUILT SIDE ELEVATION B

16/02561



AS BUILT REAR ELEVATION



AS BUILT SIDE ELEVATION A

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Date: OCT 2016

Project: 33 MELLVILLE AVENUE, ST MELLONS, CARDIFF

Client:

Description: AS BUILT ELEVATIONS

Job No:

Scale: 1:100

Dwg No: 101

Drawn By: KG



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PETITION

COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/02600/MNR** APPLICATION DATE: 24/11/2016

ED: **RADYR**

APP: TYPE: Variation of conditions

APPLICANT: Mr FRANCESCO

LOCATION: 18 DAN-Y-BRYN AVENUE, RADYR, CARDIFF, CF15 8DD

PROPOSAL: VARIATION OF CONDITION 2 (PLANS) TO REPLACE APPROVED DRAWINGS OF APP 15/00291/MNR

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

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

- 2010.22.4B – Proposed Plans
- 2010.22.05D – Proposed Elevations (Sheet 01)
- 2010.22.07D – Proposed Elevations (Sheet 02)
- 2010.22.8 – Second Floor Plan
- 2010.22.12 – Block Plan

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the side elevations facing 16 and 20 Dan-Y-Bryn Avenue, other than those hereby approved.

Reason : To ensure that the privacy of adjoining occupiers is protected.

3. The windows on the side elevations facing 16 and 20 Dan-y-Bryn Avenue shall be non opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.

Reason : To ensure that the privacy of adjoining occupiers is protected.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no structure or extension shall be placed within the curtilage of any dwelling.

Reason: To ensure the orderly development of the area with adequate

space about buildings and in the interests of the visual amenity of the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) no external alterations shall be made to any garage hereby approved nor shall any such garage be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate parking provision is retained clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.

6. The car parking spaces shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

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

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought to replace the approved plans submitted under app 15/291/MNR to allow for the regularization of works which are being undertaken.

- 1.2 The submitted plans show a number of minor variations from the plans approved under app 15/291/MNR, these include:

- i) Insertion of 7 rooflights into roof slopes of each dwelling unit (14 in total).
- ii) Raising of roof ridge height by approximately 700 mm to 8550 mm in total
- iii) Ground level of building to be 900m below level of highway (the previous approved dwellings was sited approximately 400mm below the level of highway).
- iv) Insertion of ground floor side facing windows (note that these were included on the floor plans of app 15/291/MNR but due to a discrepancy by the agent did not appear on the elevational plans.
- v) Changes to the detailing and positioning of the rear chimneys
- vi) Minor alterations to the rear elevation
- vii) Increase in number of bedrooms from 4 to 5 for each property (though note that internal layout of properties could alter without requirement for planning permission).

2. **DESCRIPTION OF SITE**

- 2.1 The application site forms part of the curtilage to 18 Dan-y-Bryn Avenue. The original property was a two-storey detached dwelling with detached garage which has now been demolished. Works are taking place to construct a pair of semi-detached dwellings following the grant of planning permission 15/291/MNR.

2.2 Surrounding the site are existing two-storey dwellings

3. **SITE HISTORY**

3.1 13/01786/DCH – Two storey front and side extensions – Refused.

3.2 13/2472/DCO – Demolish existing dwelling and rebuild – Approved.

3.3 15/291/MNR – Demolition of existing house and rebuild 2no semi-detached houses – Approved.

3.4 16/1227/MNR – Discharge of Conditions 4, 7 and 9 – Approved.

3.5 16/2220/MNR – Alterations to app 15/291/MNR to add roof lights – Withdrawn.

4. **POLICY FRAMEWORK**

4.1 The application site is shown as part of an existing housing area indicated on the Proposals Map of the City of Cardiff Local Plan

4.2 The following policies of the approved Cardiff Local Development Plan (2006-2026) are considered to be relevant to the proposal:

Policy KP5 (Good Quality and Sustainable Design)

Policy W2 (Provision for Waste Management Facilities in Development)

Policy T5 (Managing Transport Impacts)

4.3 Supplementary Planning Guidance: Infill Sites (April 2011).

4.4 Supplementary Planning Guidance: Access, Circulation and Parking Standards (January 2010)

4.5 Supplementary Planning Guidance: Waste Collection and Storage Facilities (March 2007).

4.6 Technical Advice Note 12: Design.

4.7 Planning Policy Wales 2016.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager, Transportation – No objection.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Welsh Water/Dwr Cymru – No objections.

7. **REPRESENTATIONS**

7.1 Neighbouring occupiers have been consulted. Letters and e-mails have been received from the occupiers of 12 Park Road and 16, 20 Dan Y Bryn Avenue objecting for the following summarised reasons;

- i) Works have been already been carried out.
- ii) Too big and out of proportion with surrounding area.
- iii) Previous large extension to existing dwelling was refused.
- iv) Additional pressure on local drainage system.
- v) Side windows would lead to a loss of privacy.
- vi) Addition of roof lights not in keeping with appearance of neighbouring properties.
- vii) Parking issues in regard to additional bedrooms/bathrooms.

7.2 A petition from Local Residents objecting to the application with 77 signatures has been received which raises the following concerns:

- i) Addition of fourteen rooflights thereby enabling property to become two 3 storey 6 bedroom semi-detached dwellings.
- ii) Front elevation building line being compromised by siting of new property.
- iii) Addition of end elevation windows.
- iv) Above alterations also contravene the previous planning permission.

7.3 Radyr & Morganstown Community Council, object for the following summarised reasons:

- i) Inadequate parking provision for dwelling.
- ii) The parking area may be limited due to its siting below street-level (approx. 0.5m below).
- iii) Siting of property in front of building line may set a precedent for others.

8. **ANALYSIS**

8.1 The main planning issues relate to:

- (i) The impact of the amenities of neighbouring occupiers.
- (ii) Highway safety/parking issues.
- (iii) Design/visual appearance.

8.2 The changes proposed in this variation of condition application would not result in any fundamental changes to the building as previously approved.

8.3 The minor alterations to the general design and appearance of the dwelling houses are considered acceptable.

8.4 In respect of detailed matters, the submitted plans show a single rooflight on the front roofslope and six rooflights on the rear roofslope of each of the dwelling units. The rooflights sited on the rear roofslope will be approximately 15.5 metres from the rear boundary of 12 Park Road and the rooflights on the front

roofslope being approximately 28 metres from the properties opposite. The rooflights are sited approximately 1.65 metres above internal floor level; it is considered that the insertion of the rooflights into the dwellings roof slope is acceptable. The positioning of the windows into the roof slope are unlikely to prejudice the privacy of adjoining neighbours and they would not be detrimental to the character of the surrounding area. It is noted that there are other properties within the surrounding area with rooflights inserted into the front/rear roofslopes.

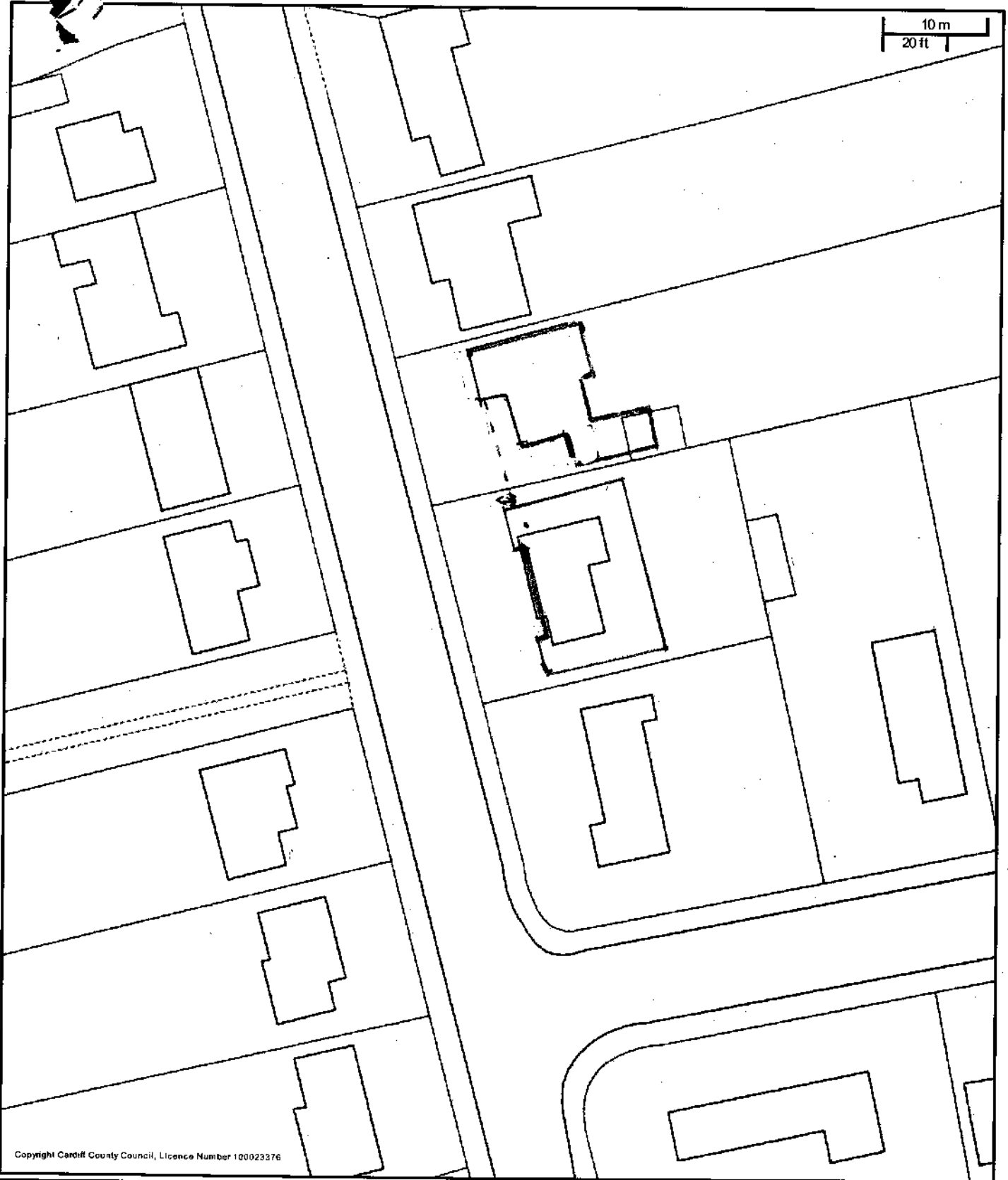
- 8.5 The submitted plans show the insertion of two side facing ground floor windows. These windows are shown as bathroom windows and will be obscurely glazed and non-opening ensured by condition 3. Notwithstanding the obscure glass, these windows will be sited behind a 1.8m high boundary enclosure and thus would not prejudice the privacy of adjoining neighbours.
- 8.6 The submitted plans also show an increase in ridge height of approximately 350mm over the approved plans. This increase will allow the use of the roofspace as residential accommodation. The increase in height is considered to be acceptable as other properties within Dan-Y-Bryn Avenue have differing ridge heights, with there being limited uniformity in ridge heights within the Street. It is noted that the property has been built at a lower level than the previous existing dwelling-house as it sited approximately 900mm below the level of the highway, whereby the original dwelling-house was approximately 400mm below the level of the highway.
- 8.7 The submitted plans show that each dwelling-house would now have five bedrooms (the original approved plans showed four bedrooms per property). The parking requirements as stated in the approved Access, Circulation and Parking Standards Supplementary Planning Guidance for each dwelling unit is one space each (this is the same for five or above bedrooms). The submitted plans show two-off street parking spaces and parking within the attached garage and thus it is considered that the proposal exceeds the requirements as required by the approved SPG and thus the application is policy complaint.
- 8.8 The siting of the two dwellings is considered satisfactory. The dwellings are sited approximately 6 metres away from the footway. This corresponds with the siting of the previous approved dwelling house (15/291/MNR) and correlates approximately with the siting of the original dwelling house. It is noted that the property is sited approximately 1.2m forward of no. 20 Dan-Y-Bryn Avenue, however, it is considered that the building line is not compromised as the adjoining properties are sited differing distances from the footway and the adjoining highway itself is slightly curved rather than completely straight, thus meaning the properties with Dan-Y-Bryn Avenue are slightly staggered. It is also noted that the original approved plans (15/291/MNR) showed that the proposed dwelling would be sited in line with the adjoining property at no. 20, however, there would appear to be a minor discrepancy in the Ordnance Survey plotting of the property (it shows the dwelling sited closer to the footway).
- 8.9 In regard to the objections received from neighbouring occupiers & Petitioners:

- i) Note that most of the external works have been completed.
- ii) The proposal is considered acceptable in terms of its design and scale.
- iii) Note that site history is included within paragraph 3.
- iv) Welsh water have agreed to the installation of the new drainage system on site and raised no objections to this application and the other previous approved proposals.
- v) The side windows are at ground floor level and sited behind an approved 1.8 metre high enclosure. The windows are also conditioned to be obscurely glazed and non-opening (see condition 3).
- vi) The installation of rooflights is considered acceptable in design terms. Noted that other properties within Dan-Y-Bryn Avenue have installed roof lights into the front and rear roofslopes.
- vii) See para 8.7.

8.10 In regard to the objection received from Radyr & Morganstown Community Council would comment as follows:



- i) See para 8.7.
- ii) The access into the site is considered satisfactory, the OM, Transportation has raised no objections to the proposal.
- iv) See para 8.8.

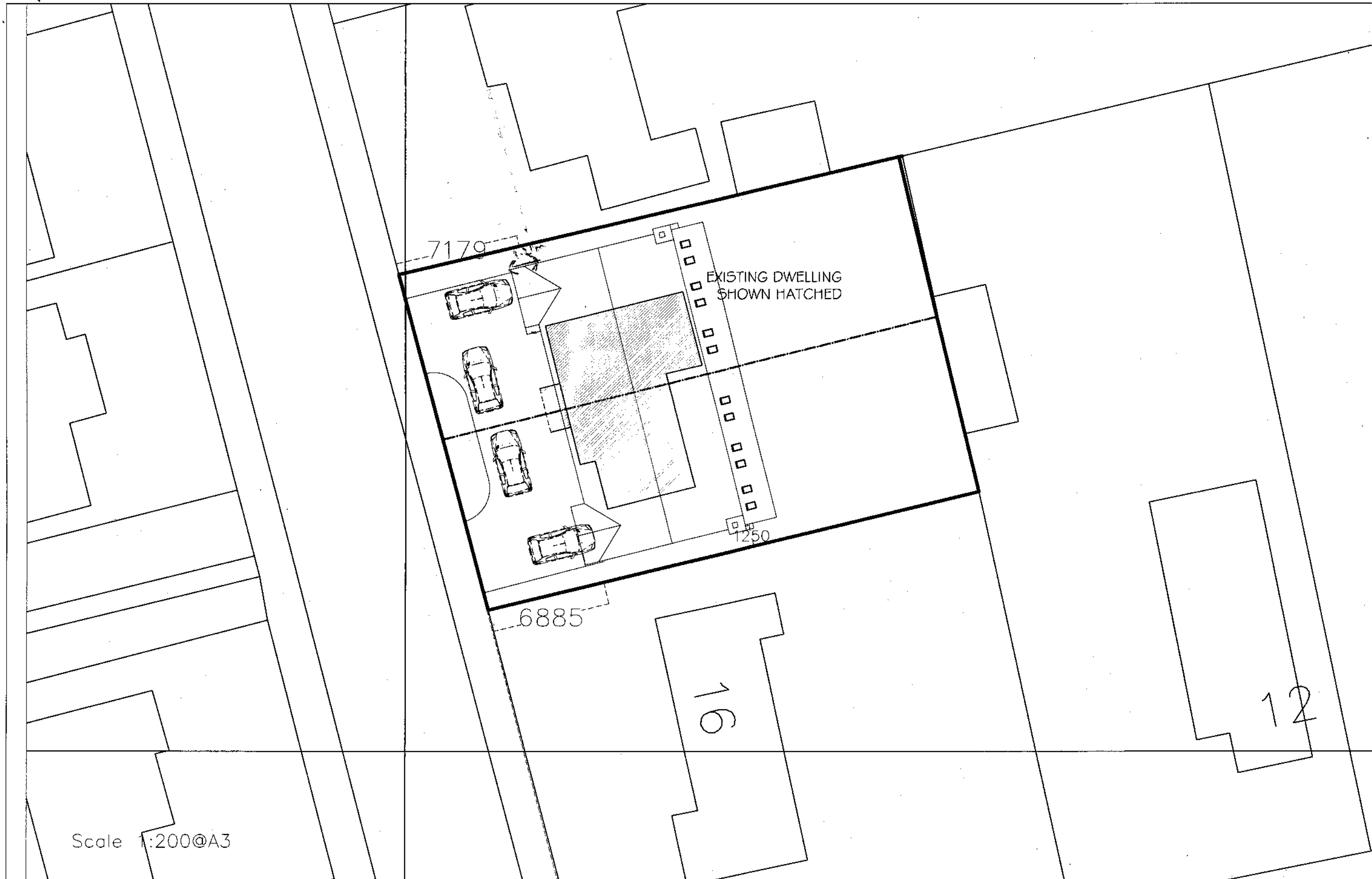
8.11 In light of the above and planning policy, it is considered that the proposal is acceptable and planning permission is recommended.



10 m
20 ft

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<p>CHIEF EXECUTIVE Paul Orders County Hall Atlantic Wharf Cardiff CF10 4UW Tel: 029 20872000</p>	<p>City of Cardiff Council Cyngor Dinas Caerdydd</p>  <p>CARDIFF CAERDYDD</p>		<p>Title</p> <p>Scale: 1:500 Date: 24/10/2016 Coordinates: © Crown copyright and database rights (2014). This copy is produced specifically to supply County Council information NO further copies may be made. Ordnance Survey 100023376 (2014).</p>
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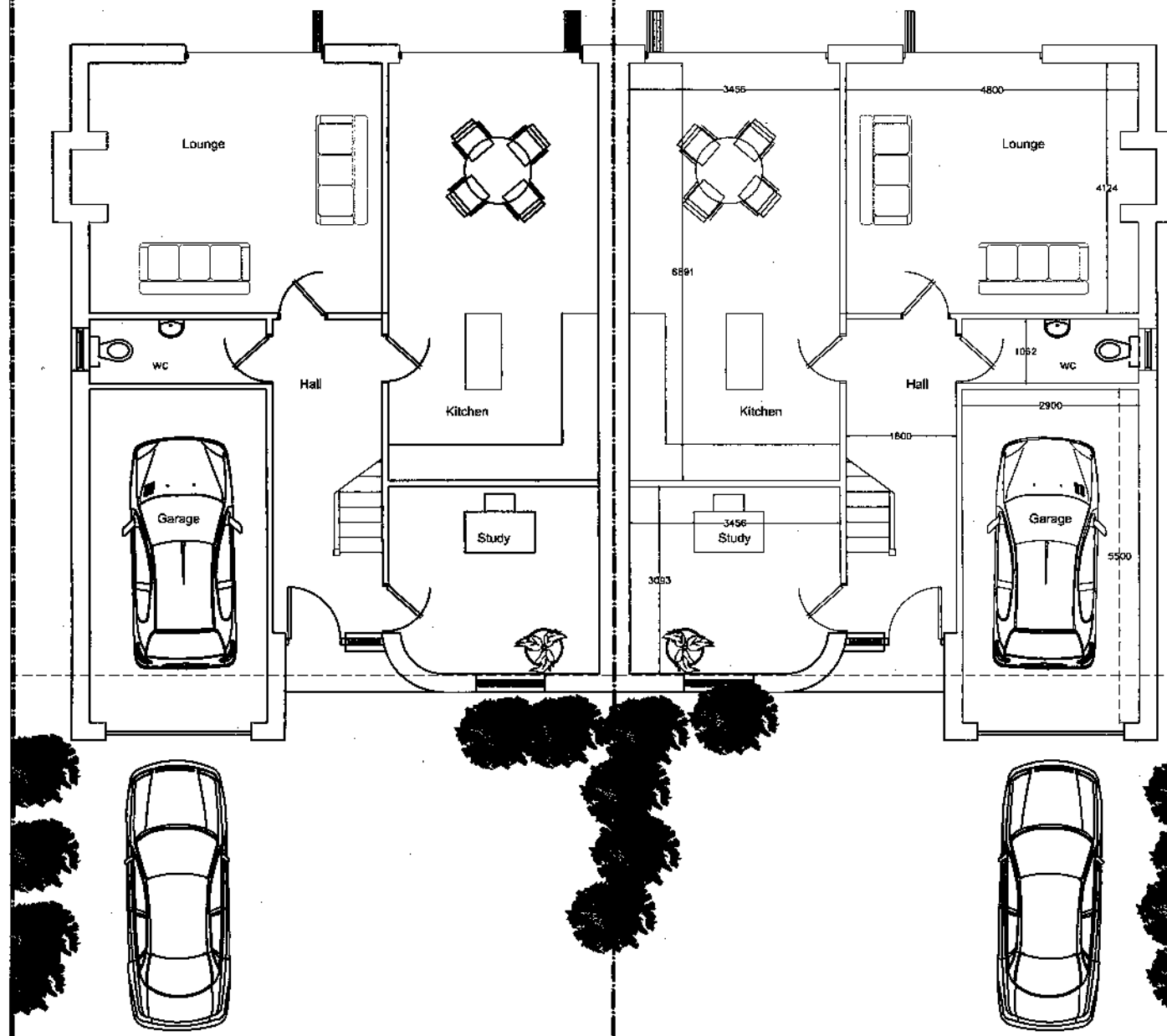
FLOOR BLOCK PLANS

ADDRESS
18 DAN Y BRYN AVENUE RADYR

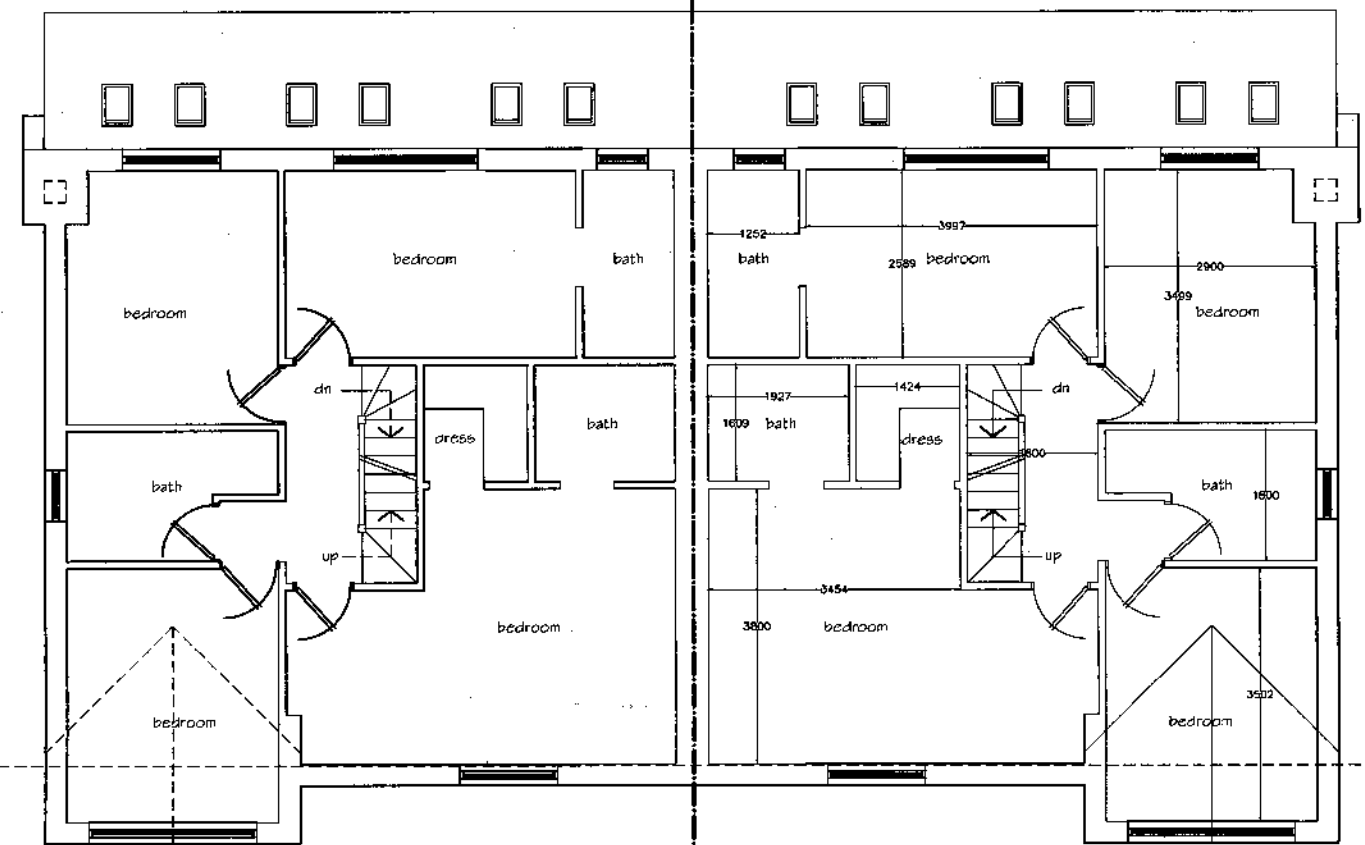
JOB NO.
2010.22.12

DATE
25/10/2015

mts mt Surveyors
Architectural Designers



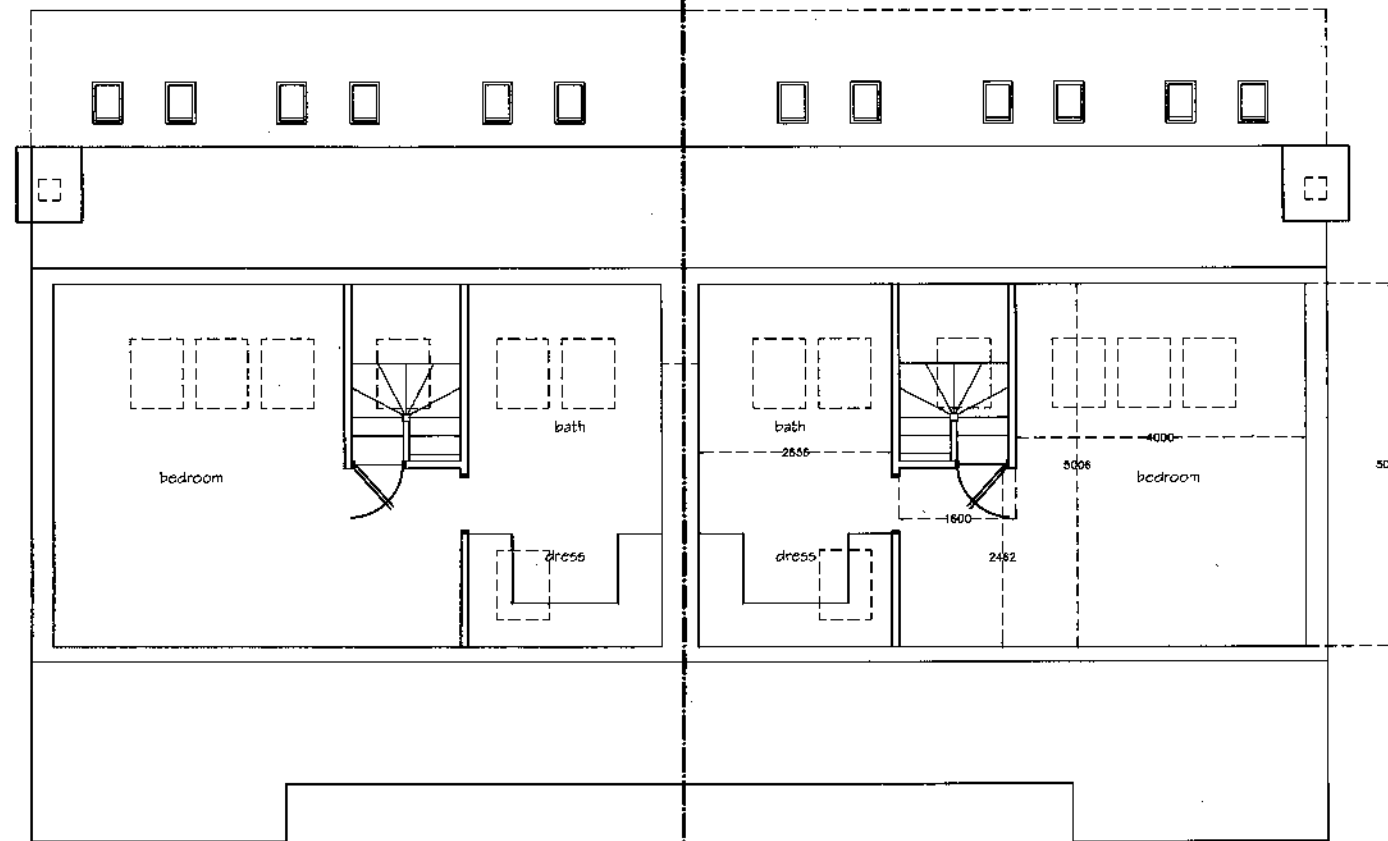
GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN

FLOOR prop plans	JOB NO. 2010.22.4B	<div data-bbox="1747 1792 1905 1947" style="border: 1px solid black; padding: 5px; display: inline-block;"> mts </div> <div data-bbox="1920 1792 2343 1947" style="display: inline-block; vertical-align: middle;"> <p>mt Surveyors Architectural Designers</p> </div>
ADDRESS 18 DAN Y BRYN AVENUE RADYR	DATE 16/09/2015	

HEATHERTON LODGE
UPPER DRUIDSTONE ROAD
MICHAELSTON Y FEDW
Cardiff CF3 6XS
Telephone m. 07813 752852
E-mail mail@mtsurveyors.com



SECOND FLOOR PLAN

Scale . 1:100

FLOOR
prop plans

ADDRESS
18 DAN Y BRYN AVENUE RADYR

JOB NO.
2010.22.8

DATE
16/09/2015

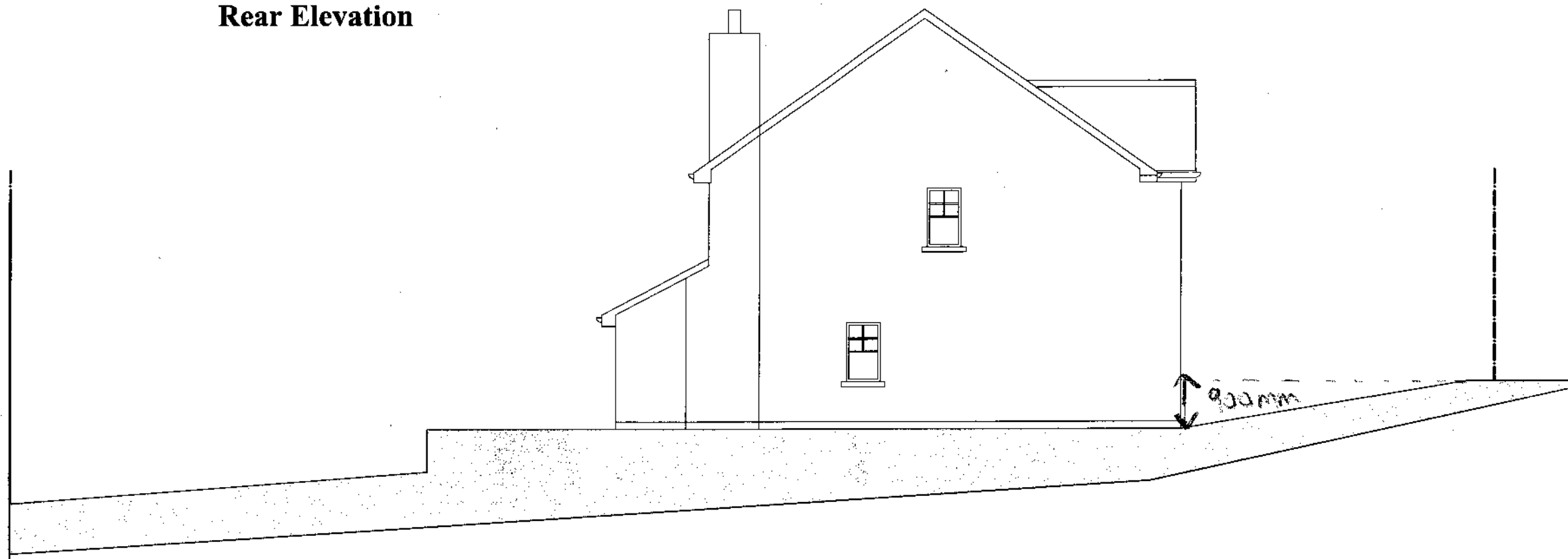
mts

mt Surveyors
Architectural Designers

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MICHAELSTON Y FEDW
Cardiff CF3 6XS
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Rear Elevation

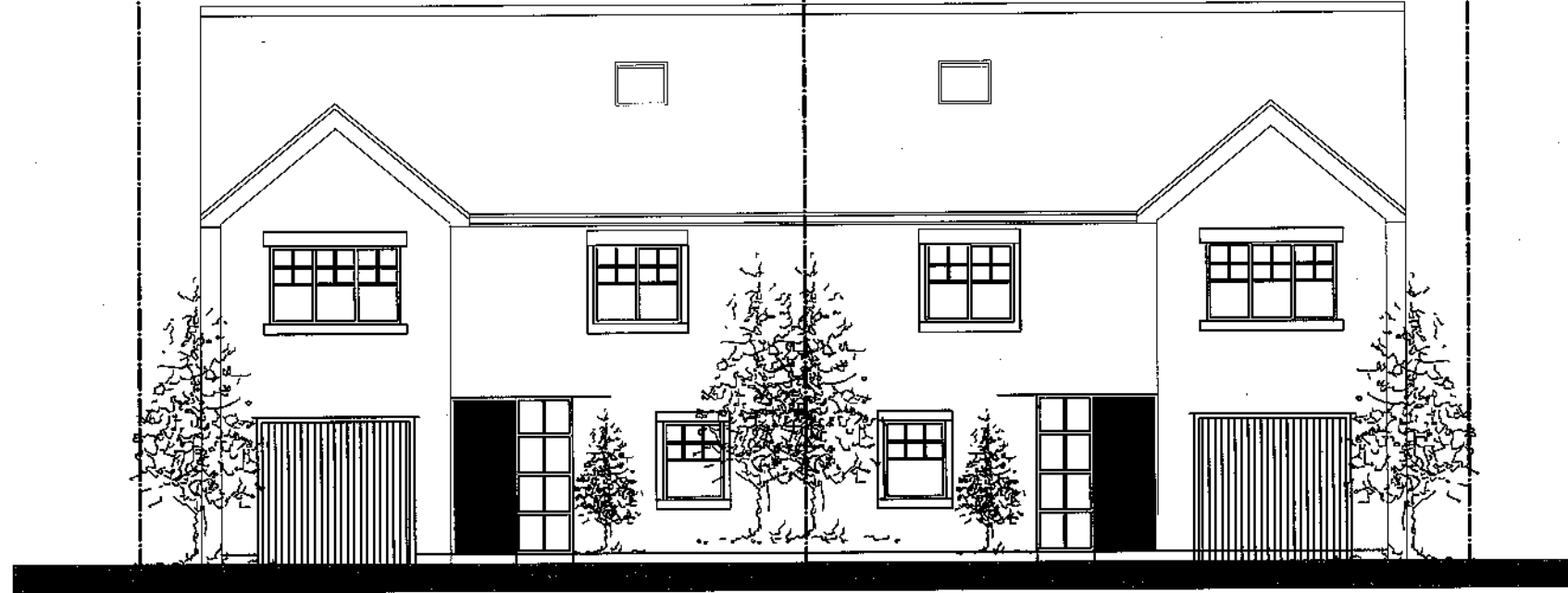


Side Elevation

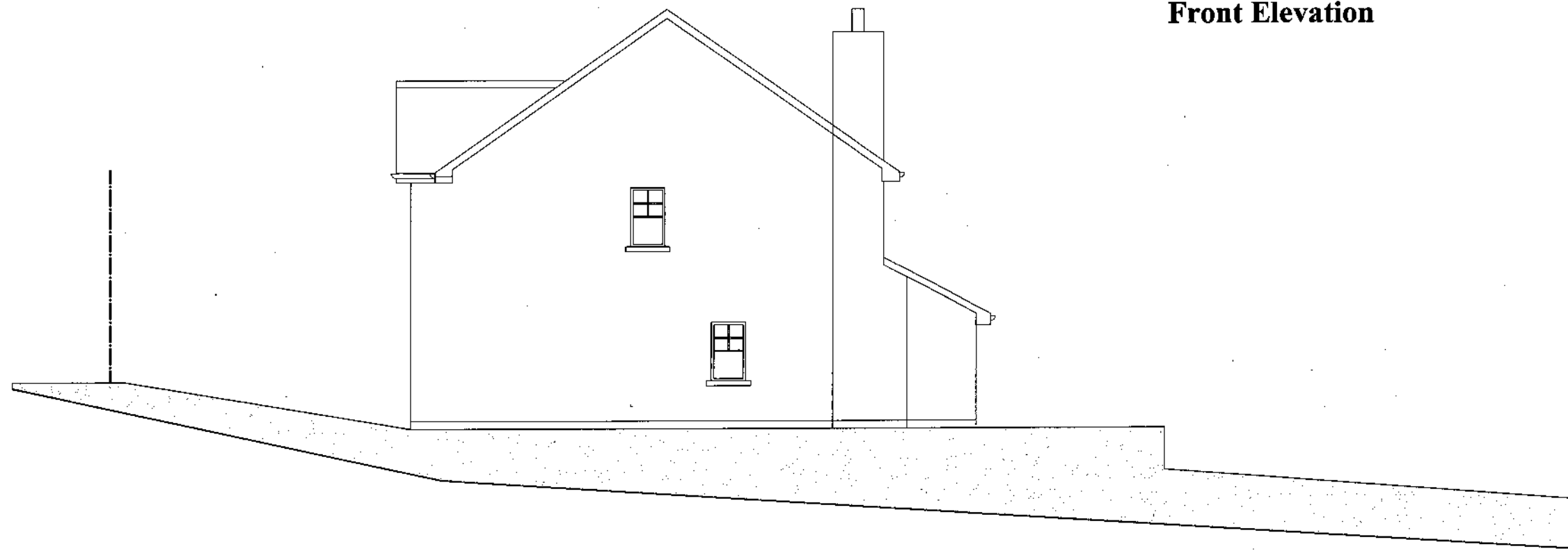
REVISED ELEVATIONS 24-11-2016

Scale 1:100@A3

FLOOR REAR AND SIDE ELEVATIONS	JOB NO. 2010.22.05D	 mt Surveyors Architectural Designers	HEATHERTON LODGE UPPER DRUIDSTONE ROAD MICHAELSTON Y FEDW Cardiff CF3 6XS Telephone m. 07813 752852 E-mail mail@mtsurveyors.com
ADDRESS 18 DAN Y BRYN AVENUE RADYR	DATE 24/11/2015		



Front Elevation



Side Elevation

Scale 1!:100@A3

REVISED ELEVATIONS 24-11-2016

FLOOR FRONT AND SIDE ELEVATIONS

JOB NO.
2010.22.07D

ADDRESS
18 DAN Y BRYN AVENUE RADYR

DATE
24/11/2015

mts mt Surveyors
Architectural Designers

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PETITION

COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/02783/MNR** APPLICATION DATE: 30/11/2016

ED: **RIVERSIDE**

APP: TYPE: Variation of conditions

APPLICANT: Inroads

LOCATION: INROADS, 96-98 NEVILLE STREET, RIVERSIDE, CARDIFF, CF11 6LS

PROPOSAL: REMOVAL OF CONDITION 2 (OPENING HOURS) OF 12/00327/DCI TO OPERATE 24 HOURS 7 DAYS A WEEK

RECOMMENDATION : That planning permission be **GRANTED** for use of the premises in accordance with planning permission no. 12/00327/DCI, without compliance with the previously imposed condition 2 but subject to the following conditions:

1. C01 Statutory Time Limit
2. If at any time the use of the premises is to involve the preparation and cooking of hot food, then all fumes from the food preparation area shall be mechanically extracted to a point not less than one metre above the eaves of the main roof and the extraction system shall be provided with a deodorising filter; all fans and pumps shall be so mounted and installed so as not to give rise to any noise nuisance. Details of the above equipment shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food.
Reason: To ensure that the amenities of adjoining and nearby occupiers are not prejudiced.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks permission to remove condition 2 of planning permission 12/00327/DCI to allow a class D1 non-residential recovery centre for people suffering from drug/alcohol abuse to open 24 hours a day 7 days a week, to provide a crisis sanctuary for vulnerable people with mental health and/or learning disabilities being taken into police custody.
- 1.2 The Police & Crime Commissioner for South Wales and Cardiff and Vale University Health Board commissioned a project which identified that Friday, Saturday, Sunday and Monday nights from 6pm until 2:30am were the significant times when individuals were being taken into police custody, emergency unit and/or mental health services. The main reasons identified were bereavements, relationship difficulties, debt, issues related to

housing/benefits, anniversaries of incidents and alcohol related issues. One of the report's recommendations included a Crisis Sanctuary, which would be open when other services were not available, with the following aims and objectives:

- To provide one to one support to people in acute mental health crisis, at the point of crisis;
- To provide a non-health / police based facility to reduce stigma, and de-medicalise and de-criminalize mental health crisis;
- To provide sanctuary to people in acute mental health crisis, at the point of crisis, in a welcoming and homely environment;
- It will cater for people who have had a drink or used substances but will not accept people who are extremely intoxicated;
- To provide support during times at which most other mental health services are closed;
- To provide on-going support to people who are often in crisis and are frequent users of this service and other crisis services;
- Transport will be provided for individuals to attend and to be taken home once they feel calmer;
- The Sanctuary will be staffed by individuals with a lived experience of either mental health or drug and alcohol issues under the supervision of a manager. There will be 4-5 members of staff on duty each night;
- The Sanctuary will not provide a needle exchange.

1.3 Condition 2 was imposed on permission 12/00327/DCI as follows

2) No member of the public shall be admitted to or allowed to remain on the premises between the hours of 20:00 and 09:00 Monday to Saturday. Premises are to remain closed to the public on Sundays and Bank Holidays.

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

2. **DESCRIPTION OF SITE**

2.1 The premises occupy a three storey terraced building on the corner of Neville Street and Neville Place at the junction of Neville Street, lower Cathedral Road, Clare Street and Neville Place. It is adjoined by a barber's shop at no. 94 Neville Street and a vehicle repair workshop at Neville Place. There are residential dwellings further along Neville Street and Neville Place and a convenience food store/café on the opposite corner of Lower Cathedral Road/Clare Street with residential accommodation above.

3. **SITE HISTORY**

3.1 12/01746/DCI – planning permission granted and implemented for complete renovation alteration & first floor extensions of existing property including new roof structure to rear.

3.2 12/00327/DCI – planning permission granted and implemented for change of use from backpackers hostel to a non-residential recovery centre for people

suffering from drug and alcohol abuse.

- 3.3 97/00612/W – planning permission granted for the provision of budget tourist accommodation.

4. **POLICY FRAMEWORK**

4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 9, 2016)
Welsh Office Circular 16/94 “Planning Out Crime”

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

Policy EN13 (Air, Noise, Light Pollution and Land Contamination)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Neighbourhood Services (noise & air) – no objection.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police – no objection.

7. **REPRESENTATIONS**

- 7.1 The application was publicised by letter and site notice. A petition of objection has been received, signed by 111 residents with addresses in Cardiff, 87 of which are within the vicinity who could reasonably be affected by the matter.

Full details are viewable online, their comments are summarised as follows:

- a) *Communication of the proposal has been extremely poor, no communication has been made either in writing or by email to local residents;*
- b) *Increasing visibility of used needles in the area, many needles are disposed of in the children’s parks directly opposite the centre. 24 hour use will only compound this issue;*
- c) *South Riverside has become a highly concentrated area for social services for vulnerable people with serious addiction issues including a number of wet houses, addiction centres, probation and criminal community services. Riverside is a family based residential area;*
- d) *The planning application suggests that the local councillors are in favour of the proposal, this is not the case;*
- e) *There is a lack of clarity on how the charity wishes to operate in terms of the exact service the charity proposes to offer 24 hours a day and how will individuals under the influence of drugs or alcohol get to the centre.*

7.2 Objections have been received from the following addresses:

- 4, 8 & 9 Clare Gardens
- 11, 14, 27, 28, 29, 49 & 69 Plantagenet St
- 7, 25A, 48, 50, 56, 62, 64 & 70 Beauchamp St
- 3, 14, 21, 25A, 28, 74, 86 & 92 Neville St
- 2, 4, 6 & 16 Neville Place.
- 32, 36, 54, 65 & 66A Lower Cathedral Road
- 8, 11, 31, 33, 37, 39, 40, 41, 43, 49, 51, 57, 60, 61, 67, 69, 72, 73, 75, 77, 79A, & 80 De Burgh Street
- 5, 27B, 41, 75 Despenser St
- 8 & 9 Despenser Gardens
- 37 Clare St,
- 4, 12, 21, 25 & 33 Rawden Place
- 3 Rawden Mews
- 97 Cowbridge Rd East
- 1, 10, 11, 13 Mandeville St
- 17, 33 Smeaton St
- 3, 11, 12, 14, 23, 24A, 29 & 34 Gloucester St
- 6 & 39 Brook St
- 3 Brunel St
- 89 Ninian Park Rd
- 3 Machen Place
- 97 Craddock St
- 9 Picton Walk
- 83 Severn Road
- 77 Mardy St
- 24 Penghend St

Full details are viewable online, their comments are summarised as follows:

- a) *It will raise crime rates in the area. Racial abuse has been suffered from a few of their clients. Riverside already houses the probation service, alcoholics, wet houses and this service. A place like this shouldn't be in a residential area;*
- b) *Large numbers of used needles, foil etc. found in the parks, rear lanes, streets, telephone boxes around the building, including places where children play. There are a lot of undesirable characters hanging around the area emanating from this building. 24/7 opening will increase used needles being dumped in Riverside and undesirable characters committing undesirable acts;*
- c) *The use of the premises do not conform with the Health & Safety Act at Work 1974. Services like these should be where there are community hospitals where specialist facilities are readily available, not near residents and children;*
- d) *No-one in the surrounding vicinity of the centre has received written notification of the application;*
- e) *The application too vague to be considered.*

7.3 The applicant has clarified the remit of their service provision, summarised as follows:

Two years ago Inroads core contract which included the provision of a needle exchange scheme went out to competitive tender and the contract was won by a national charity CGL a Brighton based provider with a turnover of 98 million. The local area planning board insisted that they provide the service from our new premises which Inroads owns. We have been in the locality for 20 years and feel a strong affinity with the people of Riverside. We have been closely involved with Communities First and supported the Riverside Festival every year. We "patrolled" the parks on a daily basis to ensure that if there were discarded syringes, they would be disposed of swiftly and safely. Unfortunately when the contract went over to CGL they did not continue to do what we had done. The issue with discarded needles has nothing to do with Inroads as this is not a service that we provide. Anti-social behaviour is an issue for the police and at a recent meeting we questioned why they hadn't made any complaints about discarded needles as we would have made them aware of the new provider so that they could raise their concerns. We work with people on improving health and wellbeing and provide structured activities to enable people to recover from a wide range of problems including drug and alcohol, mental health, anxiety and depression and bereavement. We offer complementary therapies, counselling, healthy eating courses, art therapy, sewing classes and photography classes. The Sanctuary service would help people at the time of need and also make them aware of the services that can help them take control of their lives.

7.3 Cllr Iona Gordon objects to the application, as follows:

- *Residents in the neighbourhood feel there is already a proliferation of services for people with addiction and mental health issues. I wish to support their concern that this application would allow wider access through the night and at weekends to widen the scope of support for vulnerable people in a crisis. In south Riverside I am aware of several projects managed by Cardiff wide social welfare, housing and health charities including; Dyfrig House, a 'dry' house for about 32 homeless people fighting alcohol dependency, the Wallich night shelter for 12 people who would otherwise be sleeping rough, two 'wet' houses accommodating 16 people with alcohol issues, a residential probation hostel in Lewis Street, a project base for the Probation task group - providing training and 'pay back' work for people on probation from across the city. In addition to these part of the Inroads building is used by the NHS for needle exchange and the charity Inroads is based in the main part of 96 / 98 Neville Street. Inroads provides counselling, support and outreach for people leaving destructive lifestyle behaviours. Riverside residents feel there are enough services for people with such problems of addiction and mental health and that this planning application should be rejected because there are already more than enough agencies looking after people who could cause a nuisance by disturbance and present a visible bad influence in the local community.*

7.4 Comments of support has been received from the following addresses:

- no. 46 Beauchamp St, 2 Edward House Plantagenet and two volunteers.

Full details are viewable online, their comments are summarised as follows:

- Mental illness is a serious condition people who suffer from it will have a place to go to and get professional help and counselling;*
- This extension of opening hours will enable Inroads in partnership with Gofal and Hafal to provide a sanctuary for people who would normally be taken by police on section 136. The provision of a safe space for those who are found to be suffering with mental illness in public places will ensure the service users have a positive experience in a calm, neutral but welcoming environment as opposed to being transported by police to a custody suite where the environment can engender negative emotions and behaviour, especially in someone who is distressed because of mental illness;*
- Riverside community is diverse and the area is populated with people from varied demographics. There are several fast food outlets that remain open late into the night, the town centre is close by and the area is often used as a thoroughfare, so the extended opening hours of Inroads won't make a difference to those of us who live in the area, but will make a positive difference to those in need of specialist help;*
- Having a service that takes care of people in mental distress will be a constructive addition to the community. A lot of families who worry about their loved ones would be put at peace by the fact that their relatives/friends are at least safe in a supportive non-threatening environment. This service could also take the strain off the emergency services and mental health teams. It could be the difference between a person in mental distress either being supported in a comfortable environment with someone to talk to, or spending the night on suicide watch in a police cell because there is no alternative available until the following morning.*

7.5 Canton & Riverside Grows Wild Community Group support the application, summarised as follows:

- *The Sanctuary is a much needed alternative to current measures used to deal with people suffering mental distress. Inroads have been hugely supportive of the work we have been delivering. We often engage with and work with people who have suffered mental distress and it is important that we are able to protect and support people who are coping with mental illness.*

8. **ANALYSIS**

8.1 **Residential Amenity Considerations**

The site is located at a main road junction between a vehicle repair garage and a class A1 unit, the junction is busy with traffic day and night. Prior to use as a non-residential recovery centre for people suffering from drug and alcohol

abuse the premises was used as a Backpacker's accommodation hostel with no restrictions on opening hours. Condition 2 was imposed on planning permission 12/00327/DCI at the request of the Council's Neighbourhood Services section to restrict the opening hours to 09:00 – 20:00 Monday to Saturday as they were the times specified within the application and considered at that particular that time in terms of residential amenity. However, Neighbourhood Services have considered the current proposal and have no objection. Having regard to the above it is not considered that 24 hour opening 7 days a week would have any adverse impact upon residential amenity of the locality in terms of noise generated by persons entering or leaving the premises.

8.2 Crime & Disorder Considerations

Welsh Office Circular 16/94 "Planning Out Crime" is relevant and, in paragraph 3 states, "Crime prevention is capable of being a material consideration when planning applications are considered". The Circular advises that local planning authorities should consult police architectural liaison officers when determining planning applications. Condition 2 was not imposed on planning permission 12/00327/DCI for any crime/disorder reason. South Wales Police have no objection to the application, and the scheme is supported by the Police and Crime Commissioner's Office. Having regard to the above it is not considered that 24 hour opening 7 days a week would have any unreasonable impact on anti-social behaviour and crime in the area.

8.3 Other Considerations

It is noted that condition 4 was imposed upon permission 12/00327/DCI requiring details of refuse storage to be submitted and agreed prior to beneficial use. However, this condition was not discharged prior to commencement of the use and refuse storage is accommodated within the premises as indicated on the application form of permission 12/01746/DCI, therefore it is considered reasonable for this condition not to be re-imposed.

8.4 Representations

The representations received from the neighbouring residents are noted. While the substance of local views must be considered, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations. Specific issues are addressed as follows:

- a) Increased crime: It is not considered that the proposed opening hours would have any unreasonable impact upon crime as detailed within the above analysis. South Wales Police have no objection to the proposal and the scheme is supported by the Police and Crime Commissioner's Office;
- b) Location within residential area: The use of the premises is not the subject of this application, the use was established by planning

- permission 12/00327/DCI and considered acceptable during determination of that application;
- c) Increase in discarded needles: It is not considered that 24 hour opening would specifically have any discernible increase in such behaviour, particularly as the night time sanctuary would be used by small numbers of people by referral only. The applicant has clarified that the sanctuary does not provide a needle exchange;
 - d) Notification procedure: Addresses adjoining application site in Neville Street and Neville Place were notified by letter on 6th December 2016 and a site notice was displayed outside the front of the premises on the same day. The Council cannot take responsibility for any letters allegedly lost by Royal Mail. Paragraph 12 (5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 states that: *the application must be publicised by giving requisite notice— (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or (b) by serving the notice on any adjoining owner or occupier*. The Council has therefore complied with the legal obligation to publicise the application by either displaying a site notice or sending the letters. The consultation period ended on 27th December.
 - e) Vague application details: It is considered that application includes sufficient details of the proposal, additional clarification has been provided by the applicant and supplementary details by the Police & Crime Commissioner's mental health project.

The representations in support are noted.

8.5 **Conclusion**

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

Mapping sourced from

 Ordnance Survey

12 / 00327 DC1 Location Map



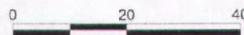
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied By: **National Map Centre Kent**

Serial number: 001027050

Plot Centre Coordinates: 317503, 176217

96/98 Neville Street
Riverside
Cardiff
CF116LS



EMERGENCY DRIVERS
CITY TYRE SERVICE
CITY TYRE SERVICE LTD

New's

REINA



PETITION

COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/01209/MJR** APPLICATION DATE: 19/05/2016

ED: **LLANISHEN**

APP: TYPE: Full Planning Permission

APPLICANT: Llanishen Rugby Football Club

LOCATION: LLANISHEN HIGH SCHOOL, HEOL HIR, LLANISHEN, CARDIFF, CF14 5YL

PROPOSAL: CONSTRUCTION OF A FLOODLIT ARTIFICIAL TURF PITCH, CHANGING ROOM FACILITY, AND CAR PARK FOR USE BY LLANISHEN HIGH SCHOOL, LLANISHEN RUGBY CLUB AND COMMUNITY USE, TOGETHER WITH RE-PROFILING OF EXISTING PLAYING FIELDS, CONSTRUCTION OF LANDSCAPED BUND AND OTHER ASSOCIATED WORKS

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:
 - (i) 100-01 Revision B Existing Site Plan/Topographical Survey
 - (ii) 101-03 Revision A Existing Roof Plan
 - (iii) 150-01 Revision E Proposed Location Plan
 - (iv) 150-02 Revision E Proposed Site Plan
 - (v) 151-01 Revision D Proposed Ground Floor Plan
 - (vi) 151-02 Revision D Proposed Roof Plan
 - (vii) 152-01 Revision C Proposed North Elevation
 - (viii) 152-02 Revision D Proposed South Elevation
 - (ix) 152-03 Revision C Proposed East Elevation
 - (x) 152-04 Revision C Proposed West Elevation
 - (xi) 16039 MJO 100 Connection Details
 - (xii) 16039 MJO 101 General Arrangement Columns & Levels
 - (xiii) 16039 MJO 102 General Arrangement Elevations
 - (xiv) STANDARD DWG Standard 15m Lighting Mast
 - (xv) FENCE 1 3m High Fence Elevation
 - (xvi) FENCE 2 8m High Goal Ends Fence Elevation
 - (xvii) 00 Existing Topographical Survey
 - (xviii) 01 Revision A Proposed 3G Levels & Contours
 - (xix) 03 Cut and Fill Heat Map
 - (xx) CROSS 01 Cross Sectional Detail
 - (xxi) 347.01 Revision B Landscape Strategy

- (xxii) 347.02 Elevations Proposed
 - (xxiii) Noise Impact Assessment, Hunter Acoustics, 13 May 2016
 - (xxiv) Pitch Noise Impact Assessment, Hunter Acoustics, 11 May 2016
 - (xxv) Transport Statement, Traffic and Transport Planning, October 2016
 - (xxvi) Stormwater Drainage Strategy, WL Squared Ltd, 16 May 2016
 - (xxvii) Drainage Report, CDSL Sport
 - (xxviii) Tree Report, August 2016, James Pinder Treecare Consulting
- Reason: The plans and documents form part of the application.

3. No part of the demolition of the existing tennis centre shall take place until a demolition management plan (DMP) has been submitted to and approved in writing by the Local Planning Authority. The DMP shall include, but not be limited to, details of dust control measures, noise management, proposed temporary means of site enclosure, and the future arrangements for the cleared site. The management plan shall take account of the 'worst case' scenario for demolition activities and the Cardiff Council Pollution Control's "Construction site handbook". The demolition shall proceed in accordance with the approved plan.
Reason: To protect the amenities of neighbouring occupiers and the visual amenities of the surrounding area.
4. Prior to the commencement of development 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. No development shall take place until details of 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 implemented 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.
6. 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.

7. D3D Maintenance of Parking Within Site
8. Prior to beneficial use of the development hereby approved details showing the provision of facilities for the secure storage of cycles 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 and they shall be retained in perpetuity.
Reason: To ensure that adequate provision is made for the secure parking of cycles.
9. C7S Details of Refuse Storage
10. The pitch and floodlighting shall only be used between the hours of 08:00 – 21:00 Monday to Friday, 10:00 – 19:00 Saturday, 10:30 – 16:30 Sunday and at no time on Bank Holidays.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
11. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that:
 - Each floodlight must be aligned to ensure that the upper limit of the main beam does not exceed 70 degrees from its downward vertical.
 - The floodlighting shall be designed and operated to have full horizontal cut-off and such that the Upward Waste Light Ratio does not exceed 2.5/5*%.The submitted 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.
The approved scheme shall be implemented prior to beneficial use and be permanently maintained.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected
12. No rebound boards shall be installed around the pitch.
Reason: To prevent unacceptable noise disturbance to neighbouring residents.
13. Prior to their installation samples of the external finishing materials to the changing room facility and details of the green roof 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.
14. Prior to its installation, details of the colour finish to the weldmesh fencing surrounding the pitch 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 and retained thereafter.

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

15. Prior to their installation on site, details of the 1.5 metre high acoustic barrier and 2.1 metre high fencing on drawing no. 347.01 Revision B shall be submitted to and approved in writing by the Local Planning Authority. The fence details shall include opportunities to allow the free passage of hedgehogs and other wildlife. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure a satisfactory finished appearance to the development and promote biodiversity of the site through design.

16. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of the following have been submitted to and approved by the Local Planning Authority, in accordance with the current British Standard for trees in relation to construction.

An Arboricultural Method Statement (AMS), setting out the methodology that will be used to prevent loss of or damage to retained trees. It shall include details of on-site monitoring of tree protection and tree condition that shall be carried out throughout the development and for at least two years after its completion.

A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the Local Planning Authority, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason : To enable the Local Planning Authority to assess: the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses.

17. C4P Landscaping Design & Implementation Pro
18. C4R Landscaping Implementation
19. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a Soil Resource Survey (SRS) and Soil Resource Plan (SRP). The information submitted shall accord with the 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (DEFRA 2009). The development shall be carried out in full conformity with the approved SRP unless modifications to the SRP are agreed in writing by the Local Planning

Authority.

Reason: To ensure the successful delivery of landscaping proposals.

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

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.
21. No development shall take place until a range of measures to encourage biodiversity have been submitted to and approved in writing by the Local Planning Authority. Such measures may include, but not be limited to, 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, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To encourage new wildlife habitats and biodiversity.
22. No development shall take place until measures for the protection of reptiles have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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

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

24. 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 shall 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.
25. 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 in accordance with policy EN13 of the Cardiff Local Development Plan.
26. 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.

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

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

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

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

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

RECOMMENDATION 4 : This development falls within

- a] a radon affected area and may require full radon protective measures,
- b] an area which has a geological predisposition to radon and will require basic radon protective measures, as recommended for the purposes of the Building Regulations 2000. Should you have any queries in this matter I would suggest you consult with my Building Control Division

RECOMMENDATION 5: That the applicant be advised to note the advice given by Dwr Cymru Welsh Water in their letter dated 28th June 2016.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the construction of a floodlit artificial turf pitch, single-storey changing room facility, and car park for use by Llanishen High School, Llanishen Rugby Club, and community use, together with re-profiling of existing playing fields, construction of landscaped bund and other associated works at Llanishen High School, Heol Hir, Llanishen.
- 1.2 The original submission proposed a two-storey clubhouse including a changing room facility together with a sports bar, function room with kitchen, skittles alley and first floor terrace however this aspect of the application has been deleted and a single-storey changing room facility is now proposed. This facility would include four changing rooms, referee rooms, a treatment room, a kitchen with a serving hatch to the north elevation, an office and WCs. The changing room facility would be sited on part of the existing Tennis Centre, which would be demolished.
- 1.3 The facility would measure approximately 30.5 metres long, 14.5 metres wide, and 3.3 metres high. It would have a green roof and be finished in profiled metal cladding and translucent polycarbonate walling.
- 1.4 A new car park with 36 no. spaces would be created on the remainder of the Tennis Centre. Vehicular access would be via the existing school entrance off Heol Hir.
- 1.5 An access ramp and steps would lead from a terrace up to the floodlit 3G pitch.
- 1.6 The proposed pitch would measure 106 metres by 68 metres with a 5 metre strip surrounding the pitch. Mesh fencing would surround the pitch at 3 metres high to the sides and 8 metres high at the goal ends. 8 no. 15 metre high floodlight columns would be erected, 4 no. columns on each side of the pitch. The pitch would be sited approximately 36 metres (minimum) from the boundaries with neighbouring residential properties on Heol Hir and Everest Avenue.
- 1.7 The existing playing fields will require some cut/fill to create the playing surface at 62.72 metres AOD. A landscaped bund would be constructed to the north, east and west elevations to create a buffer with the surrounding residential properties. This bund would contain a 1.5 metre acoustic barrier, a footpath and tree/shrub/wild flower planting. A 1.8 metre high fence would restrict access to the landscaped bund.
- 1.8 The amended proposals have reduced the proposed hours of use to:
 - (i) Monday to Friday 0800 – 2100 hours;
 - (ii) Saturday 1000 – 1900 hours;
 - (iii) Sunday 1030 – 1630 hours; and
 - (iv) No use on bank holidays.

1.9 The application was subject to screening under The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 as the application constitutes 'Schedule 2' development (more than 1 hectare of urban development which is not dwellinghouse development). It is the Council's opinion that the proposals would not have significant effects on the environment and therefore the application does not need to be accompanied by an Environmental Statement.

2. **DESCRIPTION OF SITE**

2.1 The site is currently used as playing fields and is partly occupied by Llanishen Tennis Centre. The playing fields are terraced as the land rises by approximately 11 metres from the existing Tennis Centre to the north site boundary.

2.2 The existing tennis centre measures approximately 42.5 metres by 31 metres with a height of approximately 8 metres.

3. **SITE HISTORY**

3.1 01/02661/N: Permission sought in December 2001 to modify condition 1 of consent 99/01937/N to allow the tennis centre to be used for tennis, badminton and netball between the hours of 9:00am and 5:00pm. Withdrawn prior to determination in March 2002.

3.2 00/01530/N: Permission granted in September 2000 for removal of conditions 3 (landscaping) and 4 (noise) of application 99/01937/N.

3.3 99/01937/N: Permission granted in March 2000 for revised external appearance to approved tennis centre building.

3.4 98/01510/N: Permission granted in March 1999 to form new building to cover existing tennis courts and change cycle shed to storage for tennis equipment.

4. **POLICY FRAMEWORK**

4.1 Planning Policy Wales, Edition 9 (January 2016).

4.2 Technical Advice Notes (TANs):

5	Nature Conservation and Planning
11	Noise
12	Design
16	Sport, Recreation and Open Space
18	Transport
21	Waste

4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
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KP8	Sustainable Transport
KP12	Waste
KP13	Responding to Evidenced Social Needs
KP14	Healthy Living
KP15	Climate Change
EN7	Priority Habitats and Species
EN8	Trees, Woodlands, and Hedgerows
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T5	Managing Transport Impacts
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
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:

Biodiversity (2011)

Access, Circulation and Parking Standards (January 2010)

- 4.5 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)

5. INTERNAL CONSULTEES RESPONSES

- 5.1 The **Operational Manager, Transportation**, advises that the proposal is to construct new changing rooms and a 3G pitch for Llanishen RFC on a site currently occupied by Llanishen High indoor tennis courts and adjacent sports fields. The new facilities will be used by both Llanishen RFC and the School and will replace the current pitch and changing rooms located in Usk Grove. Access to the development will be via the existing school lane off Heol Hir.
- 5.2 A Transport Statement (TS) has been submitted in support of the application which demonstrates that those trips associated with the existing Rugby Club will transfer to the new site and that these trips will largely take place outside of the network hours. No traffic will be generated by the development when vehicular access to the school is restricted, i.e. 08:00-09:00, 12:00-13:00 and 15:00-15:30) and therefore it is considered that there will be no material impact during the network peak hours. The TS also demonstrates that parking associated with matches that take place on a Saturday or Friday evening can be accommodated within the off-street car park.
- 5.3 In terms of car parking provision 36 car parking (including 3 disabled bays) and 6 cycle parking spaces are proposed within the layout. These numbers sit within the Councils adopted Access, Circulation & Parking Standards SPG (Jan 10) and therefore are deemed to be Policy Compliant. The site is well located in

terms of its proximity to Public Transport provision and is accessible by walking and cycling.

- 5.4 On the basis of the above, she can confirm that she has no objection to the application, subject to conditions being attached in order to secure the provision of the car and cycle parking arrangements, together with details of a Construction Management Plan to be submitted for approval.
- 5.5 The **Operational Manager, Environment (Contaminated Land)**, advises that, should there be any importation of soils to develop the 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. They recommend 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.
- 5.6 The Council's **Tree Officer** supports the recommendations of the submitted tree report. He is satisfied that, subject to development being carried out in accordance with an approved Arboricultural Method Statement and Tree Protection Plan, unacceptable harm will not result to trees of amenity value. The report notes defects of health and form in the low quality line of conifers bounding the car-park (G1), and recommends removal and replacement as necessary. Whilst he would support this approach, with new planting as required detailed within a finalised landscaping scheme, he would also support removal and replacement of the group as a whole, since its viability in the medium term is questionable.
- 5.7 He supports the indicative tree planting proposed, but the success of such is dependent on correct specification and aftercare. To inform a finalised landscaping specification and demonstrate how important soil resources will be protected from unacceptable harm, a Soil Resource Survey (SRS) and Plan (SRP) should be prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. The finalised landscaping specification which will preferably be submitted upfront, should include a scaled planting plan, plant schedule, tree pit section and plan views for different situations, topsoil and subsoil specification, planting methodology and aftercare methodology.
- 5.8 The **Operational Manager, Waste Management**, advises that the proposed waste storage for this development is acceptable. They remind the agent/applicant that a commercial contract is required for the collection and disposal of all commercial waste and refer them to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

- 5.9 The Council's **Ecologist** considers, while there is some potential for impact upon habitats, species and ecosystems, he would not say that there is significant enough to warrant the carrying out of any surveys of these features. Instead, reasonable assumptions can be made about the impact upon them, and consequently any mitigation / enhancement that may be appropriate. The most important ecological feature on this site is likely to be the scrubby margin around the perimeter of the playing fields. Ideally, this margin should be retained during development, and he welcomes the measures set out in the Landscape Strategy diagram.
- 5.10 There looks to be a prefab building which needs to be removed along with possibly some ornamental trees, but he would not say that there is sufficient likelihood of **bats** roosting in them to justify requiring a bat survey. The building seems to have prefab sheet metal roofing and appears to be quite new, neither of which are conducive to likelihood of bat roosting. There are likely to be bats foraging for insects above the existing playing fields, but this does not result in any formal protection of that foraging habitat. In any event, the scrubby field margins around the perimeter of the site, along with the adjoining mature gardens, are more likely to be of value for foraging bats. These margins are to be retained and enhanced, according to the Landscape Strategy, with planting and seeding, which will increase their value and offset any loss of foraging across the pitch areas themselves. His only concern is that the lighting diagrams seem to show some light spillage onto these wildlife corridors around the site, and for them to be of most value to species such as bats, efforts should be made to limit artificial light levels to 1 Lux, or to existing background levels, whichever is higher.
- 5.11 It can be assumed that the existing margin of bramble scrub and wildflowers support **reptiles**, such that he would not say that a survey is required in this case. This is particularly the case around the northern edge of the site, which is south-facing. Reptile species are likely to be limited to slow-worms, which are common in Cardiff particularly in areas such as this which has mature garden habitat. If the existing margin is to be retained, then it should be fenced off using Heras fencing or similar, to prevent incursion during construction or changes to ground levels. On the other hand, if this area is to be cleared to make way for changes to ground levels, then measures will need to be introduced which avoid harm to any reptiles present. This may include a trapping and translocation exercise to a previously identified suitable site nearby.
- 5.12 He considers that the likelihood that **badgers** use this site for foraging is low, as it is isolated from suitable habitat nearby by housing and roads. There are urban badgers in Cardiff, but these are in areas of good connectivity between semi-natural habitats, rather than isolated sites such as this. At this site, the nearest suitable badger habitat is at the Heol Hir parkland to the north and east, about 120m away, separated by roads and housing. It is not inconceivable that if there are badger setts at the Heol Hir site then they may occasionally forage on the Llanishen High School pitches, but this does not protect this area in itself, and he cannot see anywhere where there might be a sett on the high school site.

- 5.13 Retention and enhancement of the scrubby margins around the site would benefit any badgers which do forage there.
- 5.14 As there is some vegetation management and tree removal proposed, he recommends a condition to protect **nesting birds**. Retention and enhancement of the scrubby margins around the site would benefit any birds which nest and forage there.
- 5.15 **Hedgehogs** are in severe decline in the UK, so every effort should be made to avoid harm to this species and to include habitat enhancements in the landscaping of the final scheme. If any areas of scrub, rough grassland or areas with dense leaf litter layer are to be removed, then this should take place as sensitively as possible to avoid harm to hedgehogs. Subsequently, the following measures should be incorporated into the final landscaping scheme:
- (i) A hole or gap of at least 13cm at the bottom of fences to allow free movement of hedgehogs;
 - (ii) Any felled trees retained and used to make a log or brash pile;
 - (iii) Areas of dense planting created / retained, preferably including some deciduous species to allow build-up of a leaf litter layer;
 - (iv) A diversity of plants rich in nectar, to provide an abundance of insects
- 5.16 In accordance with the **Pollinator Action Plan for Wales**, every effort should be made to allow wildflowers to develop on grassland areas, with the emphasis on native species rather than commercially available non-native seed mixes.
- 5.17 These comments contribute to this Authority's discharge of its duties under Section 6 of the Environment (Wales) Act 2016. This duty is that the Authority must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with this duty the Authority will have to take account of the resilience of ecosystems, in particular the following aspects—
- (a) diversity between and within ecosystems;
 - (b) the connections between and within ecosystems;
 - (c) the scale of ecosystems;
 - (d) the condition of ecosystems;
 - (e) the adaptability of ecosystems.
- 5.18 The **Operational Manager, Environment (Noise & Air)**, having reviewed the revised details it is noted that an earth bund and a 1.5m fence is to be constructed/erected around the pitch on three sides, and that the hours of operation is to be restricted to:
- (i) Monday to Friday 08:00 – 21:00;
 - (ii) Saturdays 10:00 – 19:00;
 - (iii) Sundays 10:30 – 16:30; and
 - (iv) Bank Holidays – No Use.

- 5.19 In light of these restrictions he is of the considered opinion that the noise from this development will not cause unacceptable harm to the local amenity of the neighbouring residential dwellings. He considers that the amended application complies with Policy EN13 of the Cardiff Local Development Plan.
- 5.20 The Council's **Access Officer** has been consulted and any comments received will be reported to Committee.
- 5.21 The **Operational Manager, Drainage Division**, has been consulted. No objection has been received.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 **Dwr Cymru Welsh Water** has reviewed the drainage report and recommends that a condition be attached preventing any surface water and/or land drainage to from connecting directly or indirectly with the public sewerage network 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. They also include advice relating to applications for connection, sewer design requirements, and the location of public sewers, lateral drains, and water mains.
- 6.2 **The South Wales Police Design Out Crime Officer** has no objection to the proposal and considers that the proposal will add to security by providing active and capable guardianship on site during non - school hours. He can confirm detailed pre application discussions took place with developers as to security and community safety issues and police have recommended that development is built to Secured by Design standards. Specific recommendations included security of changing areas, fencing, lighting car park and CCTV.

7. **REPRESENTATIONS**

- 7.1 **Craig Williams MP** has met with a number of constituents opposed to the application, and has also met the applicants. He notes that a number of changes have been made to the application and requests that Planning Committee look carefully and see whether any mitigation can be considered to overcome resident's concerns.
- 7.2 **Local Members** have been consulted. Any comments received will be reported to Committee.
- 7.3 The proposals have been advertised in the press and by site notice as a major development in accordance with Article 12 of The Town and Country Planning (Development Management Procedure) (Wales) Order 1995.
- 7.4 A **petition** of 238 no. signatures from residents of Everest Avenue, Heol Hir and Station Road in opposition to the application has been received on grounds of excessive noise, light pollution, and potential for anti-social behaviour.
- 7.5 56 no. **objections** were received to the original proposals, which included a

clubhouse, from residents of Heol Hir, Everest Avenue, Pantbach Road and Station Road. Their objections are summarised as follows:

- (i) Consumption of alcohol at a licenced premises with an outdoor terrace and smoking on a school property is unacceptable;
- (ii) Intended hours of use until 9pm/11pm would cause serious harm to residential amenity;
- (iii) Unacceptable noise disturbance from clubhouse (first floor terrace, amplified music) and pitch;
- (iv) No numbers have been specified for the anticipated crowd of spectators;
- (v) The school has closed the tennis hut prematurely;
- (vi) Significant light spill into residential gardens would be unacceptable and contrary to LDP Policy EN13;
- (vii) Increased risk of anti-social behaviour;
- (viii) Neighbouring occupiers will no longer be able to enjoy their gardens;
- (ix) Contrary to the human right to enjoy peace and quiet in their homes (Articles 8 and 1 of Protocol 1);
- (x) A similar scheme in Rayleigh, Southend was refused;
- (xi) The facility may be used for regional rugby events in addition to the club and school use;
- (xii) Lighting Impact Study incorrectly categorises the Environment Zone as E3 (Suburban) when E2 (Rural) would be more appropriate as area is currently dark and not affected by street lighting;
- (xiii) Floodlights, fencing and artificial turf is unattractive, out of scale and character with the area;
- (xiv) Harm to wildlife including bats, birds, foxes and badgers. Loss of wildlife habitat;
- (xv) Will result in a net reduction in sporting benefit for the school;
- (xvi) Loss of open space;
- (xvii) Conflicts with LDP Objectives 1j, 2d, 2g, 2e, 3c, 3g and Policies C1 and C4;
- (xviii) Harm to human health;
- (xix) Need for the development has not been justified;
- (xx) Noise Impact Assessment is inadequate;
- (xxi) Transport Statement does not justify car parking provision or increased traffic;
- (xxii) Increased risk of crime due to increased footfall to rear of properties;
- (xxiii) Loss of privacy through overlooking from proposed footpath;
- (xxiv) Permission was recently refused in Rayleigh, Southend, for a similar proposal on grounds of noise and light impact being unacceptable for neighbouring occupiers;
- (xxv) Increased litter pollution;
- (xxvi) Damage to boundary enclosures by pupils short-cutting;
- (xxvii) Pre-Application conclusions are mis-leading;
- (xxviii) Contrary to UDP Policies 2.24 and 2.64;
- (xxix) Loss of open space. Llanishen currently has a deficit of 23.46 hectares. Conflicts with open space policy 2.49;
- (xxx) Mis-leading public consultation;
- (xxxi) Contrary to the Smoke-Free Premises (Wales) Regulations 2007;

- (xxxii) Loss of existing sport facilities - proposed pitch does not cater for football or tennis;
- (xxxiii) Devaluation in property;
- (xxxiv) Inadequate parking provision;
- (xxxv) Related development of 25 dwellings at the club's existing ground relies upon this application as compensatory provision (ref: 16/0711/MJR); the ethics of the planning process have been compromised;
- (xxxvi) Air pollution from car exhaust fumes.

7.6 15 no. comments in support of the application have been received from residents of Heol Hir, Station Road, Crundale Crescent, Pantbach Road, Youghal Close and Ton-yr-Ywen Avenue, Cardiff High School and Itsus Consulting, together with unaddressed emails from members of the rugby club as follows:

- (i) development would allow the school to improve its inspection rating from adequate to good or excellent;
- (ii) would provide a state of the art facility which will benefit the school pupils and many members of the community for future generations;
- (iii) It is unrealistic to assume that the playing fields will provide a tranquil outlook in perpetuity;
- (iv) questions the legitimacy of the petition;
- (v) traffic on Heol Hir is suitably calmed;
- (vi) proposals are a good shared use of space and facilities;
- (vii) enable the continued development of young people with sporting and life skills;

7.7 The Welsh Rugby Union (WRU) supports the application as they consider that the project will provide a fit for purpose facility to host a wide spectrum of new activities and services for the local community. Specifically, the new facilities will:

- (i) deliver a community asset forging stronger relationships between the community and its rugby club making the community of Llanishen a better place to live;
- (ii) Improve accessibility to all members of the local community throughout the year as the Club will act as an essential resource for many local people particularly during the winter months for those more vulnerable members whose participation in club based activities is very often the only social interaction they experience;
- (iii) Deliver a wide range of activities and services on site for participants of all ages and abilities from mini rugby teams through to older age groups.
- (iv) Promote the delivery of inter-generational activities in a safe and comfortable environment building a sense of self-worth amongst user groups;
- (v) Increase participation – by accessing new and improved facilities, the membership numbers associated with both the rugby club (especially the mini and junior section) and other user groups will increase

ensuring that more people participate in worthwhile and meaningful activities.

- (vi) Meet the strategic objectives of the All Wales Collaboration Programme by delivering an artificial surface for use by all local sporting teams in the North of Cardiff; and
- (vii) Provide a venue to host key Welsh Rugby Union Blues Region Development initiatives

7.8 Following a re-consultation on the amended proposals, which removed the clubhouse element and reduced the intended hours of use, 35 no. further objections were received from residents of Heol Hir, Everest Avenue, and Station Road. Their objections are summarised as follows:

- (i) proposed car park on the site of the tennis hut is too close and will result in noise pollution, reducing quality of life;
- (ii) lack of engagement with local residents;
- (iii) questions effectiveness of the earth bunding and fencing to mitigate noise impacts as clear lines of sight will exist with neighbouring occupiers;
- (iv) concerned regarding problems preventing comments from being submitted online;
- (v) light pollution from 8 no. 15 metre high floodlights;
- (vi) infringement of Article 8 and Article 1 of Protocol 1 of the Human Rights Act;
- (vii) Noise nuisance affected their quality of life. Could result in a Statutory Noise Nuisance under the Environmental Health Act (1990). Noise Impact Assessment is inadequate as levels for senior matches and spectator numbers are absent;
- (viii) There is no provision to limit crowd numbers;
- (ix) Large pitch size means use by other clubs with substantial crowds is likely;
- (x) Loss of green space/grass sports pitches by a substantial artificial pitch. Paragraph 4.169 of the LDP recognises the importance of open spaces. Llanishen already has an open space deficit of 23.46 Hectares. Contrary to the deposit UDP Policy 2.49;
- (xi) Unacceptably large pitch in residential area;
- (xii) Additional traffic impact which has not been justified resulting in congestion on local network;
- (xiii) Harm to human health;
- (xiv) Need for the development has not been justified;
- (xv) Increased risk of crime;
- (xvi) Reduced hours of use until 9pm are out of proportion to school's needs and would still result in unacceptable harm to residential amenity; 8pm would be a reasonable finish time;
- (xvii) Similar schemes in Rayleigh, Essex, and Werrington Borough Council, Peterborough, Hillingdon, Plymouth, Somerset, St Albans, Sefton and Howell's School, Cardiff have been refused planning permission due to impact upon residential amenity. None of the similar schemes across South Wales (Pontypridd, Bishop of Llandaff, Newport, Llanwern, Clydach, Pontllanfraith, Heolddu, Abertillery,

- Ebbw Vale, Cowbridge, Llandarcy & Ystrad Mynach) are located as inappropriately as this application;
- (xviii) Increased risk of anti-social behaviour;
 - (xix) Out of scale and out of character with the surrounding area. Fencing and lighting columns will be unattractive;
 - (xx) Will harm residents enjoyment of their property;
 - (xxi) Use should be restricted to school use only;
 - (xxii) Pitch is too large;
 - (xxiii) Harm to visual amenity – proposed landscaped bund will be approximately 8 metres high;
 - (xxiv) Harmful impact upon wildlife and their habitat including bats, birds and hedgehogs;
 - (xxv) Car parking provision is insufficient;
 - (xxvi) Inadequate community engagement;
 - (xxvii) Contrary to LDP Policy KP16 and paragraph 4.176 as no compensatory provision is proposed;
 - (xxviii) Contrary to LDP Policy EN13;
 - (xxix) Related development of 25 dwellings at the club's existing ground relies upon this application as compensatory provision (ref: 16/0711/MJR); the ethics of the planning process have been compromised;
 - (xxx) LDP Policy C1 encourages community facilities where amenities of neighbouring and nearby residential properties would not be unduly prejudiced;
 - (xxxi) Queries the safety of school children;
 - (xxxii) Lighting Impact Study incorrectly categorises the site to be in the suburban (E3) Environment Zone when it should be E2 (Rural – areas of low ambient brightness. Outer urban or rural residential areas);
 - (xxxiii) Strongly recommends Committee carry out a site visit before determination;
 - (xxxiv) Contrary to LDP Policy C4; and
 - (xxxv) Increased litter pollution.

7.9 One letter of support for the amended proposals has been received from the occupiers of 92 Heol Hir, who state they do not object to the pitch, the lighting, the noise from sporting activities on what is a sports field after all.

7.10 A further re-consultation took place following the receipt of an amended Transport Statement. 13 no. objections were received from residents of Everest Avenue, plus one unaddressed which are summarised as follows:

- (i) Significant detrimental impact on enjoyment of rear gardens;
- (ii) Noise and light disturbance as pitch is too close to private gardens;
- (iii) Loss of privacy through overlooking from users of the surrounding footpath;
- (iv) Use outside school hours, weekends and bank holidays;
- (v) Infringement on human rights to enjoy their property;
- (vi) Project is motivated by money and club will benefit financially from income;
- (vii) Club are insensitive to impact upon neighbouring occupiers;

- (viii) Flooding and drainage concerns;
- (ix) Harm to human health;
- (x) No mention in the application of nos. of supporters expected to attend;
- (xi) Detrimental impact upon health of neighbouring occupier;
- (xii) Contrary to LDP Policy EN3;
- (xiii) Disturbance foraging bats and other wildlife. No bat survey has been carried out for the tennis hut;
- (xiv) Floodlight design is unattractive and unwelcome;
- (xv) Proposed bunds will be ineffective in deflecting noise and will magnify not mitigate sound
- (xvi) Security concerns from increased use;
- (xvii) Loss of treasured green space and natural drainage facility;
- (xviii) Drainage concerns;
- (xix) Increased light pollution;
- (xx) Noise disturbance from sporting activities;
- (xxi) Transport Statement does not account for use by wider community;
- (xxii) School also hires out its premises which could lead to a parking problem if both pitch and school are hired out at the same time;
- (xxiii) Will result in the loss of two football pitches, a rugby pitch, rounders pitch, and tennis centre;
- (xxiv) Increased traffic.

7.11 The following comments on the previous committee report have been made by the occupiers of 73 Everest Avenue:

- (i) There is very strong evidence that the only noise attenuation built into the scheme (landscaped acoustic bunds and fences) will be far from effective as gardens and first floors of properties in Everest Avenue are between 8 and 16 metres higher than the level of the pitch. Some have bedrooms installed in loft extensions. Sport England's guidelines for artificial grass pitch acoustics states *"Barriers and bunds.....can provide a real benefit when trying to protect houses and gardens from noise where the receiver location is relatively low. As the receiver location increases in height the sound attenuation is greatly reduced and where the noise source can clearly be seen at the receiver location the barrier effect is negligible."* Section drawings show that properties are not tucked behind bunds but are broadly on the same level or above the apex of the bunds. According to Sport England's guidelines "noise attenuation is greatly reduced" for landscape such as this. Further to this is the issue of reflected noise from the school buildings to the south of the proposed pitch. (An echo is generated by school buildings adjacent to the site). Sport England's guidelines states that *"Reflections from adjacent buildings can increase the noise levels. As such, it is not possible to accurately determine the noise propagation of an AGP on a 'one case fits all' basis."* These issues are not dealt with in any way within the Committee Report;
- (ii) Noise generated by the spectators viewing area is not covered by the committee report or noise impact assessment. The 250sqm spectator viewing area is not shown on the section drawings in the pitch noise impact assessment. There is a clear line of sight from the 1st floor

- windows to the spectator viewing area indicating that mitigation measures will be totally ineffective;
- (iii) In response to paragraph 1.8: Although hours of use have been reduced they still represent a huge increase on hours currently experienced by neighbours of the school (150%). Residents will experience 8 days peace and quiet per year;
 - (iv) In response to paragraph 2.1: The Diamond Tennis Club that were using the tennis centre have already been ejected causing a loss of a community sports facility for Llanishen;
 - (v) In response to paragraph 5.2: The Transport Statement only takes account of traffic associated with the rugby club. There is no mention made of the traffic generated by the community use of the site. This may well constitute the most significant usage and may involve the convergence of large volumes of traffic to the site from much of north Cardiff and beyond. We have no idea as the application provides no hint of the level of community use;
 - (vi) In response to paragraph 5.3: We have no idea whether car parking will be sufficient during community use of the site as the level of community use is not specified.
 - (vii) In response to paragraph 5.14: The protection of nesting birds is welcome. However, although not considered significant in planning terms, there would be a detrimental impact on the species that use the current grass field for foraging and roosting, some of which are considered to be of significant conservation concern.
 - (viii) In response to paragraph 5.18: Bunds will be ineffective to the north of the pitch because of the elevated position of neighbouring properties. There is a clear line of sight from the upstairs of all properties to the north on Everest Ave to much of the pitch and all of the spectator viewing area. It is admitted in the Noise Impact Assessment that pitch noise will be audible. Therefore the level of this noise will be dependent on the numbers of pitch users, supporters, the competitive nature of individual events and the effectiveness of the acoustic bunds. Given the timings supplied it is accepted that pitch noise will be heard by residents for the vast majority of their waking hours.
 - (ix) The site is a very large natural grassland area of open green space and.. Cardiff's open spaces, trees and soils play a crucial role in mitigating the effects of climate change (see LDP KP15) at the local level. Open vegetated soils absorb rainfall and runoff.
 - (x) In response to paragraph 8.8: There are no comparable schemes in terms of proximity to this number of local resident's properties. It represents a considerably larger pitch than any other residential scheme in the Authority. There have not been any schemes in the Authority that involve the migration of an active rugby club into the grounds of a school. There is no precedent for this application. Not in this authority. Across South Wales or, as far as we are aware, anywhere in England either. All other schemes approved represent a lower impact on residential amenity than this one.
 - (xi) In response to paragraph 8.11: The bunds are the only mitigation against noise and due to the makeup of the landscape will be very limited in effectiveness. Access to the paths is gated from the immediate vicinity of

the changing rooms however there is free access to the paths from the rest of the school site. Please see the landscape strategy plan that indicates the position of fences, paths and gates, at the end of the Committee Report. Surely the proximity of 5m from neighbouring properties is unacceptable. Particularly considering that most rear boundary enclosures are low in nature so as to get maximum benefit from the currently very pleasant visual aspect.

- (xii) In response to paragraph 8.13: At the Llanishen RFC v Rhiwbina RFC game on 10th Dec 2016 at the Usk Road site, 150 spectators attended and in excess of 100 cars were present on and around the site. Having made this observation it is clear that there will be an unknown number of occasions when parking capacity will be insufficient to accommodate rugby club events. It is not known whether there will be sufficient parking capacity to accommodate community usage of the site.
- (xiii) In response to paragraph 8.17: The document “A Guide to the Human Rights Act for Public Authorities” states: Everyone has the right to the peaceful enjoyment of their possessions. Public authorities cannot usually interfere with a person’s property or possessions or the way that they use them except in specified limited circumstances. And later: When it comes to decision-making, the rights of one person often have to be balanced against the rights of others or against the needs of the broader community. This application is not dealing with the “needs” of the broader community, but delivery of a pitch for the school (which is desirable, not needed) and a commercial facility for the financial benefit of the rugby club.
- (xiv) In response to paragraph 9.1: Sufficient information has not been supplied to reassure neighbouring occupiers that their amenities have been safeguarded. This is obvious from the level of opposition. During the whole process there has been just one hastily arranged meeting to allow residents to express their concerns to the school/rugby/club/developers. Residents feel very strongly that their treatment has been extremely poor. Should the development go ahead it is the residents that will be paying for it in terms of health and well-being, amenity and property value. It is the neighbours of the site who are the real experts regarding issues relating to amenity as they are currently living with the schools activities on a daily basis. The tone of the committee report suggests an absolute commitment to deliver the proposal, with no sympathy or regard for the concerns of residents. These genuine concerns are explained away with a combination of personal opinion and interpretation of policy. Should it go ahead it does not bode well for good relations between the users of the site and the neighbours.

8. ANALYSIS

- 8.1 The key issues for consideration of this application are the principle of the development, its design and external appearance, the impact upon residential amenity, proposed access and parking arrangements, and ecology and landscaping matters.

- 8.2 It should be noted that Planning Committee visited the site on 2nd November 2016.

Principle of Development

- 8.3 The site forms part of the existing playing fields of Llanishen High School. It is not classified as open space and therefore Policy C4 (Protection of Open Space) of the Local Development Plan (LDP) does not apply. The creation of a floodlit artificial turf pitch on existing playing fields within the school grounds is considered to be acceptable in principle, subject to detailed considerations.

Design and External Appearance

- 8.4 The amended changing room facility, at approximately one third the size of the existing tennis centre and with a reduced height, is considered to be modest in scale. Its re-design to incorporate a flat green roof is considered to be acceptable and the intention to finish the building in metal cladding is acceptable. A relevant condition is recommended to ensure a satisfactory finished appearance.
- 8.5 Concerns have been expressed by neighbouring occupiers regarding the visual impact of the floodlighting columns and the extent of fencing, however these structures are necessary for the operations of the intended use. Again, relevant conditions are recommended to ensure a satisfactory finished appearance.
- 8.6 The landscaped bund will assist in providing a degree of screening of the floodlit pitch, thus reducing the visual impact of the proposals. The proposed fencing will ensure for site security and provide protection to the rear of residential properties. It is noted that the Police Design advisor has no objections to the proposal and has provided guidance to the applicant prior to the application submission.

Residential Amenity

- 8.7 The amended application has deleted the clubhouse and reduced the proposed hours of operation. Consequently, a number of the concerns originally held by neighbouring occupiers regarding the range of activities at the clubhouse no longer apply. However, it is noted that concerns remain regarding the intended use of the pitch.
- 8.8 Whilst it is noted that the amended hours would allow use of the pitch 7 days a week, officers consider that the intention to cease use from 19:00 on Saturdays and 16:30 on Sundays with no use on bank holidays is sufficient to safeguard the amenities of neighbouring occupiers. Use until 21:00 hours Monday to Friday is comparable to other schemes approved by the Local Planning Authority and is considered to be a reasonable time for the cessation of mid-week activities. Overall it is considered that the intended hours of use strikes an acceptable balance between allowing reasonable use of the facility whilst avoiding unacceptable harm to neighbouring occupiers.

- 8.9 In respect of lighting, the submitted Lighting Study confirms that less than 5Lux horizontal spill will occur at the boundary with private residences and a maximum of 7Lux vertical spill at rear elevations on Heol Hir. These figures comply with recommendations of the Institute of Lighting Professionals for an environmental zone E3 (suburban areas).
- 8.10 Attention is drawn to the comments of the Operational Manager, Environment (Noise & Air), who, having considered the application and the Noise Impact Assessment, does not consider that an unacceptable impact would occur to neighbouring occupiers. Relevant conditions to protect residential amenity are attached.
- 8.11 The landscaped bund proposed to the north, east and west of the pitch provides additional mitigation against noise and light spill for neighbouring occupiers. Concerns have been expressed by neighbouring occupiers that the proposed footpath on the bund would result in a loss of privacy to their properties. However, access to this path is gated and the path would be set between 5 and 34 metres from neighbouring occupiers, which benefit from rear boundary enclosures. It is not considered that the route of this path would cause unacceptable harm to residential amenity.
- 8.12 It is not considered that the amended proposals conflict with the provisions of LDP Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

Parking and Access

- 8.13 The Operational Manager, Transportation, having considered the amended Transport Statement, is satisfied that traffic associated with the proposed use will occur outside of peak hours and will also avoid the times when the school restricts access to its premises. The creation of a 36 no. bay car parking area on part of the site of the existing tennis centre, utilising the existing school entrance, in combination with the existing school parking provision at weekends for overflow parking (40 no. car plus away team coach) is considered to be of sufficient capacity to accommodate parking associated with rugby club events. The parking provision is considered to be policy compliant. It is noted that the site is well served by existing bus routes and is accessible by walking and cycling. Relevant conditions are attached.
- 8.14 The relationship between the proposed car park and the existing dwellings immediately west is not considered to be unacceptable, mindful that the car park would be sited a minimum of 30 metres from the rear boundaries of the dwellings and existing cypress trees screen the tennis centre from these neighbours. The tree report accompanying the application categorises this group as having low quality and recommends partial replacement of certain trees in the group. A relevant condition is attached.

Ecology & Landscaping

- 8.15 It has been noted that a number of third party objections have expressed concern regarding the loss of wildlife habitat and harm to species arising from

the development. The Council's Ecologist, in commenting on the application, did not consider that the impact would be so great as to justify a requirement for surveys to be undertaken prior to the determination of the application, recognising that the periphery of the site, where the most important habitat features are located, would be retained and enhanced through additional landscaping. He welcomed the landscape proposals.

- 8.16 It is considered that the ecological impacts of the development can be successfully mitigated through relevant conditions.

Third Party Representations

- 8.17 It is noted that the application has received a number of representations in support of the application. In respect of the objections received from neighbouring occupiers which have not already been addressed in this report:

- (i) The timing of the closure of the tennis facility is not relevant to the determination of the application;
- (ii) The amended scheme is unlikely to result in increased amounts of anti-social behaviour;
- (iii) 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;
- (iv) Planning decisions taken by other Local Authorities in the UK are not relevant to the determination of this application as each application must be determined on its own planning merits and no two sites are the same;
- (v) The categorisation of the site as a suburban area (Zone E3) in the Lighting Impact Study is considered to be appropriate;
- (vi) The artificial turf pitch will guarantee year-round sporting activities on the site for the school. A red gra hockey pitch and grass pitches would be retained to the east and south of the school grounds;
- (vii) The proposals are considered to be consistent with LDP objectives 1j (increasing sustainable travel), 2d (healthy lifestyles), 2e (safer environments), 3c (protect natural environments), 3g (create a cleaner and more attractive environment) and LDP Policy C1 (Community Facilities). LDP objective 2g (multi-functional parks and open spaces) and LDP Policies KP16 (Green Infrastructure) and C4 (Protection of Open Space) do not apply to the application as the site is not designated as open space;

- (viii) It is not considered that the proposals would cause harm to human health. On the contrary, the proposals would provide enhanced recreation provision which is likely to encourage healthy living;
- (ix) It is not necessary for the applicant to demonstrate their need or motive for submitting this application; it is the Local Planning Authority's responsibility to determine the application on its merits;
- (x) Litter generated from the intended use would be the responsibility of the applicant and school to manage. A condition requesting details of refuse storage is attached;
- (xi) There is no evidence to suggest that pupil short-cuts will continue to damage existing enclosures. In any event new fencing is proposed to improve security;
- (xii) The deposit Unitary Development Plan (UDP) has been superseded by the Local Development Plan (LDP);
- (xiii) The Council is not responsible for any pre-application consultation that was carried out. However, the consultations undertaken during the processing of the planning application have met the consultation requirements set out in legislation;
- (xiv) Devaluation in property is not a material planning consideration;
- (xv) The outcome of a separate application on land owned by the applicant is entirely separate to the determination of this application.
- (xvi) It is not considered that air pollution from car exhaust fumes would be so great as to justify refusal of permission. This has not been raised as a concern by the Operational Manager, Environment (Noise & Air Pollution);
- (xvii) The projected spectator numbers can be satisfactorily accommodated within the overflow parking provision;
- (xviii) The noise impacts of the development have to be balanced with other material planning considerations. In the event that a statutory noise nuisance does occur, this can be controlled under separate legislation;
- (xix) The pitch can be accommodated comfortably within the site, with sufficient room for additional landscaped bunds to be created to benefit biodiversity and in the interests of visual amenity;
- (xx) The dual use of the facility by the school and the rugby club is considered to be a positive approach to maximising the efficient use of space;
- (xxi) The continued safety of school children will be a matter for the school to manage;
- (xxii) A relevant condition is attached to address drainage concerns.

8.18 In response to the comments on the previous Committee report by the occupiers of 73 Everest Avenue which have not already been addressed:

- (i) The landscape bund and acoustic fence provide a degree of mitigation for local residents. Whilst the advice of Sport England is noted, the distance between the pitch and spectator area and neighbouring properties and the reduced hours of operation are also relevant considerations in weighing up the likely impact upon residential amenity. It is notable that the Operational Manager,

Environment (Noise and Air), having considered the application and the content of the noise impact assessments, concluded that the impact would not be unacceptably harmful upon residential amenity (paragraph 5.19);

- (ii) It is accepted that the application, if approved, will lead to an intensification in the use of the site;
- (iii) The principle users of the facility would be the school during school hours and Llanishen Rugby Club. The Operational Manager, Transportation, is satisfied with the amended Transport Statement accompanying the application (see paragraph 5.4). The parking provision is policy compliant and, should the need arise, the use of the school's coach park would be available as an overflow car park. This provision is considered to be sufficient for any community use beyond the school and rugby club use;
- (iv) The site is education land it is not classified as open space therefore LDP policies protecting open space do not apply. Notwithstanding this, the Council's Ecologist is satisfied, subject to conditions, that ecology interests can be mitigated. Subject to conditions the Council's Tree Officer is satisfied with the proposed landscaping arrangements. Condition 5 is proposed to secure foul and surface water drainage details prior to the commencement of development;
- (v) The Council has approved other floodlit artificial grass pitches within the grounds of secondary schools with midweek use until 9pm and reduced hours at weekends;
- (vi) Access to the mown path around the proposed pitch will be secured in the vicinity of the changing rooms and its wider access from the rest of the school grounds is a management issue for the school and rugby club. The relationship between the mown path and neighbouring occupiers is not considered to be unacceptable in respect of neighbour privacy or amenity;
- (vii) The application seeks permission for a facility which will be used by school children, a local rugby club, and other community uses;
- (viii) The application has been subject to a public consultation process in accordance with the publicity requirements set out in Article 12 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

Other Considerations

- 8.19 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.20 The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's

duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

- 8.21 Section 3 of the Well-Being of Future Generations 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. **CONCLUSIONS**

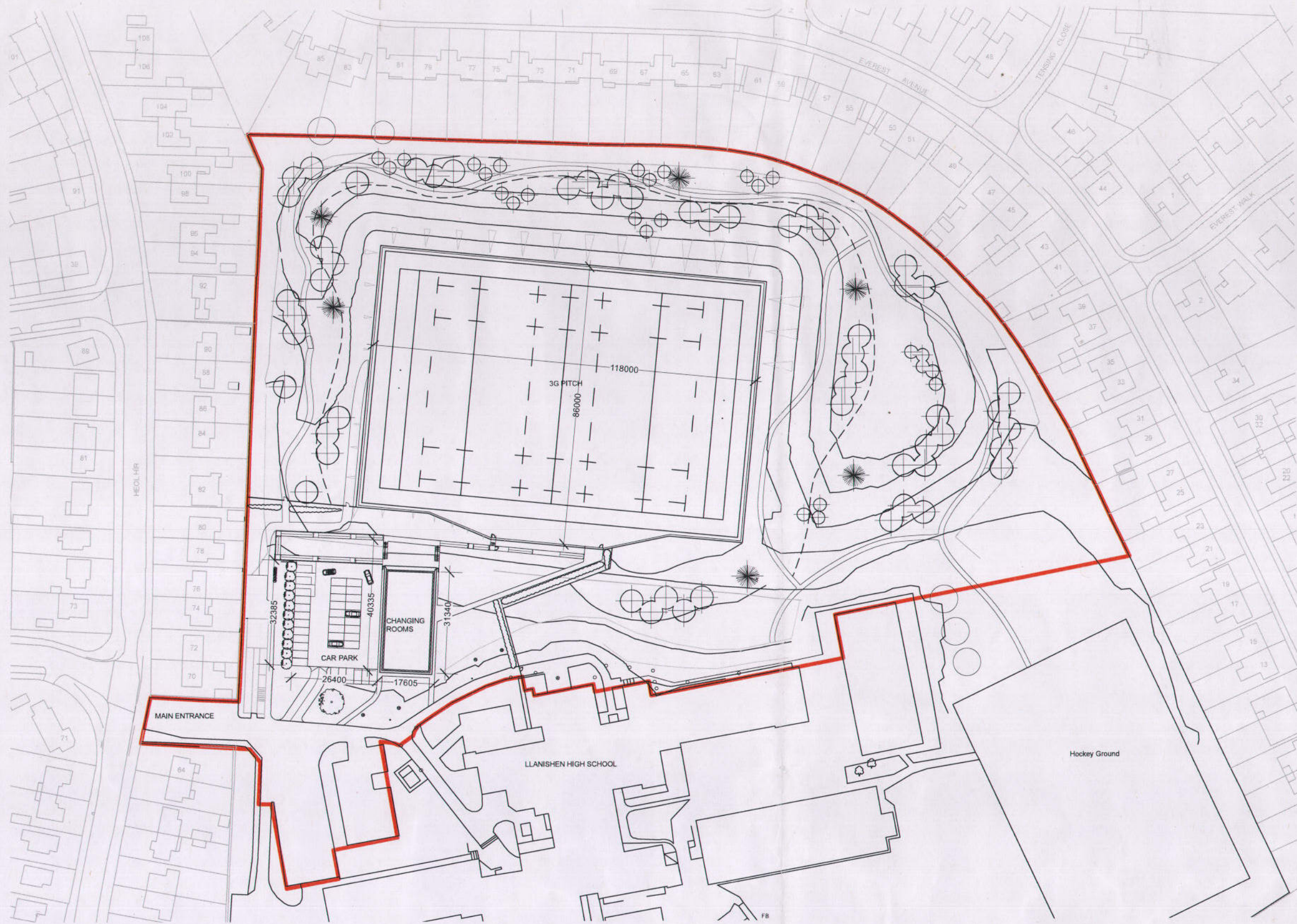
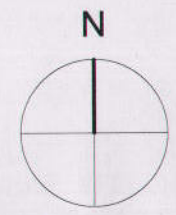
- 9.1 It is recognised that the nature of the application has generated significant interest from neighbouring occupiers and the concerns raised regarding the potential impact of the use of the facility upon their amenities is a material consideration that requires careful thought. The relevant issues have been considered together with the amended proposals, which would provide a changing room facility as opposed to a licenced clubhouse, and reduced hours of operation. Having weighed the planning issues, it is considered that the amended proposals strike an acceptable balance between the provision of high quality recreational facilities to the benefit of the school, Llanishen Rugby Club, and the wider community whilst safeguarding the amenities of neighbouring occupiers as well as providing landscaping and biodiversity benefits.
- 9.2 It is recommended that planning permission be granted, subject to relevant conditions.

GENERAL NOTES

Drawing to be read in conjunction with all information by architects, structural engineer & service consultants.

The contractor is not to scale from this drawing. All written dimensions to be checked on site before work commences. Discrepancies, where identified, must be reported to the architect immediately.

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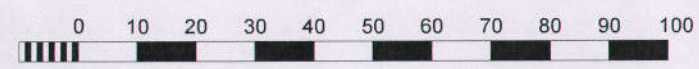


Issue	Chkd/Drawn	Date	Description
E	MG/AV	7/10/16	Revised Planning Issue
D	MG/TL	24/08/16	Acoustic fence added
C	MG/DOR	23/05/16	Amendment to security fence
B	MG/DOR	12/05/16	Issued for planning
A	DOR/VK	30/04/15	Preliminary issue

Status	Job No.	Drwg No.	Issue
PLANNING	1506	150-01	E

Drawing PROPOSED LOCATION PLAN 1:1250@A3

Project LLANISHEN RFC CHANGING ROOMS

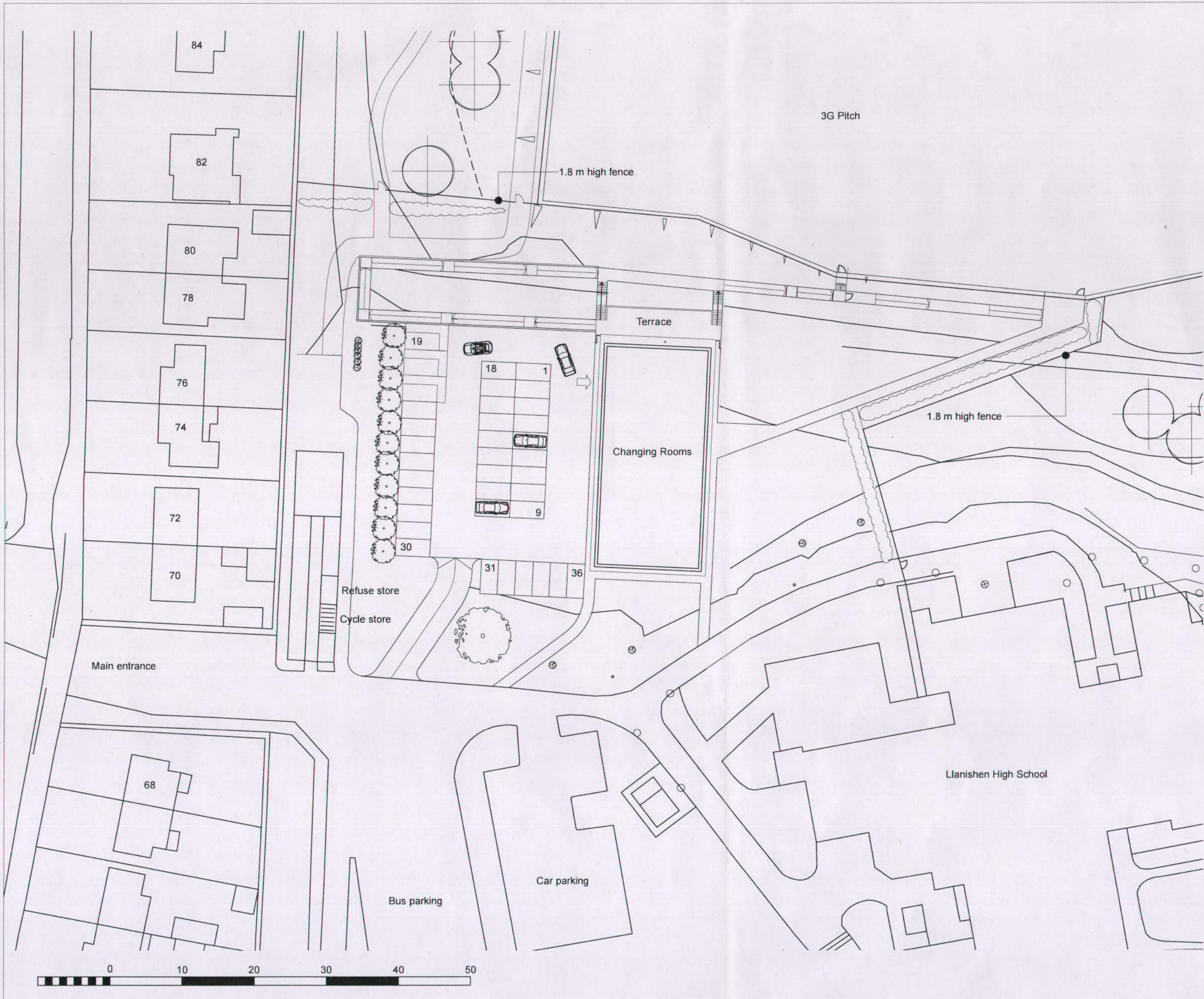
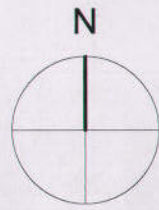


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A	DOR/VK	30/04/15	Preliminary issue

Status	Job No.	Drwg No.	Issue
PLANNING	1506	150-02	E

Drawing: PROPOSED SITE PLAN 1:500@A3

Project: LLANISHEN RFC CHANGING ROOMS

GENERAL NOTES

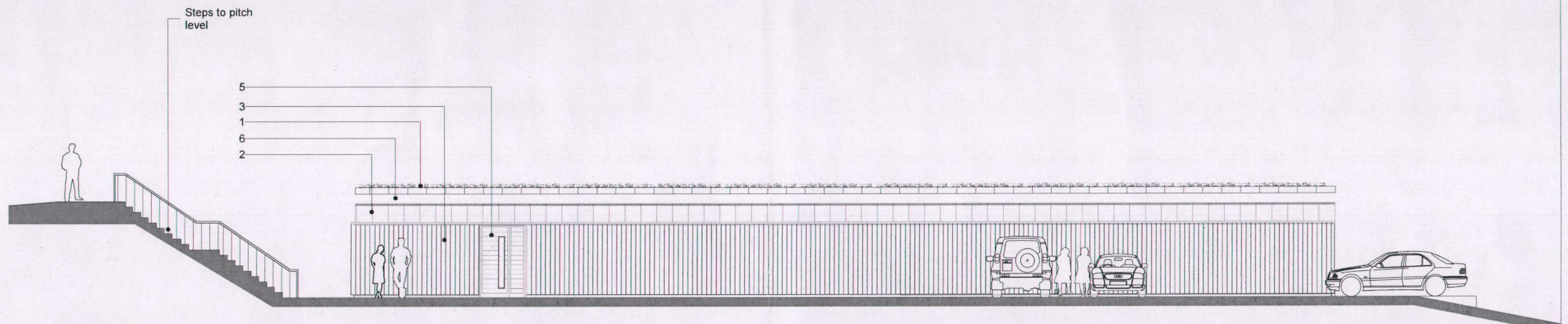
Drawing to be read in conjunction with all information by architects, structural engineer & service consultants.

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MATERIAL KEY

1. Extensive Green roof
2. Translucent Polycarbonate walling
3. Profiled metal cladding
4. Louvres - Dark grey PPC aluminium
5. Doors - Solid timber panel doors to PAS 24
6. Roof Canopy - Grey PPC Aluminium
7. Aluminium Roller shutter to Servery
8. Rainwater goods - PPC aluminium

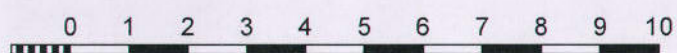


Issue	Chkd/Drawn	Date	Description
C	MG/AV	7/10/16	Revised Planning Issue
B	MG/DOR	12/05/16	Issued for planning
A	DOR/VK	07/05/15	Preliminary issue

Status	Job No.	Drwg No.	Issue
PLANNING	1506	152-04	C

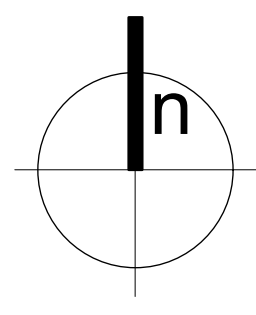
Drawing 1:125@A3
PROPOSED WEST ELEVATION

Project
LLANISHEN RFC CHANGING ROOMS



legend

- proposed short turf & path mown through wildflower grassland
- proposed hedge
- proposed artificial turf
- wild flower grassland with differential mowing
- trees (birch, pine and oak) underplanted with shrubs (gorse, honeysuckle and hawthorn)
- acoustic barrier 1.5m high
- fence 2.1m high
- fence 3.0m high
- fence 8.0m high
- gate



Trees such as pine and oak planted in scrub planting such as gorse and hawthorn help to soften and screen development and encourage wildlife

Existing vegetation (bramble scrub and wildflowers) forms a wildlife corridor which will be retained and supplemented with proposed seeding and planting

Floodlit all-weather pitch with artificial playing surface and 15m lighting columns
Cut and fill creates new pitch at mainly lower levels than existing pitches in order to reduce visual impact

Proposed mounding provides naturalistic landform which softens views of fencing and lighting columns and increases effective height of planting

Proposed wildflower grassland improves habitat diversity, attracting bees, butterflies and birds, and providing an educational resource.

Grassland managed for wildlife by differential mowing i.e. short mown path (for school use only, and during school hours) and shorter grass adjacent to fence; longer grass elsewhere which allows flowers to set seed

New hedges soften proposed fencing

Split level terrace with timber decking overlooks pitch

Existing conifer screen retained

New ornamental planting softens proposed tarmac car parking (36no. cars) and clubhouse

Existing mature tree retained

Existing young trees retained or replanted where necessary to accommodate site works and level changes

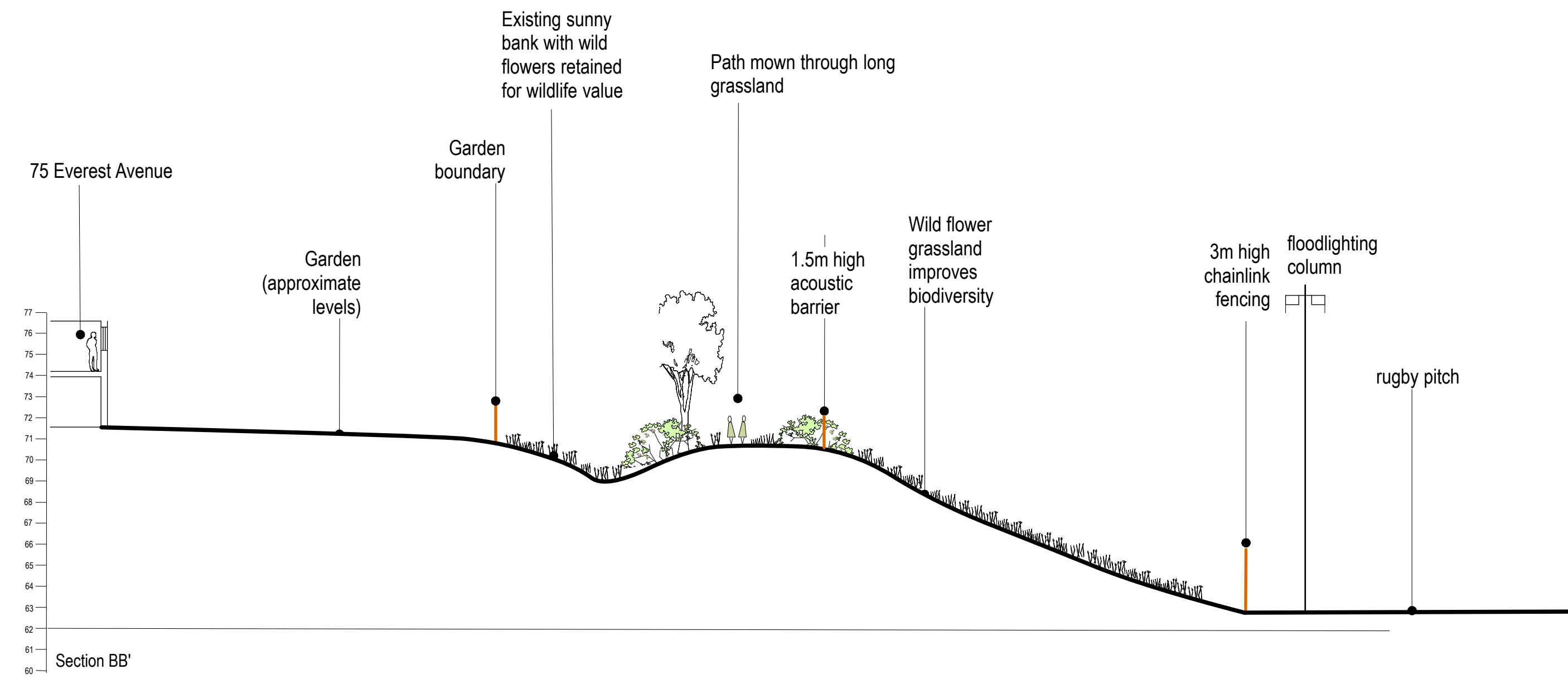
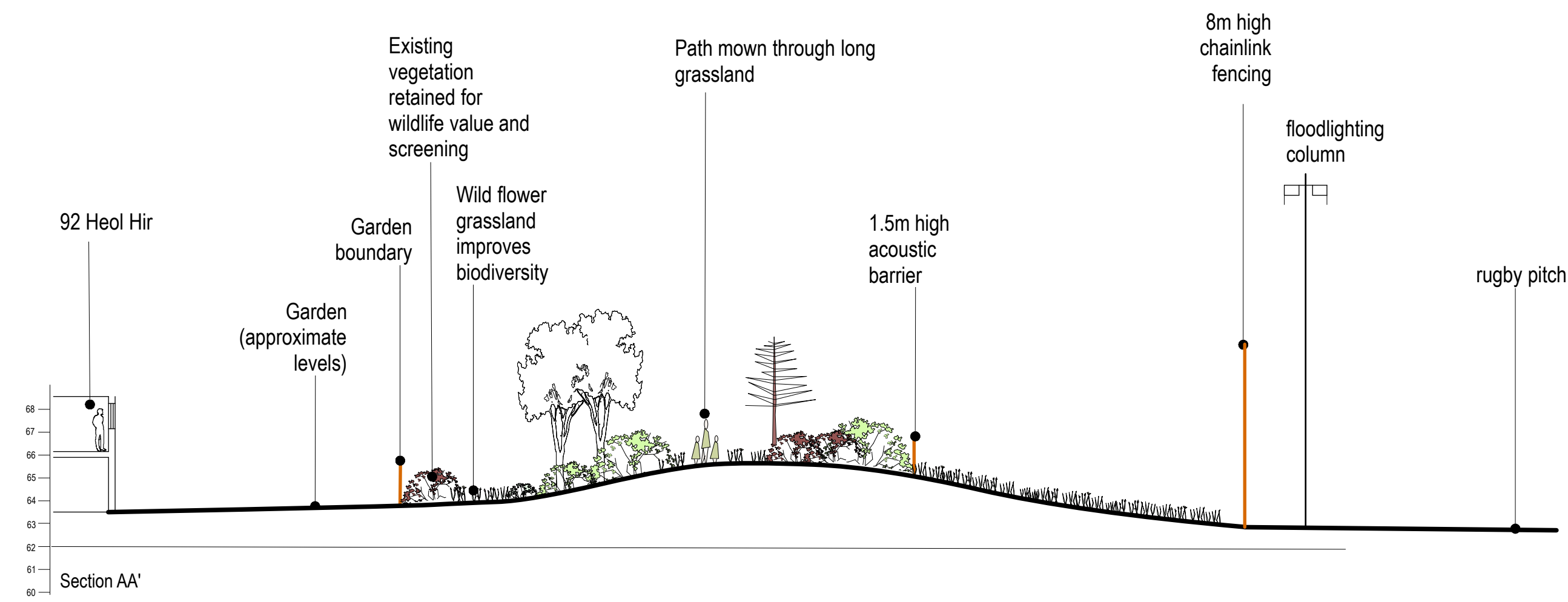
Access retained between sports pitch and hockey ground



Revision B May 2016: Amended alignment to security fences and hedges

catherine etchell associates landscape architecture · recreation planning t: 01874 636903 · f: 0871 9004460 · e: landscape@etchell.info Parc y Bedw · Libanus · Brecon · LD3 8NN		
job title Llanishen Rugby Club client Llanishen RFC	drawing title Landscape Strategy	scale · 1:500 at A1 date · May 2016 drawn · CE drawing number · 347.01 revision · B

347.LlanishenRugbyClub



 catherine etchell associates landscape architecture • recreation planning t: 01874 636903 • f: 0871 9004460 • e: landscape@etchell.info Parc y Bedw • Libanus • Brecon • LD3 8NN		scale • 1:200 at A1 date • May 2016 drawn • CE drawing number • 347.02 revision • -
job title Llanishen Rugby Club client Llanishen RFC	drawing title Elevations proposed	

COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/01817/MJR** APPLICATION DATE: 26/07/2016

ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: The Representative Body of the Church in Wales
LOCATION: 37-39A CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11
9XF

PROPOSAL: PROPOSED DEMOLITION OF 39A CATHEDRAL ROAD (THE
OLD VICARAGE) AND CONSTRUCTION OF A NEW
PURPOSE BUILT OFFICE BUILDING, THE CONVERSION OF
EXISTING OFFICES AT 37 - 39 CATHEDRAL ROAD TO
RESIDENTIAL USE AND ASSOCIATED HIGHWAY AND
ANCILLARY 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 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
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.
Reason : In accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
Reason :
3. The development approved is that indicated on approved drawing references:

CiW_ASL_00_00_DR_A_GA(10)001	Ground Floor Plan	Rev P01.2
CiW_ASL_00_00_DR_A_GA(10)002	First Floor Plan	Rev P01.3
CiW_ASL_00_00_DR_A_GA(10)003	Second Floor Plan	Rev P01.3
CiW_ASL_00_00_DR_A_GA(10)004	Roof Floor Plan	Rev P01.3

CiW_ASL_00_XX_DR_A_L(10)011	Site Sections	Rev P01.2
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CiW_ASL_00_XX_DR_A_L(20)011	Cathedral Road and Talbot Street Elevations	Rev P01.4
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CiW_ASL_00_XX_DR_A_L(20)012		Rev P01.3
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Proposed West and South Elevations

CiW_ASL_00_XX_DR_A_L(20)021 Rev P01.2
Cathedral Road Elevation

CiW_ASL_00_XX_DR_A_L(20)022 Rev P01.2
Proposed Talbot Street Elevation

CiW_ASL_00_ZZ_DR_A_L(90)101 Rev P01.5
Proposed Site Plan

CiW_ASL_00_ZZ_DR_A_L(90)102 RevP01.2
Proposed Block Plan

CiW_ASL_00_ZZ_DR_A_L(91)011 RevP01.1
Proposed Bike and Bin Store

CiW_ASL_00_XX_DR_A_Vis 01 Rev P01.2
Perspectives/Axonometrics

L(00)500	Flat Layouts	Rev C
L(00)610	Proposed Elevations 37-39	-
L(00)801	Temporary Reception	Rev A
L(00)10	External Works GA	Rev B
L(90)11	External Works Planting Plan	Rev C

Reason: For the avoidance of doubt

4. Other than at designated times of collection, all domestic and commercial wastes shall be stored out of site and not within garden areas fronting Talbot Street or Cathedral Road.
Reason: To ensure that there will be no adverse impact on the character and appearance of the Cathedral Road conservation Area.
5. 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 must 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;

- (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).

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

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

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

- 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 must 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 must be conducted in accordance with DEFRA and the Environment

Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

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 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

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

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 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.

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 LPA.

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 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.

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. No development shall commence until a comprehensive 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.

Reason: To ensure that adequate efforts are undertaken to secure a sustainable drainage arrangement which will not adversely impact on the existing sewerage network.

13. Prior to the beneficial use of the properties for the purposes hereby approved, both the residential and commercial elements of the scheme shall be provided with appropriate weatherproof and secure cycle parking facilities in accordance with a scheme of detail which shall first have been submitted to and approved by the local planning authority in writing. The facilities shall thereafter be retained and maintained for the secure storage of cycles only.

Reason: To allow appropriate facilities for travel by sustainable modes.

14. Notwithstanding approved plan L(00)10 External Works GA Rev B, prior to the first beneficial use of the offices or first occupancy of the flats hereby approved, the development shall be provided with a comprehensive parking scheme which shall first have been submitted to and approved by the local planning authority in writing. The scheme shall include for the visual/physical segregation and allocation of the residential parking spaces as part of the residential curtilage of the flatted developments; and for details of the construction, surfacing and layout of the whole parking area, inclusive of vehicle tracking details to confirm that all vehicles will be able to exit the site in a forward gear in a safe and reasonable manner. Thereafter the car park(s) shall be maintained and shall not be used for any purpose other than the parking of vehicles related to the developments as allocated.

Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.

15. No demolition, site preparation or development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the

development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

- A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses.

16. Notwithstanding the submitted details shown on approved plan reference L(00)10 External Works GA RevB, prior to commencement of development, a finalised hard and soft landscaping scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views, planting methodology and aftercare methodology; detailed means of enclosure; hard landscape materials and loose finishes; shall be agreed with the local planning authority and thereafter submitted to and approved by the Local Planning Authority in writing and shall thereafter be implemented prior to the beneficial occupation of the accommodation for the purposes hereby approved, (or in accordance with any alternative timeframe as may be agreed in writing by the local planning authority). The aftercare methodology should include details of long-term management and the landscaping specification should be informed by a Soil Resource Survey and Plan prepared in accordance with the 2009 DEFRA Code.

Reason: To ensure for an appropriate landscaping specification and planting in a timely manner and in a manner which will best serve the longevity of the scheme.

17. The landscaping shall be carried out in accordance with the approved design and implementation programme submitted in discharge of condition 16. Any trees, plants, or hedgerows which, within a period of five years from the completion of the development, die, or are removed, or become seriously damaged or diseased, 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.

18. Prior to their provision, details/specification for all new windows and doors in both the new build office development and within 37 and 39 Cathedral Road shall be submitted to and approved in writing by the

local planning authority, and thereafter the windows and doors provided shall accord with the approved details.

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

19. The external walls, roofs, window reveals, and any soffits / fascias and barge boards of the new build office building shall be constructed and finished in accordance with a palette of materials, samples of which having first been submitted to (or made available to the Local Planning Authority on Site) and approved by the Local Planning Authority in writing.

Reason : To ensure for an appropriate quality of finish consistent with the character and appearance of the conservation area.

20. Prior to the commencement of development (Including any works of demolition) the Local Planning Authority shall be provided with a copy of a licence issued to the Applicant by Natural Resources Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorising the specified activity/ development to go ahead, or a copy of a statement from Natural Resources Wales confirming that they have informed the applicant in writing, that such a licence is not required.

Reason: To ensure for the favourable conservation status of protected species.

21. Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall provide for adequate mitigation measures to ensure for the favourable conservation status of bats, and where such measures include for the provision of architectural adaptations or additional structures to the approved scheme, full details of the same shall be submitted to and approved by the local planning authority in writing prior to their provision.

Reason: To ensure for the aesthetic appropriateness of such devices.

22. The development permitted by this planning permission shall be carried out in accordance with the Flood Consequences Assessment (FCA) prepared by Waterman Infrastructure & Environment Ltd, dated August 2015, and the following mitigation measure detailed within the FCA: finished floor levels for the proposed development should be set at 7.77 metres Above Ordnance Datum (AOD).

Reason: To minimise flood risk to the proposed development.

23. Prior to the beneficial use/occupation of the development hereby permitted a scheme of environmental improvements to the footway on Cathedral Road, Talbot Street, and to the service lane to the rear of the site for a distance equating to the perimeter of the site, shall be provided in accordance with a scheme of detail which shall first have been submitted to and agreed in writing by the local planning authority, The scheme shall address, but not be limited to, matters of site access, footway repairs, resurfacing of the service lane, including as required the

renewal or resetting of sunken or damaged paving, kerbs, channels and edging, lighting, and signing as may be required.

Reason: To ensure the reinstatement of the adjacent public highway in the interests of highway and pedestrian safety and to facilitate access to the proposed development;

RECOMMENDATION 2 : That the applicant be advised that:

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

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

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

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

RECOMMENDATION 3 : That the applicant be advised that:

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.

RECOMENDATION 4 : Welcome Pack – The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available 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.

RECOMENDATION 5 : 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.

1. **DESCRIPTION OF DEVELOPMENT**

1.1 This proposal involves the demolition of 39A Cathedral Road (the old vicarage) and construction of a new purpose built office building for the Church in Wales, together with the reversion of existing offices at 37 – 39 Cathedral Road to residential use and associated highway and ancillary works.

2. **DESCRIPTION OF THE SITE**

2.1 The site is located on the corner of Cathedral Road and Talbot Street, which forms the north western boundary of the site. The site is a rectangular parcel of land which is currently occupied by 3 buildings (37,39 and 39A), associated car parking (accessed from a rear service lane), and a number of mature trees. All buildings on the site are currently offices, and all properties are owned by the Church in Wales. Numbers 37 and 39, are fine semi-detached Victorian town houses built during the early phases of the development of the area. 39 has substantial extensions to the rear. The properties have also been linked with connecting extensions. Number 39A is a two storey brick built house constructed in the early twentieth century as a Rectory. In the later part of the twentieth century it was also converted to office use and a two storey reception area and ramped corridor were added to link 39A to number 39.

2.2 35 Cathedral Road is a modern 5 storey office building of Circa 196/70s construction and a similar but taller development occupies 33 Cathedral Road which also has a frontage to Hamilton Street.

3. **SITE HISTORY**

3.1 13/02351/DCI Replacement of full height boundary wall with half height wall and railings, and forming new vehicle access to existing car park. Granted Jan 2014

4. **POLICY FRAMEWORK**

Planning Policy Wales Edition 9, November 2016

Chapter 6 - Conserving the Historic Environment

Chapter 8 - Transport

Chapter 9 - Housing

WG Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies (2006)

TAN 2: Planning And Affordable Housing (2006)

TAN 11: Noise (1997)

TAN 12: Design (2009)

TAN 15: Development and Flood Risk (2004)

Welsh Office Circular

11/99: Environmental Impact Assessment 30/06/99

1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales 02/02/98

61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas 05/12/96

Cardiff Local Development Plan 2006-2026 (Adopted January 2016)

KEY POLICIES

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

KP17: BUILT HERITAGE

H2: CONVERSION TO RESIDENTIAL USE

H3: AFFORDABLE HOUSING

H6: CHANGE OF USE OR REDEVELOPMENT TO RESIDENTIAL USE

EN8: TREES, WOODLANDS AND HEDGEROWS

EN9: CONSERVATION OF THE HISTORIC ENVIRONMENT

EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION

EN14: FLOOD RISK

T1: WALKING AND CYCLING

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

Other Material Considerations

Section 149 Equality Act 2010

Cathedral Road Conservation Area Appraisal

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Housing

In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 12 units (2 units) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, the unknown proposed future tenure of the units, and the likely service charges for this type of residential development, all of which could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord, we would be prepared to accept financial contribution in lieu of on-site affordable housing provision

On that basis of the above, we would seek a financial contribution of **£125,280** (in lieu of 2 units) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).

5.3 Pollution Control (Ground Gas/Contamination)

In reviewing available records and the application for the proposed development, the site has been identified as having former uses including – offices with associated vehicle parking areas, religious establishment and residential. Activities associated with this 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.

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 the following 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:

- Contaminated land measures – assessment;
- Contaminated land measures – remediation & verification plan;
- Contaminated land measures - remediation & verification;
- Contaminated land measures – unforeseen contamination;
- Imported soil;
- Imported aggregates;
- Use of site won materials;

Together with a contamination and unstable land advisory notice

5.4 **Pollution Control (Noise and Air)**

Request the following Advisory Notification

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.

5.5 **Trees**

Notes the Submitted General Arrangement /Landscaping Plan. But suggests that the retention of trees T2, T4, T5 and T6 is not appropriate. All have defects in terms of their form and health, with all except T5 achieving only 'C' (low quality and value) categorisation. In arboricultural terms, and in the context of the proposed residential development, it would make far more sense to remove them all and provide x3 new trees – I suggest continuing the line of *Tilia cordata* 'Greenspire', which is an upright form of the native small leaved lime, that will sit comfortably close to the dwellings and make a significant long-term contribution to the street-scape. I also fear it will be practically difficult to protect these trees during development, and landscaping, which proposes a new *Ilex crenata* hedge and shade tolerant grass seeding within their Root Protection Areas (hedge planting will require a substantial (probably minimum 300mm) planting trench likely to cause significant root damage and loss, whilst grass seeding may require cultivation and fertilising, both of which can be harmful to tree roots. In summary, the development offers the opportunity to replace these relatively poor frontage trees with new tree stock which can be properly planted and managed and which will better serve the character and appearance of the conservation area in the longer term.

5.6 **Ecology**

Bats have been detected at this site and are likely to be affected by the proposed development. In considering NRW's consultation response, we should come to a view on whether we consider they would be likely to grant a European Protected Species licence, taking into account the likely impact upon the Favourable Conservation Status (FCS) of bats, and any mitigation that is proposed with the planning application.

5.7 **Transportation**

There is no objection to this proposal which is Policy Compliant, subject to the following conditions and recommendations:

C3S [residential to be under cover and secure]

E3D Provision and maintenance of Car parking and manoeuvring space

Construction Management Plan

Demarcation / Allocation of the Residential Parking.

Second recommendation:

Welcome Pack – The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available 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.

5.8 Parks

No objection to the development proposed, but note the increase in residential units and population in the locality.

In line with the Council's adopted SPG on Public Open Space, the accommodation proposed would generate a requirement for on site provision of Public Open Space or a financial contribution in lieu of such provision to be used for specific projects in the locality provided it is used in accord with guidelines appertaining to the Community Infrastructure Levy.

As no Public Open Space is provided with the scheme, this development would generate the need for a financial contribution of £, 17,135 to be used for specific projects (to be advised) in the locality.

6. EXTERNAL CONSULTEE RESPONSES

Natural Resources Wales

6.1 We recommend you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns we have identified and we would not object provided you attach them to the planning permission.

6.2 Summary of Conditions

Condition 1: Flood risk management - finished floor levels;

Condition 2: European protected species - protected species licence.

Flood Risk Management

6.3 The application site lies entirely within Zone C1, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) fluvial flood event outlines of the River Taff, a

designated main river. Our records also show the application site has previously flooded from the River Taff.

The submitted FCA prepared by Waterman Infrastructure & Environment Ltd, dated August 2015, shows, based on a proposed finished floor level of 7.7m AOD:

- 6.4 The proposed development is predicted to be flood free during the 1% (1 in 100 year) plus 20% for climate change fluvial flood event. This is compliant with A1.14 of TAN15;
- 6.5 The proposed development is predicted to flood to a maximum depth of 1000mm, at a maximum velocity of 0.53m/s, during a 0.1% (1 in 1000 year) fluvial flood event. This exceeds the tolerable limits of A1.15 of TAN15.
- 6.6 The FCA has proposed management of this risk by recommending:
- An evacuation route;
 - Future occupants sign up to our free Floodline Warnings Direct service;
 - The production of a Flood Plan;
 - Flood resilience measures are incorporated into the building.
- 6.7 In consideration of the above, we have no adverse comments to make from a flood risk perspective provided the following measure is implemented and secured by way of planning condition on any permission your Authority is minded to grant:

Condition 1:

The development permitted by this planning permission shall be carried out in accordance with the Flood Consequences Assessment (FCA) prepared by Waterman Infrastructure & Environment Ltd, dated August 2015, and the following mitigation measure detailed within the FCA: finished floor levels for the proposed development should be set at 7.77 metres Above Ordnance Datum (AOD).

Reason: To minimise flood risk to the proposed development.

- 6.8 We advise you no information has been provided on the rate of rise or speed of inundation as per A1.15 of TAN15 and the Welsh Government's CPO letter (Planning Policy on Flood Risk and Insurance Industry Changes) on 9 January 2014. If you are minded to request the Applicant provides this information, we would be happy to provide further advice.

Further Advice

- 6.9 In areas at risk of flooding, we recommend consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor, and locating electrical sockets/components at a higher level above possible flood levels. Additional guidance can be found on the gov.uk website. The developer can

also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which is available from the Planning Portal website.

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

European Protected Species

- 6.12 The submitted *Survey for Bats* prepared by David Clements Ecology Ltd, dated October 2015, identifies bats are present at the application site.
- 6.13 Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:
- i. The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
 - ii. There is no satisfactory alternative; and,
 - iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.
- 6.14 Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.
- 6.15 On the basis of the above report, we do not consider the development is likely to be detrimental to the maintenance of the population of the species concerned

at a favourable conservation status in its natural range, provided the following measure is implemented and secured by way of planning condition on any permission your Authority is minded to grant:

6.16 Condition 2:

Inclusion of a planning condition that prevents the commencement of development works until your Authority has been provided with a licence issued to the Applicant by Natural Resources Wales pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorising the specified activity/ development to ahead, or Natural Resources Wales has informed the applicant in writing, that such a licence is not required.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Other Matters

- 6.17 Our comments above only relate specifically to matters included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development.

Welsh Water

- 6.18 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.

7. **REPRESENTATIONS**

- 7.1 The application has been advertised in accordance with statutory requirements.

Neighbours

- 7.2 **Mr C Jones of Archbishops House 41/43 Cathedral Road** has written via the internet as a complainant, in support of the application, as follows

'My concern is in respect to the car parking and traffic flow down Talbot Street, increased congestion and blockages to movement through the street. Everything should be done to speed up and ease the traffic flow to prevent it becoming a bottleneck, including restricted parking if necessary'.

And separately,

'As this is a conservation area the quality of the architecture is very important. For that reason I suggest that it is commented on by the Design Commission for Wales'.

7.3 **The Occupier of 40 Ryder Street**

1. As neighbours of the proposed development we feel it will have an adverse effect on our residential amenity by reason of a) Noise, due to the inevitable increase in both office and residential traffic.

b) Disturbance, due to the inevitable increase in both office and residential traffic. c) Overlooking, having seen the amended plans we feel it unacceptable that a whole wing of the building will be overlooking our garden and will result in an inevitable loss of privacy.

2. We feel that the proposal is of a high density, given that you are proposing to build office and residential spaces, and it will lead to the overdevelopment of the site as it involves loss of garden land at the rear of the current property.

3. We live at the rear of the proposed development, in Ryder Street and so will have the full impact of this imposing and brutal monolithic structure feeling the full force of the visual impact of the development.

4. It will also have a detrimental effect on the character of this quiet family friendly neighbourhood and it is also next to a conservation area.

5. Given the proposed design, a three storey red brick building isn't in keeping with the surrounding area.

6. To reinforce the point above a three storey red brick building is going to lead to the loss of existing views from our property adversely affecting the residential amenity of Ryder St owners.

7. Though the development is on the fringes of a Conservation Area, there will be an inevitable effect on the character of the adjacent neighbourhood.

8. The development would adversely affect highway safety and the convenience of current road users. a) Traffic volume will increase given the amount of dwellings that are proposed but also the inevitable overflow of other vehicles seeking parking in the immediate area. b) The increase in traffic will have a detrimental effect on the safety of the children in the area. c) The lane at the rear of the development will become a highway and given its current size and state will not be able to cope with the increase in traffic. Coupled with the one-way system change to Talbot St and Hamilton St there will be traffic on both sides of our property. Finally we'd like to make a note of the timing for objections. We can only assume that the Boxing Day deadline for raising concerns is deliberate on the part of the planning committee. Due to the timing of your letter we urge you to allow residents further time to raise objections.

Ryder St residents are a close community and we are aware that many of the affected residents are away over the holiday period.

Cardiff Civic Society

- 7.4 Cardiff Civic Society objects to the proposed demolition of the former vicarage on Cathedral Road, Cardiff applied for by the Representative Body of the Church in Wales.
- 7.5 Demolishing the current building will result in a dangerous precedent being set in a Conservation Area placing historic buildings in this, and other city conservation areas at risk.
- 7.6 The building, although not a Victorian villa, is still broadly in keeping with the historic buildings in the vicinity, and does not jar with the Conservation Area's style and character - as the unsympathetic modern office blocks that already exist do. Mistakes were made in allowing these to be built, which should not be repeated in a more enlightened age. Furthermore, the proposal is in breach of Cardiff Council's own commitment to protecting Cardiff's built heritage. Key Policy 17 says Cardiff's distinctive heritage assets will be protected, managed and enhanced, in particular the character and setting of its Scheduled Ancient Monuments, Listed Buildings, Registered Historic Landscapes, Parks, Gardens, Conservation Areas, Locally Listed Buildings and other features of local interest that positively contribute to the distinctiveness of the city.
- 7.7 Preserving the former vicarage will help maintain the character of the Cathedral Rd Conservation Area, as it is a distinctive building in its own right. A modern replacement will further detract from the integrity of the Conservation Area.

8. ANALYSIS

Environmental Impact Assessment

- 8.1 The works are not a Schedule 2 development for the purposes of assessment under the Environmental Impact Assessment regulations and are not considered to have any significant environmental effects warranting the submission of an Environmental Statement.

Land Use

- 8.2 The site is located close to the City Centre, and within the Cathedral Road Conservation Area. There is a broad mix of uses within the surrounding area, including offices, residential, hotels, bars and restaurants.
- 8.3 The application is for the demolition of 39a Cathedral Road and the redevelopment of the site for new offices and the conversion of 37-39 Cathedral Road from offices to residential.
- 8.4 The site falls in the settlement boundary as defined by the LDP proposals map and not in an existing employment area. Therefore the existing offices have no protection in land use policy terms and the application should be assessed

against Policy H6. Policy H6 permits the change of use of redundant premises or redevelopment of redundant previously developed land to residential use where there is no need to retain the existing use, subject to consideration of a number of criteria, including, residential amenity and the accessibility of community and transportation facilities. Assessed against this policy framework, the conversion of 37-39 Cathedral raises no land use policy concerns.

- 8.5 In relation to demolition of 39a Cathedral Road and its replacement with offices, it is recognised that this section of Cathedral Road is characterised by a mix of commercial uses, including offices (largely because of its previous designation as existing employment land). It is also noted that 39a is currently in use as offices. As the proposal is for employment uses on land not identified for employment use on the LDP proposal map, it should be assessed against Policy EC7.
- 8.6 Policy EC7 provides for employment proposals on unallocated sites provided that, the offices cannot be located in the Central Enterprise Zone and the Central and Bay Business Areas. Whilst the application premises fall outside of these designated areas, it would be difficult to sustain an objection given the current office use on site. In relation to the other criteria of Policy EC7; the site falls within the settlement boundary and has no specific policy designation; is well related to the primary highway network and accessible to sustainable modes of transport given its close proximity to the city centre and; given the mixed commercial character of the area is considered compatible with surrounding land uses.
- 8.7 Taking all factors into account, the application raises no land use policy concerns.

Affordable Housing

- 8.8 Given the nature of the proposed conversion, the Housing Manager has asked for a financial contribution toward the provision of off site affordable housing in the order of **£125,280** This is supported by the planning officer as being fair and reasonably related to the development in hand, in accordance with the most extant SPG and necessary to achieve planning policy objectives.

The Natural Environment

- 8.9 The likelihood of any impact on protected species is essentially related to the potential for bats. The comments of NRW and the Council's ecologist are noted, and the planning officer is content that such mitigating measures as will be necessary to ensure for the favourable conservation status of projected species can be appropriately controlled by means statutory licence and by means of planning condition.

The Historic Environment

- 8.10 None of the buildings proposed for development are statutory listed buildings.

They are however located within the Cathedral Road Conservation Area where there is a general presumption to preserve the character and appearance of the area.

37-39 Cathedral Road

- 8.11 37-39 Cathedral Road has been subject to a number of unsympathetic extensions which have altered their appearance – mainly at the rear. These extensions are two storey in height and of a flat roofed construction. In addition structures have been built between the three properties to link them together and create a large commercial office space.
- 8.12 The more historic houses at 37-39 are to be retained, with the low quality modern rear extensions being removed. This is entirely welcomed.
- 8.13 Each existing house has a central staircase with hallway and landings, which effectively divides the habitable space in each house in half. This natural divide within the properties has been used to dictate the divide between the proposed flats. resulting in two flats on each floor of each property, giving a total of twelve flats.
- 8.14 This provides for a generous arrangement and is fully supported. The return of the properties to residential use, albeit flatted accommodation as opposed to a single dwelling house, is considered beneficial and appropriate, and likely to increase the longevity of the properties concerned.

39A Cathedral Road

- 8.15 Justification has been put forward for the demolition of 39A Cathedral Road.
- 8.16 Circular 61:96 and Chapter 6 of Planning Policy Wales (recently updated) requires that where development involves the demolition of unlisted buildings which make a positive contribution to the character of a conservation area, that such proposals should be considered against the same criteria as proposals to demolish listed buildings.
- 8.17 As with Listed Buildings, there is a presumption in favour of retaining buildings which make a positive contribution to the character and appearance of an area, however unlike listed buildings, (where there is a statutory duty to attempt to preserve the building, i.e. the actual building fabric); in the case of unlisted buildings, the circular does allow for the possibility, that there may be circumstances where retention may not necessarily be a prerequisite of preserving the character or appearance of an area.
- 8.18 The circular provides the criteria which should be considered in respect of proposals for the demolition of Listed Buildings. Namely:
 - (i) the condition of the building, and the cost of repairing and maintaining it in relation to its importance and to the value to be derived from its continued use...

- (ii) the adequacy of efforts made to retain the building in use. The Circular suggests that this should include the offer of the unrestricted freehold of the building on the open market at a price reflecting the building's condition ...; and
- (iii) the merits of alternative proposals for the site; but caveats this by stating that whilst this is a material consideration, the Secretary of State takes the view that subjective claims for the architectural merits of proposed replacement buildings should not in themselves be held to justify the demolition of any listed building...

8.19 It is evident that the Circular advice presupposes that requests to demolish Listed Buildings are likely be based on some economic disadvantage, either as a result of their condition or cost of repair, or by undermining the potential development value of the site; which the planning officer suggests is not always the case, and even if a contributory factor, is often not the whole case.

8.20 In respect of the condition of this particular building, (The first criteria) the Planning Officer accepts that The building does suffer from damp issues, and that it is, by virtue of its construction, an inefficient building by modern standards in terms of thermal and acoustic insulation, and that it has suffered subsidence damage; which are all contributing arguments put forward for its replacement.

8.21 However the planning officer is also of a view that it is equally evident from the structural report which has been submitted with the application that the structural condition of the building is generally sound. i.e. that although it has notable failings, it could be repaired at a cost, and could, if necessary, be underpinned to stay any potential future movement.

8.22 The simple question then is whether it is justifiable to require the retention of the building based on the contribution it makes to the character of the area, or whether that contribution could be provided by an alternative new build structure which may better serve the needs of the Church, and the community benefit that body provides, as well as maintaining the character and appearance of the area..

8.23 The second criteria relating to efforts to keep the building in use are not really applicable in this situation as the building is in use and has formed part of the Church in Wales Headquarters in Cathedral Road for many years. Again, what is more relevant here is whether the building is of sufficient merit to consider that preserving it, potentially, as the Circular suggests, under new ownership, would better serve the character and appearance of the area than allowing a new building which might allow the Church in Wales to remain in the locality.

8.24 Given that it would appear that No 39A, and Numbers 37 and 39 Cathedral Road are no longer adequate for the Church's needs. There would certainly appear vulnerability in a potential situation where the Church might relocate to purpose built offices elsewhere, and place the unrestricted freehold of the

buildings on the open market at a price reflecting the condition of the buildings, as is the Circular advice.

- 8.25 The Circular does accept that development which would bring substantial benefit to the community might outweigh the physical loss resulting from demolition, and also confirms that the architectural merit of redevelopment proposals are a material consideration.
- 8.26 The planning officer disagrees with the view expressed in the design and access statement that the form and design of 39A does not positively contribute to the character of the conservation area. The building is of a different period to the Victorian and Edwardian buildings lining the road, but that is not considered to make it an 'anomalous' structure, rather more part of the diversity of styles that make up the area. It is accepted however that it would not be possible to alter / extend the building into a new development, as suggested in the Circular in respect of proposals relating to Listed Buildings. As it is agreed that the compartmental nature of the construction and historical nature and layout would preclude this.
- 8.27 The design of the proposed development, although a larger scale building than that which it would replace, is considered a respectful structure, taking key references of scale, mass and proportion from other buildings along Cathedral Road and nearby.
- 8.28 The new building is sympathetic to the adjacent buildings in terms of height of eaves and ridge, includes for a number of design features such as a bay and gable frontage, and makes efficient use of the site in respect of providing an appropriate rear projection set off the boundary, and still allows for a generous space between the building and the rear boundary of the site. Materials too are sympathetic, with brickwork detailed in a Flemish bond rather than modern stretcher work, and with window proportions of more domestic, than commercial scale.
- 8.29 Overall the proposed development is considered to represent an appropriately sympathetic insertion into the conservation area and not to look out of place in the given context. It makes good use of this existing site to the benefit of the wider community, is well designed, environmentally sound, and makes an appropriate contribution to the character of the area, equal to, if not more empathic with surrounding street scape than the former Vicarage .
- 8.30 The Vicarage provides a comforting, pretty, country garden form of architecture within the context of Victorian and Edwardian Villas, but although pleasant, is not exceptional, unique or essential to the character of the area.
- 8.31 On balance, the loss of the former Vicarage is accepted, and although the new building will result in a change to the existing area, its proposed replacement is a thoughtfully designed building which maintain the character of the area.

Pollution

- 8.32 The land may be subject to ground gases/contamination but likely of an order which can be adequately controlled / managed by modern construction techniques and which can be overseen by means of planning condition.

It is not considered likely that the proposed uses will result in, or be affected by any adverse impacts from noise, air or light pollution.

Flood Risk

- 8.33 The site is within 230m of the River Taff, and it is accepted that the site would flood in an extreme 1 in 1000 year flooding event. However the applicant has provided a Flood Consequences assessment which proposes to manage such an event by formulating and making available an evacuation/flood plan; subscribing to the Floodline Warnings Direct service; and incorporating Flood resilience measures into the building including finished floor levels of 7.7m to mitigate against a lesser event. The planning officer is therefore satisfied that the applicant accepts the risk of flooding, that occupiers of the offices and residential properties will be made appropriately aware of that risk, and that the consequences of flooding, for people, and building fabric can be adequately managed.

Transport

- 8.34 The site is located within a highly sustainable location – in close proximity to a number of local facilities and services as well as the town centre. The City Centre is only some 10-15 minute easy walking from the site.
- 8.35 In terms of public transport provision, the nearest bus stop is located directly opposite the site on the south bound side of Cathedral Road with a north bound bus stop located just beyond the junction with Talbot Street. The bus stops provide regular service into the Cardiff City Centre and into the wider suburbs of the City. It is also noted that the National Express coach interchange has been re-located to Sophia Gardens from the main central bus station. only a few minutes from the site.
- 8.36 Cardiff Central Railway Station is located approximately 20 minutes walk from the site and provides access to a range of local and national destinations.
- 8.37 A large 38 space car parking area would also be retained to the rear of the site, (12 x domestic spaces – 26 Office) including for two disabled spaces; additional motor cycle parking; and 24 cycle spaces are also proposed.
- 8.38 The development is therefore considered to provide facilities for a wide variety of transport modes, and also to provide easy access to a variety of public transport modes.

Waste Management

- 3.39 The site has more than adequate capacity for commercial and domestic waste storage.

Design

8.40 New Offices

The proposal includes 1671m² (gross) of new office building on the site of the demolished vicarage no. 39A. The office will provide a three storey building in line with the adjacent existing buildings.

8.41 Layout

The building footprint has been carefully considered, and revised on more than one occasion to ensure it sits comfortably within the context of the site and in comparison with the massing of other buildings along the west side of Cathedral Road.

- 8.42 The front elevation of the new office building, and also its bay window projections, line through with the adjacent historic houses. This ensures that the front garden depth and established elevation line along the street is respected and continued.

- 8.43 The proposed car park to the rear of the site allows a good distance (20m) to the rear boundary of the site, and some 35m between the rear elevation of the office and the residential buildings in Ryder St. behind, which also have the added privacy screening of the large copper beech tree at the rear of the site, rear curtilage enclosures and an intervening garage building and service lane. The side elevation along Talbot Street is proposed to be set back far enough to allow retention of the historic pennant stone perimeter wall, which is proposed to be lowered to a dwarf wall in line with others on the Cathedral Road area (and as previously approved).

- 8.44 The new office building steps back substantially half way along its length, allowing for a landscaped area along Talbot Street. This is welcomed.

Scale, Mass and Proportion

- 8.45 The new build office accommodation has been through a long process of adaptation and change, following several consultation sessions and email exchanges with Cardiff Planning department. The current proposal has given careful consideration to the appearance requirements of the Cathedral Road conservation area through scale, proportion and materials that are in line with the historic streetscape.

- 8.46 The scale and proportions of the Cathedral Road elevation are in line with the adjacent historic properties. The fenestration has been designed with the proportions of historic domestic windows in mind; the roofline proposed is in

keeping with other properties on Cathedral Road in respect of its eaves and ridge heights.

- 8.47 The proposed building is also bay fronted, and utilises gable presentations in a traditional way, but with less adornment, being a more modern/minimalist take on the appearance of its Victorian Neighbours, but significantly more respectfully than the modernist towers to the south of the application site.

Aesthetic

- 8.48 Use of traditional materials are proposed, in line with those historically used on Cathedral Road including slate roofs, red brick, bath stone bays and window surrounds. The existing vicarage proposed for demolition is red brick, which will also be the principal material used in the new building.
- 8.49 Original proposals for the facades of the building adopted a very minimalist approach, and the architect justified this approach as an attempt not to create a pastiche of surrounding architecture; however the planning officer was of the opinion that these original renditions were so disparate from the character and appearance of the area that they should not be supported.
- 8.50 The current proposals, although favouring a much cleaner and simple geometry retain a number of references to the more finely detailed facades in the area. Reinstating a red brick building on the site of 39a, rather than using a pennant stone as on adjacent houses is agreed to avoid the effect of creating a replica period scheme, and if appropriately executed in a more historic Flemish bond, is an appropriate material for the area, and an appropriate historic reference that a small number of other examples along the road provide.
- 8.51 The planning officer is now satisfied that the new construction adequately balances the aspirations of the architect for a statement building, and for an evidently new building, with appropriate reference and respect to that which provides the character of the old.
- 8.52 Proposals to remove the interconnecting links and more recent two storey extension from Nos 37 and 39 will return the buildings to something more sympathetic to their earlier original concept, and this is welcomed.
- 8.53 Proposed rear elevations suggest that the made good elevations would have windows of varying proportion; and the Planning Officer considers that these might be improved upon to give a more traditional size and ratio. It is also considered however that this is a matter which can be controlled by condition.
- 8.54 The smallest one bed flat would have a floorspace of 47m² and the smallest two beds flat of 59m³, but with other units being substantially larger. This is considered a generous form of accommodation and refreshing in not attempting to overly cram development into the buildings. This is welcomed.

Equalities

- 8.55 Section 149 Equality Act 2010 requires that due regard be given to any actual or potential differential impact of the development on the needs of those with protected characteristics. The office scheme includes for level access and lift and would not appear to result in any abnormal differential impact.

Amenity and Landscaping

- 8.56 In respect of landscaping and tree works, a tree survey has been submitted with the application which confirms the existence of 11 principal specimens on site, comprising 1x Cat U tree, 7 Cat 'C' low quality trees; and 3x Cat 'B' moderate quality trees; submitted plans suggest the loss of loss of 4 No trees, comprising the U Category Tree, one C category tree, one B category tree and a small Group Category 'C' of moderate quality. However the proposals also include for the provision of 5 replacement trees to offset these losses, which is accepted as an overall benefit to the long term tree provision and future tree health on site.
- 8.57 Notwithstanding the above, a landscaping condition is recommended to finalise the detail of the proposals and position of new planting to ensure for maximum potential health and wellbeing of the trees. The comments of the Council's tree officer are also noted, and the potential for the replacement of the existing poor quality 'C' class trees to the frontage of the site with new tree stock, properly planted and future managed can also be progressed by means of this condition.
- 8.58 An enclosed private amenity area of approximately 85m² usable amenity space is proposed to be shared by the flatted development. This would be laid out as patio and lawn and include for tree planting, Given the proximity of the residential accommodation to Sophia Gardens and to Bute park to the east, and also to Plasturton Gardens to the West, this is considered sufficient to service the development.
- 8.59 Public Open Space
The observations of the arks Officer are noted and concurred with. The development will provide for 12 new residential units which will place an increased demand on existing POS facilities and enjoyment of features in the public realm which will require new provision or maintenance. The requested figure of £17,135 is considered reasonable and proportionate, related to planning objectives and necessary in terms of providing a policy compliant development.

Monies can be secured by means of S106 agreement.

Other Matters Raised in Representations

- 8.60 Parking and Traffic Congestion.
These are covered adequately in the report
- 8.61 Referral to the Design Commission for Wales.
The Design Commission for Wales was established by the National Assembly for Wales to promote good design, and supports local planning authorities, developers, and clients to capture the value of high quality design. However there is statutory requirement for developers to seek advice from DCFW or for Local Planning Authorities to refer planning applications to them.
- 8.62 Critique of previous Office Development in Cathedral Road.
This is not considered relevant to the merit of the proposed scheme.
- 8.63 The demolition of the building would set a dangerous precedent.
Proposals for demolition, as well as for development, are considered on their individual merit, as each will have a unique impact. It is considered that issues of precedent rarely have any direct impact on the determination of alternative development proposals, which in any event should be determined on the basis of a robust and rational analysis with due regard to planning policy, government advice, and other material considerations.

Time for Objection

- 8.64 Neighbours were first notified of the proposals on the 15th August 2016, this is considered more than sufficient time to allow representations to be made.
- 8.65 Increased Traffic. It should be noted that the three buildings on the site have previously been in use as offices and accommodated some 1800m² of floorspace. The offices benefitted from a very large car parking area to the rear of the site. The proposed development is for 4x 2 bed, 7x 1 bed flats and one bedsitting room (Total 12 units) , and a new building of 1670m² of office floorspace. The capacity of the rear car park accommodates a maximum of 24 Office spaces, and 12 residential spaces, which is policy compliant, and will necessitate office workers and residents to use alternative more sustainable transport modes. As the capacity of the car park is finite, this should result in an overall reduction of car movements, and greater reliance on walking, cycling and use of public transport.

High Density. This is not concurred with.

- 8.66 Brutal monolithic structure having an adverse impact on residents of Ryder Street / also resulting in loss of view. As stated the new build office is some 35m away from the rear of properties in Ryder Street, residents of which will also benefit from the reduction of the length of existing extensions at 39 and 37 Cathedral Road which will also be removed. Existing views of the site from Ryder Street would be from the rear onto the existing car park area, boundary enclosures, existing garage and copper beach tree. For the most part, such views will not be materially different.

8.67 Increased traffic volume, adverse impact on the safety of children. For the reasons stated at 8.63 i.e. the absolute capacity of the car park and side streets which also benefit from restricted 'resident only' traffic orders, It is not considered that the development will result in any undue increase in traffic movement in the area, and consequently no additional danger to children.

8.68 The Service Lane will become a Highway/One way proposals for Hamilton Street and Talbot Street will result in traffic on both sides of 40 Ryder Street. The service lane to the rear of Cathedral Road and Ryder Street is currently an adopted highway and offers unrestricted access to traffic. A one way system should not impact in absolute numbers of vehicle movements to the site.

9. **SECTION 106 MATTERS**

9.1 For clarity it is considered necessary for the applicant to provide a payment of **£ 125,280** toward the provision of off-site affordable housing; and **£ 17,135** toward the provision/maintenance of Public Open Space in the area, at the time of implementation of the planning Permission in order that the development can be considered policy compliant.

9.2 For the avoidance of doubt, an appropriate level of highway repairs need only be subject to planning condition

10. **RECOMMENDATION**

10.1 That Planning Permission be Granted subject to conditions.

16/01817



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 Date Nov 2015
 Scale @ A4 1:1250
 Status S1

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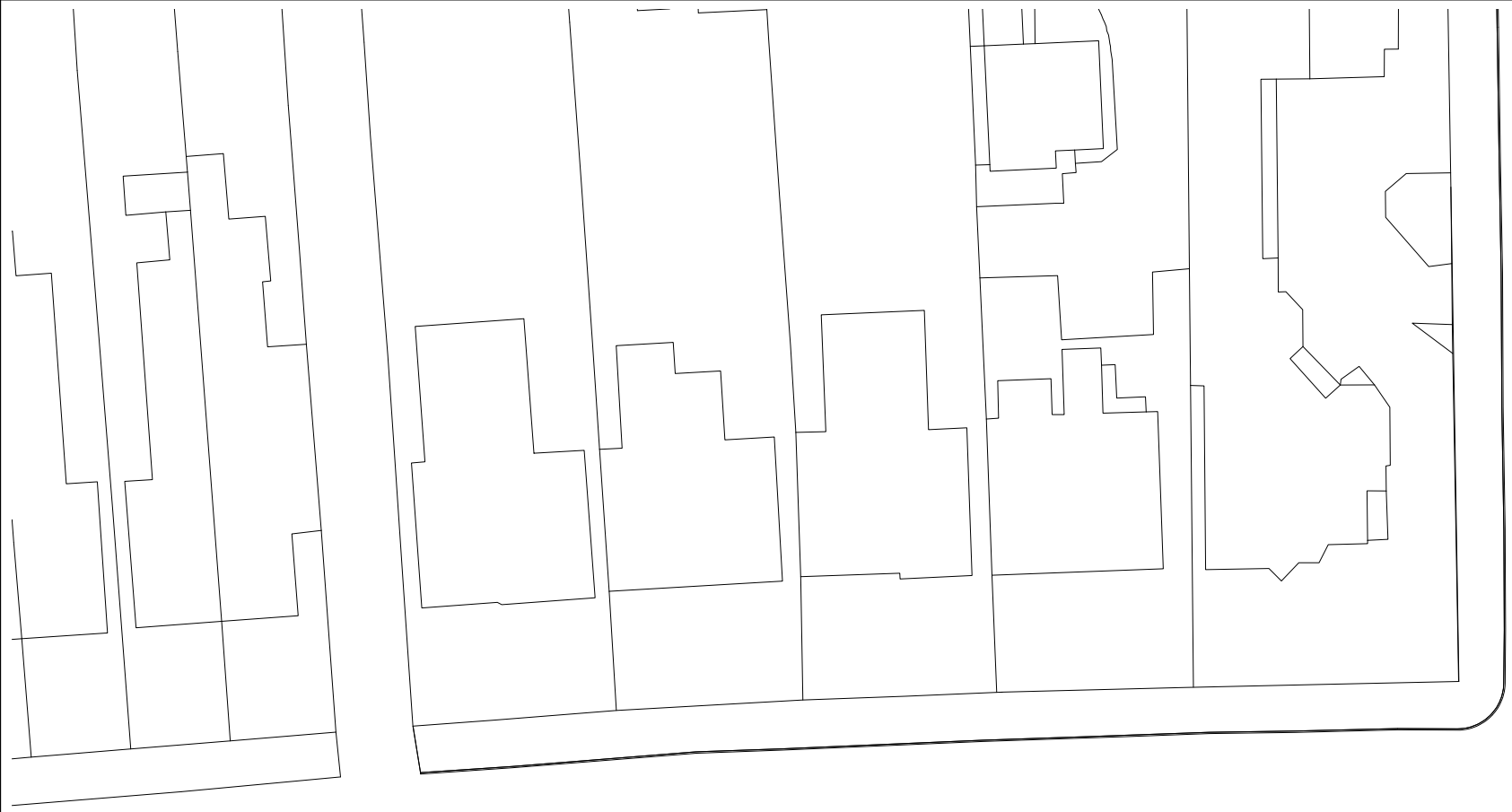
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Project Church in Wales Cathedral Road

Description Location Plan

Job No. 315116 Drawing No. CIW_ASL_00_ZZ_DR_A_L(91)001 Revision P01

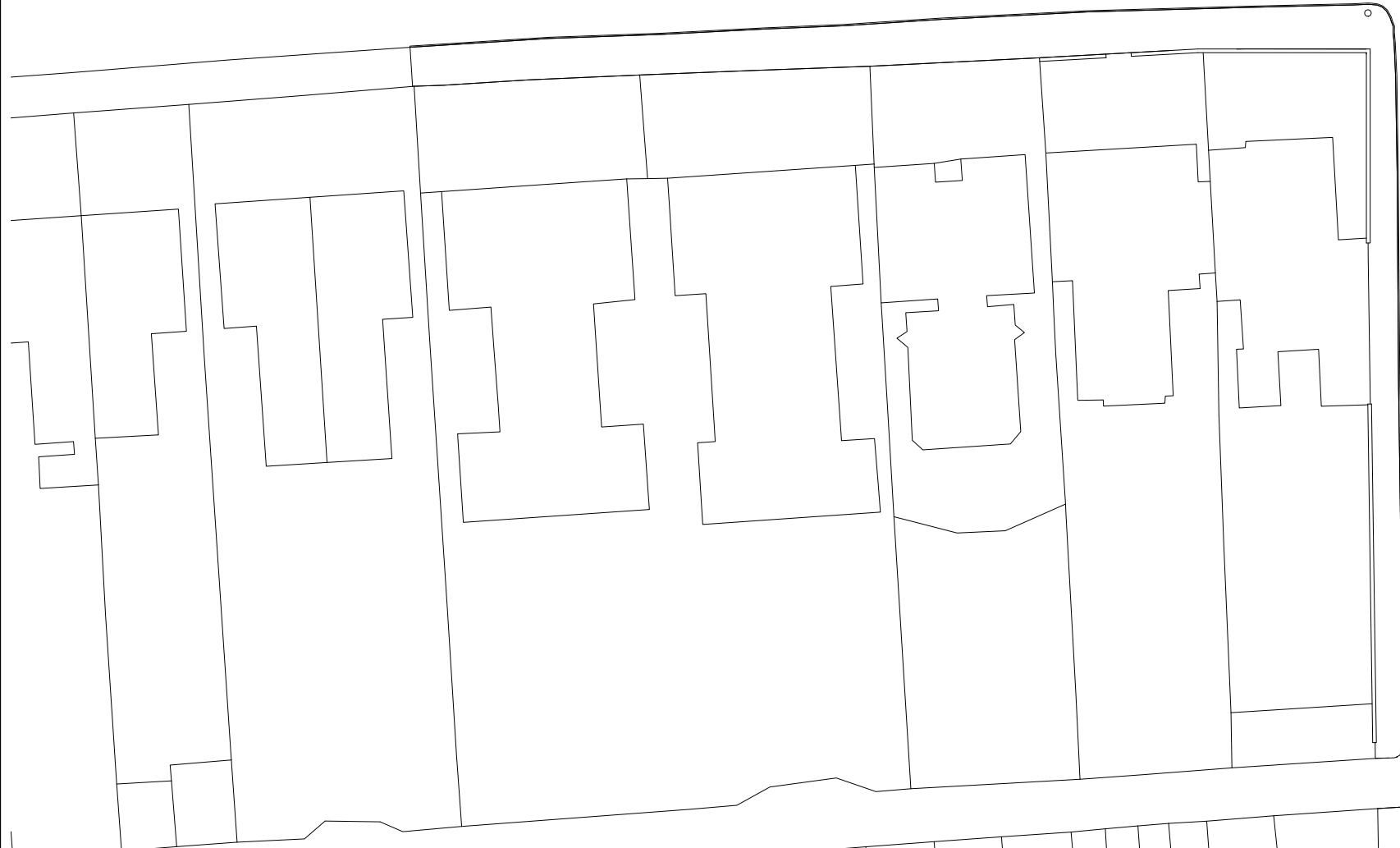


Cathedral Road

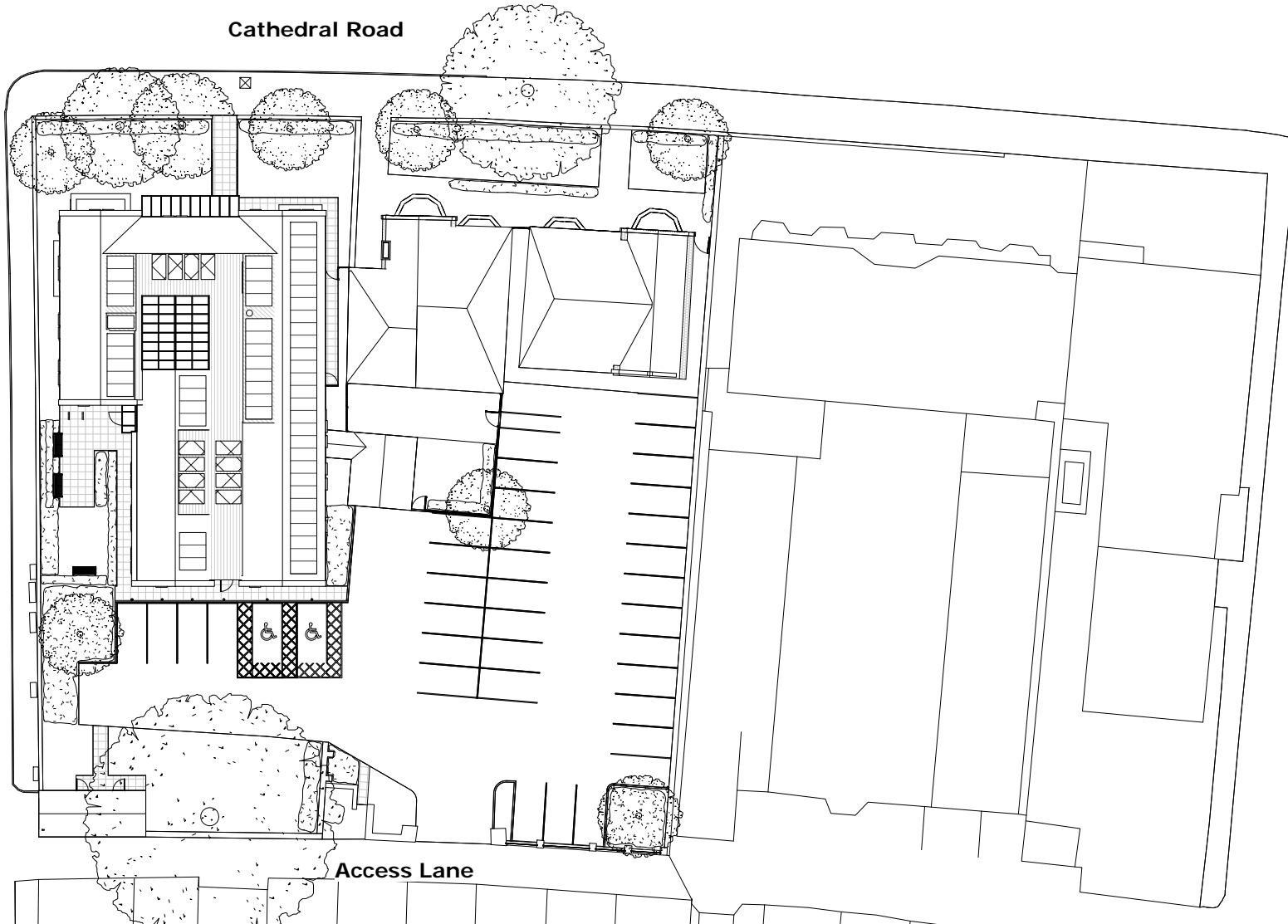


Sophia Close

Cathedral Road



Talbot Street



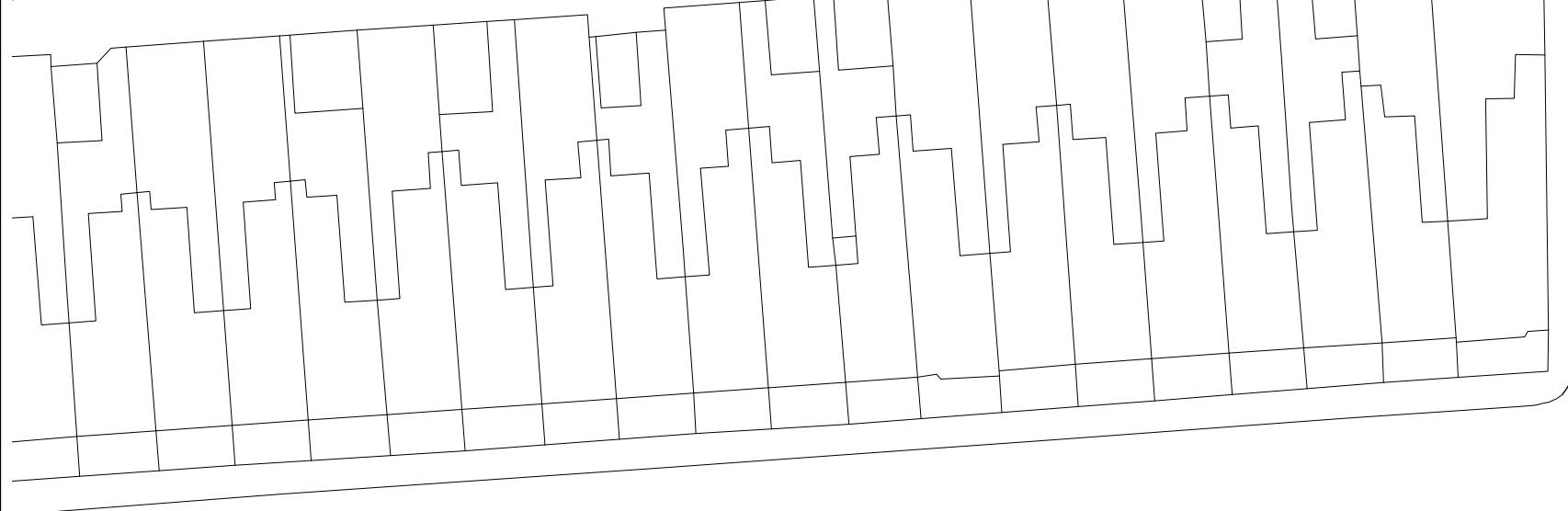
Access Lane

Ryder Street

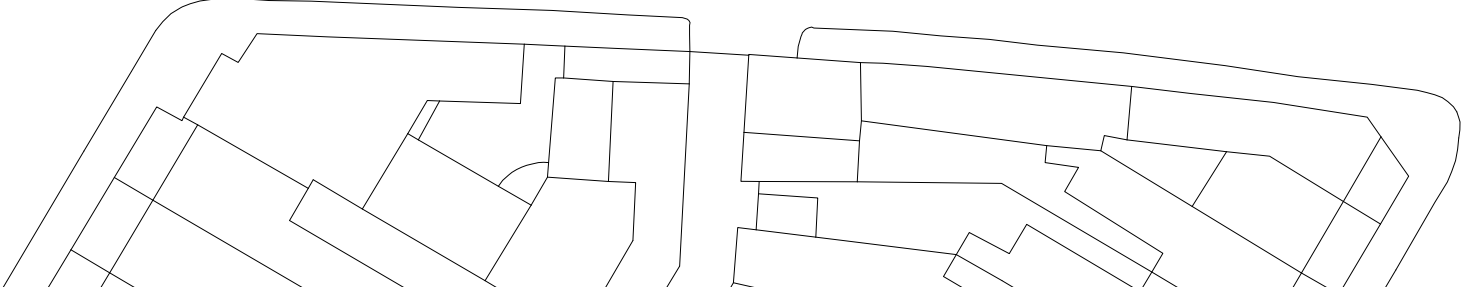
Hamilton Street



Cathedral Road



Ryder Street



Rev	Description	Drawn / Checked	Date Issued
P01.1	Planning Issue	THD / KLT	21.07.16

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 Status S1 Drawings and models powered by Austin-Smith Lord LLP BIM using AutoDesk Revit



Austin-Smith:Lord
 Project Church in Wales Cathedral Road

Description Proposed Block Plan

Job No. 315116 Drawing No. CIW_AS_L00_ZZ_DR_AL(90)102 Revision P01.1



COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/01818/MJR** APPLICATION DATE: 26/07/2016

ED: **RIVERSIDE**

APP: TYPE: Conservation Area Consent

APPLICANT: The Representative Body of the Church in Wales

LOCATION: 37-39A CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9XF

PROPOSAL: PROPOSED DEMOLITION OF 39A CATHEDRAL ROAD (OLD VICARAGE) AND ANCILLARY DEMOLITIONS RELATING TO THE CONSTRUCTION OF A NEW BUILD OFFICE BUILDING, THE CONVERSION OF EXISTING OFFICES AT 37-39 CATHEDRAL ROAD TO RESIDENTIAL USE AND ASSOCIATED HIGHWAY AND ANCILLARY WORKS

RECOMMENDATION 1 : That Conservation Area Consent be **GRANTED** subject to the following conditions :

1. C05 Statutory Time Limit - Con Area Consent
2. No Demolition shall take place until such time as evidence is provided to the Local Planning authority that a Contract has been let for the redevelopment of the site in accordance with a valid planning permission.
Reason: Demolition in isolation would adversely affect the character and appearance of the Cathedral Road Conservation Area and may result in a gap site to the further detriment of that area.

RECOMMENDATION 2 : That the applicant be advised that:

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 DEVELOPMENT**

- 1.1 This proposal involves the demolition of 39A Cathedral Road (the old vicarage).
- 1.2 The application is considered alongside planning application 16/01818 for the redevelopment of the site for a new office building.

2. **DESCRIPTION OF THE SITE**

3.

2.1 The site is located on the corner of Cathedral Road and Talbot Street, which forms the north western boundary of the site.

4. **SITE HISTORY**

13/02351/DCI Replacement of full height boundary wall with half height wall and railings, and forming new vehicle access to existing car park. Granted Jan 2014

4. **POLICY FRAMEWORK**

Planning Policy Wales Edition 9, November 2016

Chapter 6 - Conserving the Historic Environment

Welsh Office Circular

1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales 02/02/98

61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas 05/12/96

Cardiff Local Development Plan 2006-2026 (Adopted January 2016)

KP17: Built Heritage

EN9: Conservation of The Historic Environment

Other Material Considerations

Cathedral Road Conservation Area Appraisal

5. **INTERNAL CONSULTEE RESPONSES**

None

6. **EXTERNAL CONSULTEE RESPONSES**

None

7. **REPRESENTATIONS**

Cardiff Civic Society

7.1 Cardiff Civic Society objects to the proposed demolition of the former vicarage on Cathedral Road, Cardiff applied for by the Representative Body of the Church in Wales.

- 7.2 Demolishing the current building will result in a dangerous precedent being set in a Conservation Area placing historic buildings in this, and other city conservation areas at risk.
- 7.3 The building, although not a Victorian villa, is still broadly in keeping with the historic buildings in the vicinity, and does not jar with the Conservation Area's style and character - as the unsympathetic modern office blocks that already exist do. Mistakes were made in allowing these to be built, which should not be repeated in a more enlightened age. Furthermore, the proposal is in breach of Cardiff Council's own commitment to protecting Cardiff's built heritage. Key Policy 17 says Cardiff's distinctive heritage assets will be protected, managed and enhanced, in particular the character and setting of its Scheduled Ancient Monuments, Listed Buildings, Registered Historic Landscapes, Parks, Gardens, Conservation Areas, Locally Listed Buildings and other features of local interest that positively contribute to the distinctiveness of the city.
- 7.4 Preserving the former vicarage will help maintain the character of the Cathedral Rd Conservation Area, as it is a distinctive building in its own right. A modern replacement will further detract from the integrity of the Conservation Area.

8. **ANALYSIS**

The Historic Environment

- 8.1 The building proposed for demolition is not a statutory listed building; nor does it appear on the Council's Local List of buildings of merit. The building is however located within the Cathedral Road Conservation Area where there is a general presumption to preserve the character and appearance of the area.
- 8.2 Justification has been put forward for the demolition of 39A Cathedral Road.
- 8.3 Circular 61:96 and Chapter 6 of Planning Policy Wales (recently updated) requires that where development involves the demolition of unlisted buildings which make a positive contribution to the character of a conservation area, that such proposals should be considered against the same criteria as proposals to demolish listed buildings.
- 8.4 As with Listed Buildings, there is a presumption in favour of retaining buildings which make a positive contribution to the character and appearance of an area, however unlike listed buildings, (where there is a statutory duty to attempt to preserve the building, i.e. the actual building fabric); in the case of unlisted buildings, the circular does allow for the possibility, that there may be circumstances where retention may not necessarily be a prerequisite of preserving the character or appearance of an area.
- 8.5 The circular provides the criteria which should be considered in respect of proposals for the demolition of Listed Buildings. Namely:
- (i) the condition of the building, and the cost of repairing and maintaining it in

relation to its importance and to the value to be derived from its continued use...

(ii) the adequacy of efforts made to retain the building in use. The Circular suggests that this should include the offer of the unrestricted freehold of the building on the open market at a price reflecting the building's condition ...; and

(iii) the merits of alternative proposals for the site; but caveats this by stating that whilst this is a material consideration, the Secretary of State takes the view that subjective claims for the architectural merits of proposed replacement buildings should not in themselves be held to justify the demolition of any listed building...

- 8.6 It is evident that the Circular advice presupposes that requests to demolish Listed Buildings are likely be based on some economic disadvantage, either as a result of their condition or cost of repair, or by undermining the potential development value of the site; which the planning officer suggests is not always the case, and even if a contributory factor, is often not the whole case.
- 8.7 In respect of the condition of this particular building, (The first criteria) the Planning Officer accepts that The building does suffer from damp issues, and that it is, by virtue of its construction, an inefficient building by modern standards in terms of thermal and acoustic insulation, and that it has suffered subsidence damage; which are all contributing arguments put forward for its replacement.
- 8.8 However the planning officer is also of a view that it is equally evident from the structural report which has been submitted with the application that the structural condition of the building is generally sound. i.e. that although it has notable failings, it could be repaired at a cost, and could, if necessary, be underpinned to stay any potential future movement, if considered to make a significant contribution to the character and appearance of the area.
- 8.9 The simple question then is whether it is justifiable to require the retention of the building based on the contribution it makes to the character of the area, or whether that contribution could be provided by an alternative new build structure which may better serve the needs of the Church, and the community benefit that body provides, as well as maintaining the character and appearance of the area.
- 8.10 The second criteria relating to efforts to keep the building in use are not really applicable in this situation as the building is in use and has formed part of the Church in Wales Headquarters in Cathedral Road for many years. Again, what is more relevant here is whether the building is of sufficient merit to consider that preserving it, potentially, as the Circular suggests, under new ownership, would better serve the character and appearance of the area than allowing a new building which might allow the Church in Wales to remain in the locality.
- 8.11 Given that it would appear that No 39A, is no longer adequate for the Church's

needs. There would certainly appear a vulnerability in a potential situation where the Church might relocate to purpose built offices elsewhere, and place the unrestricted freehold of the building on the open market at a price reflecting the condition of the buildings, as is the Circular advice. The impact of this would also be extended to the potential sale of properties at 37 and 39 Cathedral Road also owned by the Church.

- 8.12 The Circular does accept that development which would bring substantial benefit to the community might outweigh the physical loss resulting from demolition, and also confirms that the architectural merit of redevelopment proposals are a material consideration.
- 8.13 The planning officer disagrees with the view expressed in the design and access statement that the form and design of 39A does not positively contribute to the character of the conservation area. The building is of a different aesthetic to the Victorian and Edwardian buildings lining the road, but that is not considered to make it an 'anomalous' structure, rather more part of the diversity of styles that make up the area. It is accepted however that it would not be possible to alter / extend the building into a new development, as suggested in the Circular in respect of proposals relating to Listed Buildings. As it is agreed that the compartmental nature of the construction and historical nature and layout would preclude this.
- 8.14 The design of the proposed development, although a larger scale building than that which it would replace, is considered a respectful structure, taking key references of scale, mass and proportion from other buildings along Cathedral Road and nearby.
- 8.15 The new building is sympathetic to the adjacent buildings in terms of height of eaves and ridge, includes for a number of design features such as a bay and gable frontage, and makes efficient use of the site in respect of providing an appropriate rear projection set off the boundary, and still allows for a generous space between the building and the rear boundary of the site. Materials too are sympathetic, with brickwork detailed in a Flemish bond rather than modern stretcher work, and with window proportions of more domestic, than commercial scale.
- 8.16 Overall the proposed development is considered to represent an appropriately sympathetic insertion into the conservation area and not to look out of place in the given context. It makes good use of this existing site to the benefit of the wider community, is well designed, environmentally sound, and makes an appropriate contribution to the character of the area, equal to, if not more empathic with surrounding street scape than the former Vicarage .
- 8.17 The Vicarage provides a comforting, pretty, country garden form of architecture within the context of Victorian and Edwardian Villas, but although pleasant, is not exceptional, unique or essential to the character of the area.
- 8.18 On balance, the loss of the former Vicarage is accepted, and although the new building will result in a change to the existing area, its proposed replacement is

a thoughtfully designed building which is considered to maintain the character of the area.

9. **RECOMMENDATION**

That Conservation Area Consent be Granted subject to a condition to secure the redevelopment of the site before the existing building is demolished.

COMMITTEE DATE: 11/01/2017

APPLICATION No. **16/02730/MJR** APPLICATION DATE: 16/11/2016

ED: **BUTETOWN**

APP: TYPE: Outline Planning Permission

APPLICANT: Associated British Ports

LOCATION: LAND ADJACENT TO LONGSHIPS ROAD AND COMPASS ROAD, CARDIFF BAY, CF10 4RP

PROPOSAL: COMMERCIAL DEVELOPMENT (B2 AND B8 USE CLASSES)

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

1.
 - A. Approval of the details of the access, appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - B. Plans and particulars of the reserved matters referred to in condition 1A above, shall be submitted in writing to the local planning authority and shall be carried out as approved.
 - C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reasons:

A. In accordance with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) Order 2012.

B, C and D. In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

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.

Reason :

3. Outline Planning Permission with all matters reserved is Granted for a maximum of 50,000 sq metres of Commercial Development (B2 Industrial / B8 storage and distribution) on land identified on approved site location plan (ref. CA10948-201).
Reason: For the avoidance of doubt.
 4. This permission does not extend to the provision of buildings to be used for the purpose of the manufacture, storage, processing or distribution of any 'hazardous substances' in excess of the controlled quantity of such substances as indicated in column 2 of Part 1 [Hazardous substances and controlled quantities] or column 2 of Part 2 [Named Hazardous Substances] or column 2 of Part 3 [Substances used in an industrial chemical process] in Schedule 1 of the Town and Country Planning Wales The Planning (Hazardous Substances) (Wales) Regulations 2015 or in any subsequent Schedule to the Regulations or Subsequent Regulations as may replace such regulations.
Reason: For the avoidance of doubt and because this determination has been made on the basis of the development of land for the purposes of the manufacture and distribution of products and materials of a non-hazardous nature.
 5. In respect of the approval of reserved matters, the applicant should note that no part of the buildings to be provided shall exceed 8m eaves or 12m ridge height.
Reason : To accord with the indicative plans upon which this determination was based, and to ensure for an appropriate scale of development within the given context.
 6. 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 LPA. 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.
- * 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation

from Ground Gas in Affected Developments,.

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

7. 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 must 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) (not required)
- (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;
- (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).

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

* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

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

8. 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 must 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 must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

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. The remediation scheme approved by condition 8 above must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

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

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

10. 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.
11. 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.
12. 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.

13. 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.

14. The Reserved Matters application required by condition 1 shall include for a site plan indicating the location of, and facilities for the storage of waste and recycling for each unit, and provisions for waste and recycling collections.

Reason: To ensure for a sustainable waste and recycling solution for the development.

15. 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
- v. Wheel washing facilities
- vi. Measures to control the emission of dust and dirt during construction
- vii. A scheme of recycling/disposal of waste resulting from any demolition and construction works
- viii. A construction lighting scheme and lighting regime which shall be designed to minimise the disturbance of birds using the foreshore;
- ix. A detailed site preparation and construction noise assessment; and
- x. Such measures as will be implemented to prevent soils and other contaminants from entering the estuary

Reason: In the interests of highway safety; public amenity; and to prevent any contamination of the estuary and any adverse impacts on the wildlife which use it.

16. No site preparation or construction works shall be undertaken during the migratory/overwintering period for wetland birds [October to March Inclusive] without the express consent of the Council's Ecologist.

Reason: To ensure that the development will not disturb migratory / overwintering wetland birds. To ensure that the development does not

disturb migratory / overwintering wetland birds which are designated features of the Severn Estuary European Marine Site.

17. The Reserved Matters applications required by Condition 1 shall include for cross-sections of the proposed development in context of the site and foreshore and also indicate any existing, proposed or temporary bunds, screening or other features in between.
Reason: In order to allow the LPA to assess whether there are any lines of sight between wetland birds on the foreshore and construction activities on the development site. In order to allow the LPA to assess, in accordance with Regulation 61(1) of the Conservation of Habitats and Species Regulations 2010 (as amended), whether there are any lines of sight between overwintering and migratory wetland birds on the foreshore, and construction activities on the development site.
18. No site preparation or construction works shall be undertaken until a 'Precautionary Working Method Statement' in relation to reptiles has been submitted to and approved in writing by the Local planning Authority, and thereafter all works shall accord with the approved statement.
Reason: To ensure that appropriate working methods and mitigation are applied in order to maintain the conservation status of reptiles / protected species.
19. The measures outlined at section 4.1.7 of the Preliminary Environmental Assessment shall be implemented prior to and during the course of construction, full details of which having first been submitted to and approved in writing by the local planning authority.
Reason: To ensure for appropriate mitigation of the impact of the development on the Environment.
20. No development shall commence until a comprehensive 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 flows and any connection to the existing sewerage network, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in full in accordance with the approved details prior to the beneficial use of the development and thereafter 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.
21. Prior to the commencement of the development approved by this planning permission (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in

writing, by the local planning authority:

1. A preliminary risk assessment which has identified;
 - All previous uses;
 - Potential contaminants associated with those uses;
 - A conceptual model of the site indicating sources, pathways and receptors;
 - Potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.
Reason : The controlled waters at this site are of high environmental sensitivity and contamination is known/strongly suspected at the site from the previous historical uses.

22. Prior to the commencement of development (Or other such time as may be agreed with the local planning authority), a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.
Reason : To demonstrate that the remediation criteria relating to controlled waters have been met and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.
23. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan

shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long- term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

Reason : To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

25. Further to the completion of site investigation works but prior to the commencement of any site preparation or construction works, The Draft Construction Environmental Management Plan, produced by Wardell Armstrong, dated September 2016, shall be updated and supplemented in respect of :

- i) the measures to be taken for preventing materials entering the estuary and thereby any adverse impacts on the designated SAC/SPA/SSSI, and
- ii) the proposals for removal or the long-term management / control of Japanese knotweed on the site.

The updated plan shall thereafter be submitted to and approved by the local planning authority in writing prior to the commencement of any site preparation/construction works on the land, and such works shall thereafter accord with the approved plan.

Reason: To safeguard the environment

26. The reserved matters required by condition 1 shall include for a detailed construction methodology, and no site preparation or building construction works shall take place until such time as full details of the proposed building foundations, the nature of building construction, materials / product specifications have been approved as part of the reserved matters.

Reason: To ensure that appropriate regard and actions are taken to minimise the potential for contamination of the estuary and any adverse impacts on the wildlife which use it.

RECOMMENDATION 2 : In respect of the discharge of condition 20, It is recommended that developers should:

1. Follow the risk management framework provided in CLR11, Model procedures for the management of land contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency “Guiding Principles for Land Contamination” (which has been adopted by NRW) for the type of information required in order to assess risks to controlled waters from the site. The local authority can advise on risk to other receptors, e.g. human health.

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to NRW's:

- Position statement on the Definition of Waste: Development Industry Code of Practice and;
- website at www.naturalresourceswales.gov.uk for further guidance.

Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear. If in doubt, the Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

RECOMMENDATION 3: That the applicant be advised:

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.

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

1. **DESCRIPTION OF DEVELOPMENT**

- 1.1 Outline Planning Permission is sought for between Circa 36,000m² and Circa 46,000 sq metres of Commercial Development (B2 Industrial / B8 storage and distribution) development on a 15.4 hectare site to the NE of Queen Alexander Dock.
- 1.2 Submitted plans suggest 3 Masterplanning options which indicate how the site could be developed for the purposes mentioned.

The submission provides

- Completed Forms and Certificates
- Site Location Plan (ref. CA10948-201);

- Masterplan Option A (ref. CA10948-301 Rev A); - 8 Unit option
Indicating 2 large units of Circa 9600m²; 1 medium unit of Circa 5400m²; 3 medium units of Circa 5000m², and 2 smaller units 1200m² and 2400m² respectively.

- Masterplan Option B (ref. CA10948-302 Rev A); - 9 Unit option
Indicating 1 large unit of Circa 12250m²; and 5 medium units of Circa 4500m² to 5100m²; and 2 smaller units 3168m² and 1 unit of 2305m² .

- Masterplan Option C (ref. CA10948-303 Rev A); - 10 Unit option
Indicating 3 medium units of Circa 5760m²; 1 medium unit of Circa 4800m²; 2 medium units of Circa 3840m², 1 medium unit of Circa 3168m² and 3 smaller

units of 1152m².

The application is also accompanied by :

- Design & Access Statement;
- Planning Statement;
- Pre-Application Consultation Report;
- Preliminary Ecological Appraisal;
- Technical Note – Transport;
- Interim Travel Plan;
- Outline Construction Environmental Management Plan; and
- Phase 1 Geo-Environmental and Geotechnical Desk Study

2. **DESCRIPTION OF THE SITE**

- 2.1 The application site itself covers an area of approximately 15.39 hectares (38 acres) and is located to the north east of Queen Alexandra Dock.
- 2.2 The site is bounded by Longships Road to the south, beyond which lies Cardiff Flats and the Bristol Channel/Severn Estuary. Longships Road also bounds the site to the east, beyond which lie a number of industrial compounds and depots. The north of the site is bounded by Compass Road, its roundabout junction with Longships Road and by adjacent commercial units to the west which front onto Cold Stores Road. The Travis Perkins distribution centre and associated surrounding hardstanding bounds the site to the west. Surrounding land use is commercial, industrial and warehousing in nature, including port-related operational land. To the north east of the site is the Valero petrol storage depot. [This is regulated by the Health and Safety Executive (HSE)]
- 2.3 At present, the site accommodates two small aggregate recycling facilities. On the northwest and southwest parts of the site. The remainder (majority) of the site is vacant with areas of rough grass, scrub vegetation and an area of standing water to the north.

The site margins are marked by earth bunds, typically 1m to 2m in height, although the earth bund along the western boundary is up to 5m in height.

- 2.4 A Japanese Knotweed treatment area is located within the central site area, surrounded by Herras fencing. This was previously regulated as a Waste Management Area (WMA) and the subject of a Japanese Knotweed Management Plan.
- 2.5 The site lies at an elevation of 10m to 11m AOD and is partly located in flood zone B. The land/waters to the south of the site are designated as SINC, and the Severn Estuary is designated as a RAMSAR Site and SSSI. The site itself has no conservation or environmental designation.

3. **SITE HISTORY**

- 3.1 The site has previously been used for Rally / Motorsport activities with the

benefit of Planning Permission 00/01496/R Granted in Sept 2000.

3.2 Previously the site has been used for the production of construction fill from recycled bricks and concrete products.

4. **POLICY FRAMEWORK**

Planning Policy Wales Edition 9, November 2016

Chapter 5 - Conserving and Improving Natural Heritage and the Coast

Chapter 7 - Economic Development

Chapter 8 - Transport

Chapter 13 - Minimising and Managing Environmental Risks and Pollution

WG Technical Advice Notes

TAN 5: Nature Conservation and Planning (2009)

TAN 11: Noise (1997)

TAN 12: Design (2009)

TAN 14: Coastal Planning (1998)

TAN 15: Development and Flood Risk (2004)

TAN 23 Economic Development (2014)

Welsh Office Circular

11/99: Environmental Impact Assessment 30/06/99

Cardiff Local Development Plan 2006-2026 (Adopted January 2016)

EC1: EXISTING EMPLOYMENT LAND

EN5: DESIGNATED SITES

EN6: ECOLOGICAL NETWORKS AND FEATURES OF IMPORTANCE FOR BIODIVERSITY

EN7: PRIORITY HABITATS AND SPECIES

EN12: RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES

EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION

EN14: FLOOD RISK

T5: MANAGING TRANSPORT IMPACTS

T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

Other Material Considerations

Section 149 Equality Act 2010

Previous Local Plan/UDP Supplementary Planning Guidance
Access, Circulation and Parking Standards Jan 2010

5. **INTERNAL CONSULTEE RESPONSES**

5.1 **Ecology**

The proposed development site lies adjacent to the Severn Estuary European Marine Site.

Under Regulation 61(1) of the Conservation of Habitats and Species Regulations 2010 as amended, referred to as the 'Habitats Regulations', a competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which...

- a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- b) is not directly connected with or necessary to the management of that site,

must make an appropriate assessment of the implications for that site in view of that site's conservation objectives. These conservation objectives will be as set out in the most recent advice from Natural Resources Wales.

5.2 The process of establishing whether there is likely to be a significant effect upon a European Site, and if so undertaking an 'appropriate assessment', is known as a Habitats Regulations Assessment or 'HRA'.

5.3 When a planning application is submitted for a proposal which might affect a European Site, Cardiff Council will have to consider whether a HRA is required. In this instance, noting that much of the proposed development is close to the foreshore of the Severn Estuary, my view is that a HRA is required in this instance.

5.4 This being the case I agree with the statement in section 4.1.6 of the Preliminary Ecological Appraisal 'PEA' version C as to the scope of potential impacts upon the Severn Estuary European Marine Site features

However, the level of detail of the HRA must be appropriate to the level of detail of the plan or project concerned. Noting that application 16/02730 is for outline consent, a fully detailed HRA should be left to the subsequent Reserved Matters application.

5.5 At the Outline Planning Application stage I have the following comments in respect of the Severn Estuary European Marine Site:-

5.6 In general I support the measures proposed in section 4.1.7 of the PEA.

5.7 In relation to the second bullet point, it should be clarified that the main overwintering / migratory period for wetland birds should be taken as October to March inclusive. Therefore any construction works should be timed so as to avoid this period.

- 5.8 In relation to the third bullet point, cross-sections of the proposed development should be provided, which include the foreshore and any bunds etc in between. This will help us to assess whether there are any lines of sight between wetland birds on the foreshore and construction activities on the development site.
- 5.9 The threshold of visual disturbance, beyond which any disturbance effects are not considered to be significant, is taken as 200m. Therefore, approximately half of the site (i.e. the northern half) is beyond this threshold and so effects of disturbance upon wetland birds need not be considered.
- 5.10 Measures to avoid mobilisation of ground contaminants such that they enter the Severn Estuary have been proposed by NRW in their response of 1st November 2016. Provided these are implemented then it should be possible to avoid significant contamination of the Estuary.
- 5.11 If these measures are implemented and this information provided, then in principle it should be possible to avoid a likely significant effect upon the Severn Estuary European Marine Site, such that an appropriate assessment is not needed.
- 5.12 In relation to other nature conservation issues, at point 4.1.12 of the PEA there is a suggestion that further GCN surveys are needed. We have no records of GCN in this part of Cardiff, and this area has been heavily modified by industrial usage over the last 200 years, so I would say that it is very unlikely that this species would be present. Therefore I do not see the need for further GCN surveys.
- 5.13 I look forward to commenting on a Precautionary Working Method Statement in relation to reptiles, which should be submitted in support of any Reserved Matters application.
- 5.14 **Traffic and Transportation**
- 5.15 The Transport Officer notes that the development is part of the secure port, but will connect with the adopted highway. The submitted technical note on Transport and Submitted travel plan acknowledge the principle of providing and maintaining car parking standards below a maximum threshold in accordance with the Council's SPG and committing to more sustainable transport modes including walking and cycling as well as public transport. Approval of such matters can therefore be left to a reserved matters stage.
- 5.16 The Highway network to the secure port and application site have been constructed to accommodate heavy vehicles and long vehicles of both fixed and articulated axle design. As such there is no objection to the principle of the use of the land for industrial/storage and distribution purposes, especially as it is designated as employment land.
- 5.17 As all matters are reserved, access and manoeuvring will need to be considered at

a detailed level in the future, however the principles of road design offered within the supporting documentation would appear appropriate as there is no objection to any of the indicative road / distribution arrangements proposed.

5.18 Waste

5.19 In the Reserved Matters application, a location for the storage of waste and recycling, and presentation for collection must be included on site plans, refuse storage must thereafter be retained for future use. Waste must not be stored on the highway.

5.20 Waste Management have no preference over which site plan option is chosen. All are equally suitable in regards to access for waste collections.

5.21 Please remind the agent/applicant that a commercial contract is required for the collection and disposal of all commercial waste (see extract from the Waste Collection and Storage Facilities SPG below):

5.22 Pollution Control Noise and Air
No Comment

5.23 Pollution Control Contaminated Land

In reviewing available records and the application for the proposed development, the site has been identified as formerly commercial/industrial. In addition former landfill/raise sites have been identified on and within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. These factors may give rise to potential risks to human health and the environment for the proposed end use. This is supported by the following information submitted as part of the application:

Wardell Armstrong, 21/09/2016; Phase I Geo-Environmental and Geotechnical Desk Study Report Ref: CA10948

5.24 An assessment of the risks associated with potential contamination and ground gas is therefore required. The above report negates the need for a contamination desk study and the standard contamination condition should be amended to reflect this.

5.25 Should there be any importation of soils to develop the 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.

5.26 Shared Regulatory Services requests the inclusion of the following 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:

Ground gas protection
Contaminated land measures – assessment (amended).
Contaminated land measures – remediation & verification plan
Contaminated land measures - remediation & verification
Contaminated land measures – unforeseen contamination
Imported soil
Imported aggregates
Use of site won materials
Contamination and unstable land advisory notice

- 5.27 **Cardiff Harbour Authority**
Any Comments will be reported at Committee

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 **Health and Safety Executive**

HSE have been consulted and have referred the LPA back to the web consultation system. HSE advice is that the development is within the consultation distance of a hazardous installation and that further advice should be sought. Any further advice will be reported at committee.

6.2 **Welsh Water**

We have reviewed the information submitted as part of this application and note that the submission does not include a drainage strategy. Our records indicate the drainage within the vicinity of this site is private. We therefore recommend that if you are minded to grant planning consent for the above planning application that the following conditions and advisory notes are included within any subsequent consent notice.

Conditions:

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 flows and any connection to the existing sewerage network, 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.

6.3 **Natural Resources Wales**

Based upon the information provided, we would recommend that the LPA should only grant planning permission if conditions were attached to any permission granted. These would address significant concerns that we have

identified and we would not object provided these conditions were attached to any future permission.

6.4 Land Contamination

The desk study has highlighted numerous historical uses of the site, which have the potential to have caused contamination of the soil and groundwater. The site is located on Secondary A and B aquifers and adjacent to the Severn Estuary Special Area of Conservation (SAC), which we consider to be of high environmental sensitivity with respect to controlled waters. If any planning application was submitted we would request the following conditions to be imposed on any planning permission granted.

Condition 1

Prior to the commencement of the development approved by this planning permission (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified;
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason

Natural Resources Wales considers that the controlled waters at this site are of high environmental sensitivity and contamination is known/strongly suspected at the site from the previous historical uses.

Condition 2

Prior to [commencement of development]/ [occupation of any part of the permitted development], a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a

“long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason : To demonstrate that the remediation criteria relating to controlled waters have been met and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition 3

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

Reason : To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

Construction Environmental Management Plan

Condition 5

The Draft Construction Environmental Management Plan, produced by Wardell Armstrong, dated September 2016, should be updated once the site investigation works are completed. In addition, further details are required in the Construction Environmental Management Plan regarding i) the measures to be taken for preventing materials entering the estuary – see comments below regarding the SAC/SPA/SSSI, and ii) the proposals for removal or the long-term management / control of Japanese knotweed on the site.

6.6 Site Drainage

Condition 6

There has been no information on potential site drainage submitted. At the planning application stage, details on foul water and surface water drainage should be included in a drainage strategy. Depending on the level of

information provided, further details may then be required to be submitted as part of a condition of any permission granted.

6.7 We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model procedures for the management of land contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency “Guiding Principles for Land Contamination” (which has been adopted by NRW) for the type of information required in order to assess risks to controlled waters from the site. The local authority can advise on risk to other receptors, e.g. human health.

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to our:

- Position statement on the Definition of Waste: Development Industry Code of Practice and;
- website at www.naturalresourceswales.gov.uk for further guidance.

Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2010

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear. If in doubt, the Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

6.8 Severn Estuary Special Area of Conservation (SAC), Special Protection Area (SPA), RAMSAR, Site of Special Scientific Interest (SSSI)

The proposed development is located 50metres away from the above statutory designated sites. Due to the close proximity of the application site to these designations, there is the potential for the proposals to affect the features of the above protected sites during both the construction and operational phases of the development.

We have reviewed the 'Prairie Site, Longships Road, Port of Cardiff Ecological Appraisal Rev – A' dated June 2016. We support the suggested approach to assessing the potential effects of the development on breeding and wintering birds using the foreshore, as advised by Cardiff's in-house Ecologist. We also support the measures detailed in 4.1.7 which are to be employed during the construction phase of the development. An appropriate lighting regime should be chosen for the site both during and post construction which minimises the disturbance of birds using the foreshore and we would also recommend that a noise assessment be included with the planning application.

Great care must be taken to prevent soils and other contaminants from entering the estuary as part of the proposals, particularly during construction. We would expect details of construction activities and associated measures for preventing materials entering the estuary to be included with the planning application documentation as referred to in section 4.1.7 of the above document.

6.9 Great Crested Newts- European Protected Species

We note that the Ecological Appraisal report submitted in support of the above application produced by Wardell Armstrong, dated June 2016 has identified that Great Crested Newts were not using the application site. We therefore have no further comments to make on this matter.

Our comments above relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link

(<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

6.10 South Wales Police

Raise no objection to the proposals but would urge the developer to ensure for adequate site protection and security measures at a reserved matters stage, and that the development be designed to achieve:

- 1 A Design and layout which provides for parking is close to and well over looked from the industrial units to reduce risk of vehicle related crime.
- 2 All ground floor entrance/exit doors (other than designated fire exit doors) comply with PAS24: 2012. To reduce risk of burglary.
- 3 All buildings should be fitted with police policy compliant monitored alarm systems reason to reduce the risk of burglary.
- 4 All ground floor windows should be PAS24 2012 compliant reason to reduce risk of burglary.
- 5 A scheme of work should be submitted to the local authority for approval in terms of estate lighting to enhance public safety.

6 A scheme of work should be submitted to the local authority for approval in terms of CCTV reason to deter crime / assist in any necessary prosecutions.
7 Site enclosure by 2.1 min weld mesh fencing and gating when not in use to prevent crime.

7. **REPRESENTATIONS**

Adjacent Occupiers have been consulted and the proposals have been advertised on site and in the local press. No representations have been received.

8. **ANALYSIS**

8.1 **Environmental Impact Assessment**

The proposal has been screened with regard to the need for the preparation of an Environmental Statement under screening application SC16/00007/MJR where it was concluded that the proposals were a Schedule 2 Development for the Purpose of the Regulations but were not an EIA development necessitating the submission of an Environmental Statement as the Development of industrial units in the location and the given context were not considered to have any significant environmental effects to warrant the submission of an Environmental Statement provided that any subsequent application for planning permission was accompanied by sufficient technical documentation to allow the Local Planning Authority to consider the local environmental impacts of the proposals.

This has been undertaken.

8.2 **Overview**

The proposal is for industrial and storage/distribution uses on an area of land of limited ecological value allocated for employment use in the Local Development Plan. The land is however located next to the foreshore and Severn Estuary which holds several environmental/ecological designations; and close to a petrol chemical storage installation. As such the principal issues to be considered are the quantum of development, the nature of the industrial / storage proposals; the impact on the highway network; and the prevention of pollution, both generally and to the designated sites.

8.3 **Land Use**

The application proposes Industrial and Storage and Distribution uses on an area of land designated for employment use in the Local Development Plan. The proposals therefore raise no land use policy objection.

The application confirms that there is no intention to manufacture, store or distribute hazardous substances. This can be controlled by means of planning condition.

8.4 Design

Three indicative options of between Circa 36,000 and 46,000m² have been submitted. As the application is in outline, a ceiling level of 50,000 m² of development floorspace is considered appropriate, and would allow the developer further flexibility in design. This can be controlled by condition. All of the three indicative layout options proposed indicate buildings with an eaves height of 8m and ridge height of 12m. The scale of the units is not objectionable within this industrial setting and can again be controlled by condition.

8.5 The Natural Environment

The site is a previous land fill site on reclaimed land with industrial history, and a large proportion of it has previously been used for rally car racing. It offers limited habitat potential, although a precautionary approach is suggested in respect of reptile protection.

The site bounds the Severn Estuary which contains a number of protective designations, principally relating to the marine environment and in respect of available habitat for overwintering and migratory birds. An assessment has been made in accordance with Regulation 61(1) of the Conservation of Habitats and Species Regulations 2010 (as amended). Conditions have been proposed by the Council's own ecologist and by Natural Resources Wales to avoid significant harm to the features of the Severn Estuary nature conservation designations. Provided the proposed conditions are implemented, it is not considered likely that the proposed scheme would be likely to have a significant effect upon those features, as required by the Conservation of Habitats and Species Regulations, however a more detailed appraisal of these impacts will take place at the reserved matters stage.

There is nothing within the conclusions/recommendations of either party which would suggest that the site should not be used for the purposes proposed, and the Planning Officer considers that the recommended conditions are appropriate and meet planning tests.

8.6 Pollution

The Planning Officer notes the site to be some 600m away from the nearest existing residential development at Adventurers Quay and separated from it by the operational dock. The site is also some 470m away from the nearest proposed residential development at Roath Basin South (Porth Teigr) and similarly separated by the operational port. Given the allocation of the land for employment purposes, and the nature of the context it is considered unlikely that the use of the land for industrial and storage and distribution uses would cause any undue disturbance to existing or future residents located at this distance. The lack of objection from the Council's pollution control officer (Noise and Air) is also noted and the planning officer is also of a mind that any additional requirement for sound proofing as might be necessary for any potentially noise intensive B2 use can be accommodated at the point of the consideration of reserved matters.

8.7 Flood Risk

A proportion of the site falls within flooding zone B, in respect of which there may have been a history of flooding, and where TAN 15 suggests a precautionary approach where site levels should be checked against the extreme (0.1%) flood level. The TAN suggests that if site levels are greater than the flood levels used to define adjacent extreme flood outline there is no need to consider flood risk further.

The site is also predominantly higher than 10-11m AOD. and the Phase 1 Geo-environmental and geo-technical desk study submitted with the application suggests that the site is at less than a 1 in 1000 risk of flooding in any year.

It is the Planning Officer's opinion that non residential use of the land is therefore appropriate, and that the likelihood of damage to plant or stored materials or products would be very low, and that the consequences of flooding can therefore be appropriately managed within the detailed design of the buildings.

8.8 Transport

The Transportation Officer has noted that the site is located within the secure port area, but is accessed from the adopted highway network.

That network however is designed to accommodate the largest and heaviest of vehicles, as it serves a number of industrial areas and processing facilities. The Planning Officer therefore concurs that the development is unlikely to place any unacceptable additional burden on the network

The final access point and road layout within the development are therefore considered appropriate to evaluate at the reserved matters stage.

8.9 Waste Management

A commercial contract will be required for the disposal of commercial wastes, whether utilising local authority, private, or specialised services. It will be an expectation of the design however that it accords with Local Authority adopted standards. A condition is recommended in this regard.

8.10 Other Issues

The site is located adjacent to the Valerto Petrol Depot which is covered by COMAH Regulations. The applicant confirms that it is not envisaged that the industrial uses for which planning permission is sought will involve the manufacture, processing or storage or distribution of any notifiable quantities of hazardous substances as may require hazardous substance consent.

The planning officer considers that the proposed use will undoubtedly provide

for a more intensive use of Longships Road, but that the carriageway is both constructed for vehicle weight and size and that therefore the proposed use should not present any significant impact on the safe operations of the fuel depot.

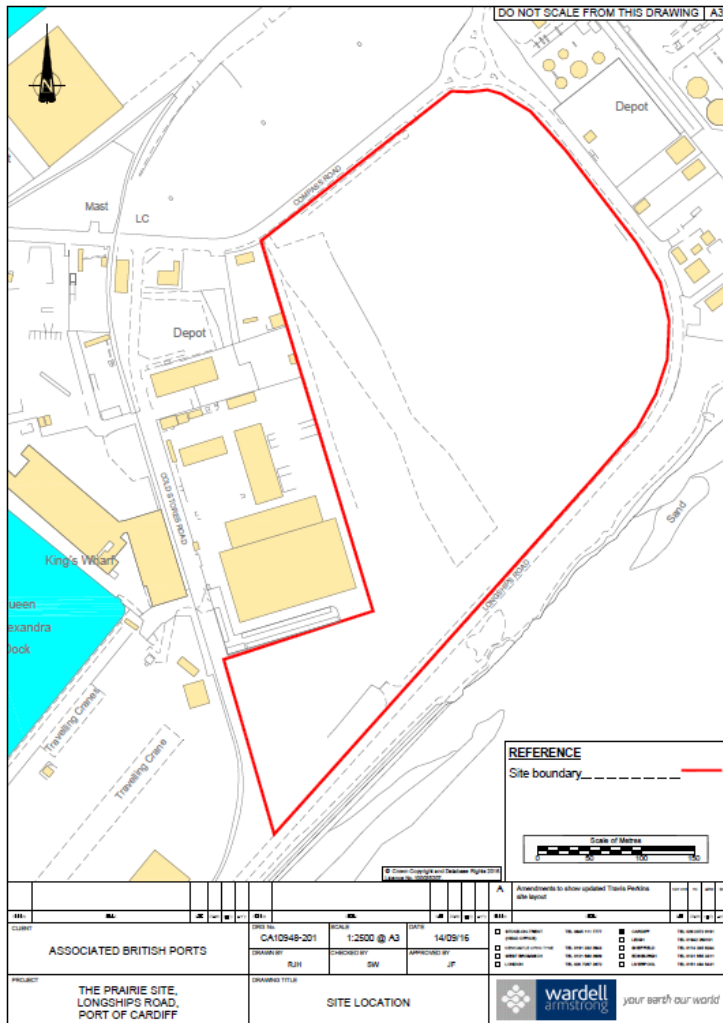
Any contrary advice or specific requirements of received from HSE will be reported at planning committee.

9. **SECTION 106 MATTERS**

9.1 None

10. **RECOMMENDATION**

10.1 That OUTLINE Planning Permission be Granted subject to conditions relating to matters which are not reserved for future consideration.



Applications decided by Delegated Powers between 03/12/2016 and 31/12/2016

Total Count of Applications: 187

<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>
16/02791/MJR	22/11/2016	Vale of Glamorgan Council	REQUEST FOR OBSERVATIONS - REMOVAL OF WASTE MATERIAL STORED ON SITE SINCE 1983 AND THE RESTORATION OF THE LAND.	MEADOWLANDS ESTATE, DROPE ROAD, THE DROPE	38	True	Raise No Objection	30/12/2016

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>
16/01734/MJR	20/07/2016	Cardiff and Vale University Health Board	THE WORKS PROPOSED TO BUILDINGS 12 AND 14, ARE: EXTENSION TO BUILDING 14; INTERNAL RECONFIGURATION OF THE FLOORSPACE IN BUILDING 14; REPLACE THE WINDOWS IN 14; ERECT WALL PROTECTION TO PART OF THE EASTERN ELEVATION; ERECT HOT WATER TANKS IN BUILDING 12 AND CONNECT TO BUILDING 14 VIA PIPING WALL ERECTED PIPING INCLUDING THE PROPOSED WALL PROTECTION TO THE FACADE OF BUILDING 14; AND RESURFACE COURTYARD ADJACENT TO THE BUILDINGS FOR USE AS A CAR PARK.	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	147	False	Permission be granted	14/12/2016

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16/02153/MNR	09/09/2016	M+J COSGROVE CONSTRUCTION LTD	DISCHARGE OF CONDITION 11 (DRAINAGE) OF 15/00919/MNR	58 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0DF	87	False	Full Discharge of Condition	05/12/2016
16/02105/MNR	23/09/2016	JENKINS	CONSTRUCTION OF 1 NEW TWO BEDROOM DWELLING	65 DIAMOND STREET, ADAMSDOWN, CARDIFF, CF24 1NR	90	False	Permission be granted	22/12/2016
16/02460/MNR	28/10/2016	FERJANY	TWO STOREY FRONT EXTENSION WITH RETENTION OF MULTI PURPOSE HALLS AS A PLACE OF WORSHIP	AL IKHLAS CENTRE, 92 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1NH	55	True	Permission be granted	22/12/2016

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>
16/02197/MJR	16/09/2016	Cardiff Community Housing Association and Morganstone Ltd.	DISCHARGE OF CONDITION23 (PILING) OF 15/02597/MJR	LAND AT SCHOONER WAY, ATLANTIC WHARF	81	False	Partial Discharge of Condition (s)	06/12/2016
16/02805/MJR	01/12/2016	Cardiff Community Housing Association Ltd	DISCHARGE OF CONDITION 14 (CODE FOR SUSTAINABLE HOMES) OF 13/01239/DCI	FORMER SITE OF HANNAH STREET UNITED REFORMED CHURCH, HANNAH STREET, BUTETOWN, CARDIFF, CF10 5LA	14	True	Full Discharge of Condition	15/12/2016
16/02796/MJR	24/11/2016	Aviva Life & Pensions UK Ltd	MINOR ALTERATIONS TO PLANS PREVIOUSLY APPROVED UNDER 16/00547/MJR	PLOT 5, PIERHEAD STREET, CARDIFF BAY	28	True	Permission be granted	22/12/2016
<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>

16/02639/MNR	02/11/2016	Orchard Media & Events Group	ALTERATIONS TO THE FRONT ELEVATION OF UNITS 1 AND 2, PRIORITY BUSINESS CENTRE, CURRAN ROAD, CARDIFF	UNITS 1 AND 2, PRIORITY BUSINESS CENTRE, CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5ND	34	True	Permission be granted	06/12/2016
16/02696/MNR	08/11/2016	Schroder UK Real Estate Fund	DISCHARGE OF CONDITION 4 (STORY BOARD PDF OF LIGHTING SHOW) OF A/16/00147/MNR	MERMAID QUAY, BUTE CRESCENT, CARDIFF BAY	30	True	Full Discharge of Condition	08/12/2016
16/02737/MNR	14/11/2016	Parks/Sports/Harbour	MINOR ALTERATIONS TO PLANNING PERMISSION 16/00412/MNR - MINOR CHANGES TO INCLUDE REDUCTION IN HEIGHT FROM 2.7M TO 2.6M AND INCREASE IN DEPTH FROM 1.2M TO 1.3M. THE UNITS TO BE PAINTED IN A GREY TONE TO LOOK BEACH WEATHERED	WATER BUS PONTOONS, ROALD DAHL PLASS, WATERFRONT, CARDIFF	28	True	Permission be granted	12/12/2016
16/02917/MNR	08/12/2016	KHAN	ADDITIONAL DOOR TO FRONT DOOR ELEVATION AND ALTERATIONS TO REAR ELEVATION AT FLAT 5 FOR DISABLED ACCESS - PREVIOUSLY APPROVED UNDER 14/01182/DCI	HODGES SQUARE, BUTETOWN, CARDIFF, CF10 5JT	4	True	Permission be granted	12/12/2016

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>
16/02374/DCH	03/10/2016	Usman	FIRST FLOOR REAR EXTENSION AND ALTERATIONS	3 LITTLECROFT AVENUE, CAERAU, CARDIFF, CF5 5AF	81	False	Permission be granted	23/12/2016
16/02735/DCH	14/11/2016	McCarthy	SINGLE STOREY EXTENSION AND INTERNAL REMODELLING	20 HEOL EBWY, CAERAU, CARDIFF, CF5 5EE	44	True	Permission be granted	28/12/2016
<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>

16/02512/MNR	20/10/2016	Benson	DISCHARGE OF CONDITION 6 (FUME EXTRACTION) OF 15/01250/MNR	253 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TD	57	False	Full Discharge of Condition	16/12/2016
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CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02694/DCH	14/11/2016	Dix	SINGLE STOREY REAR EXTENSION AND ALTERATIONS	14 WESTBURY TERRACE, CANTON, CARDIFF, CF5 1FZ	44	True	Permission be granted	28/12/2016
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02430/MJR	10/10/2016	Ely Bridge Developemnt Company Ltd	DISCHARGE OF CONDITION 2 (REMEDATION SCHEME & VERIFICATION PLAN) OF 14/02277/MNR	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	72	False	Full Discharge of Condition	21/12/2016
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16/02678/MJR	07/11/2016	Ely Bridge Development Company Ltd	DISCHARGE OF CONDITION 18 (PHASING PROGRAMME FOR THE IMPLEMENTATION OF THE FLOOD MITIGATION) OF 14/02277/MNR	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	42	True	Full Discharge of Condition	19/12/2016
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16/00402/MNR	18/03/2016	Gol Centre	OUTDOOR LASER TAG COMBAT FACILITY	GOL CENTRE, LAWRENNY AVENUE, CANTON, CARDIFF, CF11 8BQ	277	False	Permission be granted	20/12/2016
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16/02498/MNR	18/10/2016	Fettah	GROUND & FIRST FLOOR REAR EXTENSION, REAR DORMER AND CONVERSION TO THREE FLATS	74 CLIVE ROAD, CANTON, CARDIFF, CF5 1HH	65	False	Permission be granted	22/12/2016
16/02444/MNR	17/10/2016	Notemachine UK Ltd	THE RETENTION OF AN ATM & AMENDED SHOPFRONT	CANTON FOOD STORE, 323 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JD	56	True	Permission be granted	12/12/2016
A/16/00197/MNR	17/10/2016	Notemachine UK Ltd	RETENTION OF INTEGRAL ILLUMINATION AND SCREEN TO THE ATM FASCIA, INTERNALLY ILLUMINATED FREE CASH WITHDRAWALS SIGN ABOVE THE ATM FASCIA & BLUE LED HALO ILLUMINATION TO THE ATM SURROUND	CANTON FOOD STORE, 323 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JD	56	True	Permission be granted	12/12/2016
16/02462/MNR	12/10/2016	Ely Bridge Developemnt Company Ltd	DISCHARGE OF CONDITION 5 (SOIL SAMPLING) OF 14/00773/DCO	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	56	True	Full Discharge of Condition	07/12/2016
16/02728/MNR	17/11/2016	Thomas	CHANGE OF USE TO AN A3 RESTAURANT. DEMOLITION OF EXISTING LEAN-TO AND REPLACE WITH SMALL EXTENSION AT REAR OF PREMISES TO ALLOW FOR INSTALLATION OF DISABLED WC AND INSTALLATION OF FLUE	591 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BE	35	True	Permission be granted	22/12/2016

CATH

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16/02687/DCH	07/11/2016	Kingstons	SINGLE AND TWO STOREY REAR EXTENSIONS	72 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	46	True	Permission be granted	23/12/2016
16/02740/DCH	14/11/2016	Bultitude-Froud	SINGLE STOREY REAR EXTENSION	9 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4XA	44	True	Permission be granted	28/12/2016

16/02410/DCH	11/10/2016	Richards	TWO STOREY AND SINGLE STOREY REAR EXTENSION WITH REPLACEMENT FRONT BALCONY.	20 QUEEN ANNE SQUARE, CATHAYS PARK, CARDIFF, CF10 3ED	56	True	Permission be granted	06/12/2016
16/02402/DCH	10/10/2016	KOWSOR	RETAIN FIRST FLOOR REAR EXTENSION WITH ALTERATION TO ROOF	27 COLUM ROAD, CATHAYS PARK, CARDIFF, CF10 3EE	64	False	Planning Permission be refused	13/12/2016
16/02637/DCH	02/11/2016	Hasan	REAR GROUND FLOOR EXTENSION 4000mm OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS, AND THE PROPOSED FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA) LOFT CONVERSION AND VELUX ROOF LIGHTS TO FRONT & REAR NOT EXCEEDING 150mm ABOVE ROOF PLANE	56 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4EB	34	True	Permission be granted	06/12/2016
16/02723/DCH	10/11/2016	C/O Agent	REAR DORMER ROOF EXTENSION, LOFT CONVERSIONS AND ALTERATIONS	74 MINNY STREET, CATHAYS, CARDIFF, CF24 4ET	36	True	Permission be granted	16/12/2016
16/02662/DCH	07/11/2016	Kingstons	REAR DORMER SET BACK 300M FROM ORIGINAL MAIN HOUSE REAR WALL UNDER 40M3 AND INSERTION OF ROOFLIGHT TO THE FRONT ELEVATION	72 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	37	True	Permission be granted	14/12/2016
16/02664/DCH	07/11/2016	Kingstons	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL UNDER 40M3 WITH HIP TO GABLE CONVERSION AND INSERTION OF ROOFLIGHT TO FRONT ELEVATION	70 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	37	True	Permission be granted	14/12/2016
16/02689/DCH	07/11/2016	Kingstons	SINGLE AND TWO STOREY REAR EXTENSIONS	70 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	38	True	Permission be granted	15/12/2016

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16/02908/MJR	07/12/2016	Cardiff University Estates	DISCHARGE OF CONDITION 3 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) OF 16/01542/MJR	HUMANITIES BUILDING, CARDIFF UNIVERSITY, COLUM DRIVE, CATHAYS PARK, CARDIFF, CF10 3EU	8	True	Partial Discharge of Condition (s)	15/12/2016
16/02880/MJR	07/12/2016	Crown Student Living	TO AMEND 5TH FLOOR WALL IN MATCHING BRICK; BRINGING THE 5TH FLOOR BACK TO THE BOUNDARY LINE AND EXTENDING THE BRICK CHIMNEYS AND FLUES - PREVIOUSLY APPROVED UNDER 14/03004/MJR	CARADOG HOUSE, 1-6 ST ANDREW'S PLACE, CATHAYS PARK, CARDIFF, CF10 3BE	13	True	Permission be granted	20/12/2016

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16/02328/MNR	03/10/2016	Kerry	ERECTION OF DETACHED HOUSE AS 4 BED C4 HOUSE IN MULTIPLE OCCUPATION	REAR OF 63 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4FX	78	False	Permission be granted	20/12/2016
16/02635/MNR	02/11/2016	T & H PROPERTIES	ALTERATIONS AND DORMER EXTENSION TO CHANGE 4 BED C4 HOUSE IN MULTIPLE OCCUPATION TO 6 BED C4 HOUSE IN MULTIPLE OCCUPATION	64 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DB	44	True	Permission be granted	16/12/2016
16/02508/MNR	19/10/2016	Micalef	ALTERATIONS TO CONVERT HOUSE TO 3 BED HMO	1A LLANTRISANT STREET, CATHAYS, CARDIFF, CF24 4JB	55	True	Permission be granted	13/12/2016
16/02532/MNR	21/10/2016	AM DARLOW PROPERTY INVESNTMENTS LTD	CHANGE OF USE FROM CLASS A1 SHOP TO CLASS A3	5 HIGH STREET, CITY CENTRE	53	True	Permission be granted	13/12/2016
16/02499/MNR	18/10/2016	MICALEF	ALTERATIONS TO CONVERT HOUSE TO 6 BED HMO	1B LLANTRISANT STREET, CATHAYS	56	True	Permission be granted	13/12/2016
A/16/00150/MNR	14/10/2016	Trayhurn	ILLUMINATED HMV LETTERING FIXED TO GLASS SHOP FRONT	41 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AS	56	True	Permission be granted	09/12/2016

16/02574/MNR	26/10/2016	Joules	ADAPTATION OF THE MODERN INTERIOR TO INCLUDE REPLACING THE STAFF LIFT WITH A STAIRCASE FROM GROUND FLOOR TO BASEMENT, REPLACING THE EXISTING STUD PARTITION BETWEEN THE SALES FLOOR AND BACK OF HOUSE, AND BUILDING NEW STUD PARTITIONS TO RECONFIGURE THE FITTING ROOMS. NEW FLOOR FINISHES, FIXTURES AND INTERNAL DECORATIONS. REPLACEMENT OF EXISTING SIGNAGE LIKE FOR LIKE.	JOULES, 14A THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	41	True	Permission be granted	06/12/2016
16/02259/MNR	29/09/2016	Toys R Us Limited	RETENTION OF EXTERNAL SHOPFRONT SIGNAGE FOR NEW TOYS R US SHOP	QUEEN STREET CHAMBERS, 24-26 QUEEN STREET, CITY CENTRE	68	False	Permission be granted	06/12/2016
A/16/00200/MNR	14/10/2016	Cineworld Cinemas	1 X "CINEWORLD" INTERNALLY ILLUMINATED LETTER SIGN ON SUPPORT RAILS 1 X "SUPERSCREEN" INTERNALLY ILLUMINATED LOGO SIGN ON SUPPORT RAILS 1 X "4DX" INTERNALLY ILLUMINATED LOGO SIGN ON SUPPORT RAILS 12 X 48" MONITORS IN 4X3 GRID TO FORM ILLUMINTAED DISPLAY SCREEN	CINEWORLD, MARY ANN STREET, CITY CENTRE, CARDIFF, CF10 2EN	52	True	Permission be granted	05/12/2016
16/02086/MNR	07/09/2016	Thompson	ERECTION OF CYCLE SHELTERS (2 IN NUMBER) TO SOUTH ELEVATION OF THE SCHOOL OF PHARMACY	SCHOOL OF PHARMACY, REDWOOD BUILDING, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NB	92	False	Permission be granted	08/12/2016
16/02087/MNR	07/09/2016	Thompson	ERECTION OF CYCLE SHELTERS (2 IN NUMBER) TO SOUTH ELEVATION OF THE SCHOOL OF PHARMACY	SCHOOL OF PHARMACY, REDWOOD BUILDING, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NB	92	False	Permission be granted	08/12/2016
16/02761/MNR	18/11/2016	Seraph Property Maintenance	VARIATION OF CONDITION 2 (PLAN NUMBERS) OF 15/00973/MNR	55A CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NE	32	True	Permission be granted	20/12/2016

16/02760/MNR	18/11/2016	ABRAHAM	DISCHARGE OF CONDITION 7 (NOISE) OF PLANNING APPLICATION 16/00083/MNR	2A ALEXANDER STREET, CATHAYS, CARDIFF, CF24 4NT	33	True	Full Discharge of Condition	21/12/2016
A/16/00217/MNR	18/11/2016	Caffe Nero	SIGNAGE	UNIT 35, 25 CATHEDRAL WALK, CITY CENTRE, CARDIFF, CF10 2DS	27	True	Permission be granted	15/12/2016
A/16/00219/MNR	23/11/2016	Cineworld Cinemas	1 X "4DX" VINYL ADVERTISEMENT ON GLAZING	CINEWORLD, MARY ANN STREET, CITY CENTRE, CARDIFF, CF10 2EN	22	True	Permission be granted	15/12/2016
16/02734/MNR	15/11/2016	Abraham Estates	CHANGES TO ROOF PROFILE OF THE SMALL REAR EXTENSION PREVIOUSLY APPROVED UNDER 16/00083/MNR	2A ALEXANDER STREET, CATHAYS, CARDIFF, CF24 4NT	29	True	Permission be granted	14/12/2016
16/02906/MNR	07/12/2016	Victoria Hall Limited	DISCHARGE OF CONDITION 6 (REMEDIATION SCHEME) OF 16/00250/MNR	VICTORIA HALL STUDENT RESIDENCE, BLACKWEIR TERRACE, BLACKWEIR	5	True	Full Discharge of Condition	12/12/2016
16/02603/MNR	28/10/2016	YAPP	GROUND FLOOR AND DORMER REAR EXTENSIONS TO EXISTING C4 DWELLING	30 LETTY STREET, CATHAYS, CARDIFF, CF24 4EL	38	True	Permission be granted	05/12/2016
A/16/00216/MNR	09/11/2016	Hotter Shoes	REMOVAL OF 2NO. EXISTING OLD CONCEPT FASCIA SIGNS AND INSTALLATION OF 2NO. NEW CONCEPT FASCIA SIGNS WITH INTERNALLY ILLUMINATED LETTERS ONLY.	HOTTER SHOES, 17 CATHEDRAL WALK, CITY CENTRE, CARDIFF, CF10 2DS	27	True	Permission be granted	06/12/2016
16/02788/MNR	28/11/2016	ORorke	TWO NEW FIXED PARASOLS (WITH HEAT AND LIGHT) BREEZE SCREENS REPLACED LIKE FOR LIKE AND TO NOW BE FIXED INSTEAD OF FREESTANDING. SLIDING ENTRANCE DOORS REPLACED HINGED WITH DOUBLE DOORS	WAGAMAMAS, 14 MILL LANE, CITY CENTRE, CARDIFF, CF10 1FL	30	True	Permission be granted	28/12/2016
16/03004/MNR	19/12/2016	Quin & Co Ltd	LAWFUL USE AS EXISTING C4 HOUSE IN MULTIPLE OCCUPATION	47 BLACKWEIR TERRACE, BLACKWEIR, CARDIFF, CF10 3EQ	10	True	Permission be granted	29/12/2016

16/02720/MNR	14/11/2016	St David's Partnership	CHANGE OF USE FROM A1 TO A3 OF 1-3 GRAND ARCADE (GROUND FLOOR) AND PARTIAL CHANGE OF USE FROM A1 TO A3 OF 51-53 GRAND ARCADE (FIRST FLOOR) FOLLOWING SUBDIVISION INTO TWO UNITS (1-3 AND PART OF 51-53 TO BE LINKED INTERNALLY VIA NEW STARS/LIFT)	1-3 AND 51-53 GRAND ARCADE, ST DAVID'S DEWI SANT, CITY CENTRE, CARDIFF, CF10 2ER	38	True	Permission be granted	22/12/2016
A/16/00222/MNR	05/12/2016	TVE Group Ltd	ADVERTISEMENT OF STUDENT ACCOMMODATION ON EXISTING HOARDING	HOARDINGS AT ST ANDREW'S LANE, CITY CENTRE	23	True	Permission be granted	28/12/2016

CRE

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16/02626/DCH	04/11/2016	Philips	PROPOSED EXTENSION & DORMER AT REAR OF PROPERTY	4 THE TERRACE, CREIGIAU, CARDIFF, CF15 9NG	54	True	Permission be granted	28/12/2016
16/02766/DCH	23/11/2016	Upton	ERECTION OF WROUGHT IRON RAILINGS TO SECURE THE REMAINDER OF THE PERIMETER OF OUR FLAT ROOFED EXTENSION. CURRENTLY THERE ARE RAILINGS ALONG THE FRONT AND REAR AND PART WAY DOWN THE SIDE. THE PROPOSED WORKS WOULD EXTEND THE RAILINGS ALONG THE REMAINDER OF THE SIDE, PRIMARILY FOR REASONS OF SAFETY WHEN CARRYING OUT ROUTINE MAINTENANCE	CAWDOR, 3 GREENWOOD LANE, ST FAGANS, CARDIFF, CF5 6EL	27	True	Planning Permission be refused	20/12/2016

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16/01311/MNR	02/06/2016	JRS Homes Ltd	DISCHARGE OF CONDITIONS 5 (FORM OF CONSTRUCTION OF ROADS AND FOOTPATHS), 8 (SITE ENCLOSURE) AND 18 (LANDSCAPE) OF PLANNING PERMISSION NUMBER 14/02360/MNR	LAND AT CARDIFF ROAD, CREIGIAU, CARDIFF	197	False	Full Discharge of Condition	16/12/2016
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CYNC

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02522/DCH	20/10/2016	BLACKLER	PROPOSED TWO STOREY REAR KITCHEN /BEDROOM EXTENSION SINGLE STOREY FRONT ENTRANCE EXTENSION FRONT GABLE EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS	65 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DE	46	True	Permission be granted	05/12/2016
16/02529/DCH	20/10/2016	Ali	LOFT CONVERSION WITH REAR DORMER WITH CHANGE OF END ROOF FROM PITCHED TO A GABLE, FRONT EXTENSION TO FORM NEW ENTRANCE LOBBY AND EXTERNAL ALTERATIONS	2 LEVEN CLOSE, LAKESIDE, CARDIFF, CF23 6DN	50	True	Planning Permission be refused	09/12/2016
16/02575/DCH	31/10/2016	Amodeo	DEMOLITION OF EXISTING GARAGE AND REAR GARDEN SHEDS. CONSTRUCTION OF TWO STOREY EXTENSION WITH INTEGRAL GARAGE, AND RE-MODELLING OF EXISTING HOUSE	45 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PX	43	True	Permission be granted	13/12/2016
16/02733/DCH	14/11/2016	Mathias	DEMOLITION OF GARAGE AND NEW SIDE SINGLE STOREY, DOUBLE REAR EXTENSION.	31 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	44	True	Permission be granted	28/12/2016
16/02697/DCH	08/11/2016	Kirby	SINGLE STOREY REAR EXTENSION.	49 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0LX	37	True	Permission be granted	15/12/2016

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16/02706/MNR	09/11/2016	Din	ERECTION OF 3NO FLATS IN LAND ADJACENT	LAND ADJACENT TO 81, FIDLAS ROAD, CYNCOED	27	True	Permission be granted	06/12/2016

ELY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02167/DCH	17/11/2016	Harris	CONSTRUCTION OF A WALL WALL/FENCE	43 COED ARHYD, ELY, CARDIFF, CF5 4TZ	41	True	Permission be granted	28/12/2016

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16/02831/MNR	29/11/2016	Yu Lin	DISCHARGE OF CONDITION 8 (EXTRACTION DETAILS) OF 15/01496/MNR	59 GRAND AVENUE, ELY, CARDIFF, CF5 4LE	23	True	Full Discharge of Condition	22/12/2016

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>
16/02563/DCH	27/10/2016	Driscoll	EXTENSION TO REAR OF EXISTING PROPERTY TO IMPROVE LIVING CONDITIONS WITH LARGER KITCHEN AREA	22 ST FAGANS ROAD, FAIRWATER, CARDIFF, CF5 3AJ	47	True	Permission be granted	13/12/2016
16/02503/DCH	18/10/2016	Riaz	SINGLE STOREY EXTENSION TO THE LODGE AT FAIRWOOD	FAIRWOOD LODGE, 101 LLANTRISANT ROAD, FAIRWATER, CARDIFF, CF5 2PW	56	True	Planning Permission be refused	13/12/2016

GRAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02685/MJR	07/11/2016	Pegasus Developments (Clive Lane) Ltd	DISCHARGE OF CONDITIONS 4 (MANAGEMENT PLAN), 6 (SITE WASTE MANAGEMENT PLAN) AND 19 (JAPANESE KNOTWEED) OF 15/02834/MJR	LAND TO THE WEST OF CLIVE LANE, GRANGETOWN	44	True	Full Discharge of Condition	21/12/2016
16/02900/MJR	07/12/2016	Pendragon PLC	RELOCATION OF PROPOSED EXTERNAL VALET BAYS TO AVOID MEDIUM PRESSURE GAS MAIN AND ALTERATION TO PARKING LAYOUT. THE PARKING NUMBERS WILL REMAIN THE SAME AS THE PREVIOUS SCHEME. ALTERATION TO NORTH WEST ELEVATION, SHOWING METAL LOUVRES RATHER THAN WINDOWS OVER THE SERVICE DRIVE THROUGH AS INTERNAL ALTERATIONS HAVE REQUIRED THIS. THE INTERNAL ALTERATIONS INVOLVE MOVING THE PLANT ROOM TO ALLOW FOR BETTER CONNECTIONS TO INCOMING SERVICES - PREVIOUSLY APPROVED UNDER 16/01667/MJR	EVANS HALSHAW CITROEN & PARAMOUNT JEEP, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	8	True	Permission be granted	15/12/2016
16/02790/MJR	23/11/2016	BECT Building Contractors Ltd	ADDITION OF A SINGLE STOREY SPRINKLER TANK ROOM AT GROUND FLOOR LEVEL WITHIN THE APPLICATION SITE ON AN AREA CURRENTLY APPROVED AS SOFT LANDSCAPING, PLUS THE ADDITION FOR 4NO. EXTERNAL ENTRANCE DOORS TO THE MARINA MANAGEMENT FACILITY ALSO AT GROUND FLOOR LEVEL PREVIOUSLY APPROVED UNDER 15/01463/MJR	PROPOSED TEMPORARY FLOATING MARINA FACILITIES BUILDING, WATKISS WAY, GRANGETOWN	14	True	Permission be granted	07/12/2016

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16/02223/MNR	28/09/2016	Christie	TO USE A VACANT PATCH OF GROUND FOR A SINGLE STOREY PORTABLE UNIT (CONTAINER TYPE) COOKING TAKE AWAY FOOD AND RETAILING.	LAND AT FLEETWAY, LECKWITH, CF11 8TY	83	False	Permission be granted	20/12/2016

HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02521/DCH	08/11/2016	Murphy	SINGLE STORY REAR EXTENSION	25 RHYDHELIG AVENUE, HEATH, CARDIFF, CF14 4DA	42	True	Permission be granted	20/12/2016
16/02569/DCH	31/10/2016	Courtney	PROPOSED SINGLE STOREY SIDE/REAR EXTENSION AND INTERNAL ALTERATIONS	85 CAEGWYN ROAD, WHITCHURCH, CARDIFF, CF14 1TD	49	True	Permission be granted	19/12/2016
16/02100/DCH	17/10/2016	Smith	A SMALL 1 STOREY EXTENSION TO FRONT AND SIDE OF THE EXISTING HOUSE, TO CREATE A WC AND CLOAKROOM.	64 HOMELANDS ROAD, BIRCHGROVE, CARDIFF, CF14 1UJ	56	True	Permission be granted	12/12/2016
16/02624/DCH	01/11/2016	ASHWORTH	PROPOSED TWO STOREY REAR EXTENSION	49 ST AGATHA ROAD, HEATH, CARDIFF, CF14 4EA	59	False	Permission be granted	30/12/2016
16/02712/DCH	10/11/2016	Terrett	MINOR AMENDMENTS TO CERTIFICATE OF LAWFULNESS APPLICATION 16/02427/DCH - SINGLE STOREY REAR AND FRONT/SIDE EXTENSION, DOOR STYLE AND WINDOWS TO REAR ELEVATION AMENDED AND ADDITION OF DOOR TO SIDE ELEVATION	61 HOMELANDS ROAD, BIRCHGROVE, CARDIFF, CF14 1UH	35	True	Permission be granted	15/12/2016

16/02667/DCH	08/11/2016	Robling	SINGLE STOREY SIDE AND REAR EXTENSION TO EXISTING PROPERTY	83 HEATH PARK AVENUE, HEATH, CARDIFF, CF14 3RG	37	True	Permission be granted	15/12/2016
16/02562/DCH	27/10/2016	Brobin	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION WITH ROOFLIGHTS, LOFT CONVERSION WITH REAR DORMA & CONVERT HIP END OF ROOF TO PINE/GABLE END	17 ST GOWAN AVENUE, HEATH, CARDIFF, CF14 4JX	40	True	Permission be granted	06/12/2016
16/02443/DCH	03/11/2016	Kawol	HIP TO GABLE ROOF EXTENSION, REAR DORMER AND INSERTION OF ROOFLIGHTS TO FRONT	32 ST EDWEN GARDENS, HEATH, CARDIFF, CF14 4LA	40	True	Permission be granted	13/12/2016

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16/02442/MNR	10/10/2016	Dentist	Change of use from Office (B1) to a Dental Surgery (D1) and installation of new shop front and roof lantern	FINANCIAL PLANNING BUREAU LTD, 165 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1TZ	56	True	Permission be granted	05/12/2016

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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>
16/02500/DCH	20/10/2016	Williams	GROUND FLOOR FRONT AND SIDE EXTENSION AND REAR EXTENSION	1 CHERRY TREE CLOSE, LISVANE, CARDIFF, CF14 0TE	50	True	Permission be granted	09/12/2016
16/02572/DCH	26/10/2016	Southern	THE ERECTION OF A CARPORT ON THE SIDE OF THE PROPERTY, ROOFED IN MATCHING NATURAL SLATE TILES TO THAT OF THE BUNGALOW	PROTEA LODGE, CHARTWELL DRIVE, LISVANE, CARDIFF, CF14 0EZ	55	True	Permission be granted	20/12/2016

16/02681/DCH	08/11/2016	Gardner	PROPOSED TWO STOREY SIDE / REAR EXTENSION TO THE EXISTING DWELLING, INCLUDING INTERNAL RECONFIGURATION AND MINOR EXTERNAL ALTERATIONS	14 HEOL CEFN ON, LISVANE, CARDIFF, CF14 0TP	50	True	Permission be granted	28/12/2016
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16/03070/MJR	29/12/2016	Rhondda Cynon Taff Council	OUTLINE PLANNING APPLICATION FOR THE ERECTION OF APPROXIMATELY 460 DWELLINGS, PRIMARY SCHOOL, LOCAL CENTRE (UP TO 200 SQM NET SALES), OPEN SPACE AND ASSOCIATED DRAINAGE AND LANDSCAPING	LAND WEST OF A4119, CEFN YR HENDY, MWYNDY, PONTYCLUN	0	True	Raise No Objection	29/12/2016
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16/02363/MNR	04/11/2016	Gracias	CHANGE OF USE UPPER FLOOR OF TACK ROOM ANNEXE (GYM, GAMES ROOM AND LINK TO HOUSE) TO DENTAL SURGERY FOR OCCASIONAL USE	BRYNHILL FARM, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	56	True	Planning Permission be refused	30/12/2016
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16/02509/MNR	19/10/2016	Daly	PROPOSED NEW SHOPFRONTS TO EXISTING STORE	LISVANE STORES, 2-3 CROWN COURT PRECINCT, CHURCH ROAD, LISVANE, CARDIFF, CF14 0SJ	61	False	Permission be granted	19/12/2016
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16/02536/MNR	21/10/2016	Attwood	DISCHARGE OF CONDITION 9 (FINISHING MATERIALS) OF 15/02758/MNR	LAND ADJACENT TO SUNFOLD, LISVANE ROAD, LISVANE, CARDIFF	56	True	Full Discharge of Condition	16/12/2016
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16/01942/MNR	15/08/2016	Developments	DISCHARGE OF CONDITIONS 5 (CONSERVATION MANAGEMENT PLAN FOR WALLED GARDEN), 6 (EXTERNAL FINISHING MATERIALS), 7 (LANDSCAPING), 9 (DRAINAGE) and 10 (HISTORIC BUILDING RECORD) of 16/00575/MNR	ORCHARD COTTAGE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	116	False	Full Discharge of Condition	09/12/2016
16/02279/MNR	21/09/2016	DALY	SUB DIVISION OF PREMISES TO CREATE A COFFEE SHOP	LISVANE STORES, 2-3 CROWN PRECINCT, CHURCH ROAD, LISVANE, CARDIFF, CF14 0SJ	76	False	Permission be granted	06/12/2016
16/02675/MNR	07/11/2016	Jenkins	2 BEDROOM DETACHED RESIDENCE WITH SINGLE ATTACHED GARAGE	REAR OF 46 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SR	39	True	Planning Permission be refused	16/12/2016

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16/02452/DCH	18/10/2016	Singh	TWO STOREY REAR EXTENSION.	21 BROOKVALE DRIVE, THORNHILL, CARDIFF, CF14 9EG	56	True	Permission be granted	13/12/2016
16/02428/DCH	20/10/2016	Sweetland	SINGLE STOREY EXTENSION TO SIDE AND TWO STOREY EXTENSION TO REAR OF PROPERTY	21 BRIARMEADOW DRIVE, THORNHILL, CARDIFF, CF14 9FB	56	True	Permission be granted	15/12/2016
16/02763/DCH	17/11/2016	Bent	DEMOLITION OF EXISTING REAR GROUND FLOOR EXTENSION AND REPLACEMENT WITH NEW SINGLE STOREY EXTENSION; NEW FIRST FLOOR EXTENSION TO FRONT OF HOUSE TO EXTEND FAMILY BATHROOM	61 STATION ROAD, LLANISHEN, CARDIFF, CF14 5UT	41	True	Permission be granted	28/12/2016
16/02640/DCH	03/11/2016	Loyn	EXISTING 2 STOREY GARAGE TO BE DEMOLISHED AND REPLACED WITH A SINGLE STOREY 2 CAR GARAGE	GILWERN, THORNHILL ROAD, LISVANE, CARDIFF, CF14 9UA	33	True	Permission be granted	06/12/2016

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16/02617/MNR	01/11/2016	White	DISCHARGE OF CONDITIONS 3 (SAMPLES OF MATERIALS), 4 (CAR PARK DETAILS) AND 5 (SITE ENCLOSURE) OF 15/02360/MNR	PROPOSED DWELLING ADJACENT TO 18, CLOS Y GWALCH, THORNHILL, CARDIFF, CF14 9JH	51	True	Full Discharge of Condition	22/12/2016
16/02304/MNR	28/09/2016	JAMES	DISCHARGE OF CONDITION 6 (DESIGN AND MATERIALS OF THE BOUNDARY TREATMENT) OF 14/02001/DCO	157 TY GLAS ROAD, LLANISHEN, CARDIFF, CF14 5EF	79	False	Refuse to Discharge	16/12/2016
16/02429/MNR	13/10/2016	TJX Europe	VARIATION OF CONDITION 15 OF PLANNING PERMISSION 00/1081/N AS SUBSEQUENTLY VARIED BY PERMISSIONS (03/2756/N 04/02758/E 06/01229/E 07/00595/E 07/02467/E 08/02372/E AND 10/00625/E) TO ALLOW AN INCREASE OF GROSS INTERNAL AREA TO 7,783 SQUARE METRES FROM 7,655 SQUARE METRES	HOMESENSE UNIT 6, TY GLAS RETAIL PARK, PARC TY GLAS, LLANISHEN, CARDIFF, CF14 5DX	56	True	Permission be granted	08/12/2016
16/02619/MNR	17/11/2016	White	ADDITION OF WINDOW TO LANDING ON SIDE ELEVATION THAT IS NOT OVERLOOKEDPREVIOUSLY APPROVED UNDER 15/02360/MNR	PROPOSED DWELLING AJDACENT TO 18, CLOS Y GWALCH, THORNHILL, CARDIFF, CF14 9JH	33	True	Permission be granted	20/12/2016

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16/02062/DCH	27/10/2016	Clarke	SINGLE STOREY REAR EXTENSION AND REPLACEMENT WINDOWS	80 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2DT	56	True	Permission be granted	22/12/2016

16/02852/DCH	30/11/2016	Mildred	ALTERATIONS TO PLANNING PERMISSION 16/00612/DCH CLAD THE EXTERNAL WALLS WITH CANADIAN RED WESTERN CEDAR DOWN TO DPC LEVEL RATHER THAN RENDERING. AS WAS STIPULATED IN ORIGINAL APPLICATION.	LES AVANTES, 57 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LF	15	True	Permission be granted	15/12/2016
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16/02202/MJR	14/09/2016	Redrow Homes (South Wales)	DISCHARGE OF CONDITION 8 (DESIGN CODE FOR LAND NORTH OF LLANTRISANT ROAD) AND 32 (ARCHAEOLOGY) OF 14/02157/MJR	Land North and South of Llantrisant Road, North West Cardiff	85	False	Partial Discharge of Condition (s)	08/12/2016
<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>
16/02136/MNR	13/09/2016	The Cathedral School	THE CONSTRUCTION OF AN EXTERNAL CANOPY OVER AN EXISTING AREA OF PLAYGROUND.	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	84	False	Permission be granted	06/12/2016
16/02137/MNR	13/09/2016	The Cathedral School	THE CONSTRUCTION OF AN EXTERNAL CANOPY OVER AN EXISTING AREA OF PLAYGROUND.	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	84	False	Permission be granted	06/12/2016
16/02435/DCH	10/10/2016	Slocombe	RETENTION OF NEW GLAZING PANES	FLAT 2, CROSSWAYS HOUSE, 2 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LD	65	False	Permission be granted	14/12/2016

16/01998/MNR	12/09/2016	Cathedral School, Llandaff	REFURBISH AN EXISTING GAMES COURT. THE FENCING AND SURFACE ARE BEYOND THEIR USEFUL LIFE. THE SURFACE, EDGING AND FENCING ARE PROPOSED TO BE REMOVED/ DEMOLISHED AND REPLACED WITH A NEW SURFACE COURSE, SYNTHETIC GRASS SURFACE AND FENCING WITH FIXED FOOTBALL GOAL RECESSES, WITH NEW ACCESS AND VIEWING PATHS	THE CATHEDRAL SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YH	92	False	Permission be granted	13/12/2016
16/02519/MNR	20/10/2016	HOLMES	VARIATION OF CONDITION 7 OF 15/00468/MNR TO REPLACE DRAWING P457_L_002 REV B WITH P457_L_002 REV D WHICH HAS THE DRIVEWAYS AMENDED TO PROVIDE SEPARATE ACCESS TO EACH DWELLING	LAND BETWEEN 3 AND 5, THE AVENUE, LLANDAFF, CARDIFF	56	True	Permission be granted	15/12/2016
A/16/00214/MNR	07/11/2016	Cardiff Metropolitan University	DOUBLE-SIDED, BILINGUAL, POST-MOUNTED SIGNS	CARDIFF METROPOLITAN UNIVERSITY LLANDAFF CAMPUS, 200 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2YB	46	True	Permission be granted	23/12/2016

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16/02590/DCH	27/10/2016	Wainwright	PROPOSED NEW 1.8M HIGH 'ROCK FACED' CONCRETE BLOCK WALL TO BOUNDARY	15 COLWINSTONE STREET, LLANDAFF NORTH, CARDIFF, CF14 2LB	47	True	Planning Permission be refused	13/12/2016
16/02741/DCH	16/11/2016	Page-Maunder	PROPOSED SINGLE STOREY EXTENSION TO REAR & PORCH TO FRONT OF PROPERTY.	49 APPLIEDORE ROAD, LLANDAFF NORTH, CARDIFF, CF14 3HW	30	True	Permission be granted	16/12/2016

16/02557/DCH	28/11/2016	Williams	PROPOSED SINGLE STOREY EXTENSION WITH CONVERTED ROOF SPACE TO SEMI-DETACHED PROPERTY ON THE CORNER OF BALA ROAD AND FESTINIOG ROAD	2 BALA ROAD, GABALFA, CARDIFF, CF14 2QL	8	True	Permission be granted	06/12/2016
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16/02695/MNR	09/11/2016	Llandaff North Rugby Club	REPLACING BACK LOUNGE WINDOW INTO ORIGINAL LOCATION WHICH WAS REMOVED IN 1996 FOR REFURBISHMENT	42 RADYR ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FU	49	True	Permission be granted	28/12/2016
16/02684/MNR	07/11/2016	Donnelly	CHANGE TO THE ROOF LAYOUT PREVIOUSLY APPROVED UNDER 16/00168/MNR	TY GWYN, RADYR ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FU	39	True	Permission be granted	16/12/2016

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16/02543/DCH	07/11/2016	Ventura	PROPOSED VEHICLE CROSSOVER AND DRIVE TO CREATE TWO CAR PARKING SPACES	125 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5RQ	53	True	Permission be granted	30/12/2016
16/02672/DCH	04/11/2016	Loader	ALTER AND EXTEND OUTBUILDING TO PROVIDE DISABLED ACCOMMODATION	8 CHARD AVENUE, LLANRUMNEY, CARDIFF, CF3 4EN	39	True	Permission be granted	13/12/2016

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16/02713/DCH	10/11/2016	Golab	KNOCK/REBUILD GARAGE.	25 HEDDFAN SOUTH, PENTWYN, CARDIFF, CF23 7EA	48	True	Permission be granted	28/12/2016
16/02739/DCH	14/11/2016	Almajid	EXTENSION AND CONVERSION OF GARAGE TO A HABITABLE ROOM	170 GLENWOOD, LLANEDEYRN, CARDIFF, CF23 6UW	36	True	Permission be granted	20/12/2016

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16/02701/DCH	10/11/2016	Connolly	LOFT CONVERSION COMPRISING HIP TO GABLE AND DORMER TO REAR	17 HAMPTON COURT ROAD, PENYLAN, CARDIFF, CF23 9DH	48	True	Permission be granted	28/12/2016
16/01586/DCH	30/06/2016	Choudhary	GROUND AND FIRST FLOOR SIDE/REAR/FRONT EXTENSION	1 ARNSIDE ROAD, PENYLAN, CARDIFF, CF23 5LL	172	False	Permission be granted	19/12/2016
16/02373/DCH	17/10/2016	Rassam	CROSSOVER-KERB DROPPING AND REPAIR	69 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SB	50	True	Permission be granted	06/12/2016
16/02361/DCH	05/10/2016	Singh Garib	GROUND AND FIRST FLOOR EXTENSIONS WITH EXTERNAL ALTERATIONS	19 GRAFTON CLOSE, PENYLAN, CARDIFF, CF23 9JA	61	False	Permission be granted	05/12/2016
16/02566/DCH	25/10/2016	Walker	RENEWAL OF 01/01544/N, SUBSEQUENTLY RENEWED BY 06/01535/E AND 11/01435/DCH FOR EXTENSION AT GROUND AND FIRST FLOOR AND NEW DETACHED GARAGE WITH STORAGE SPACE OVER	9 FFORDD CWELLYN, PENYLAN, CARDIFF, CF23 5NB	49	True	Permission be granted	13/12/2016
16/02799/DCH	23/11/2016	Hagan	GROUND FLOOR REAR EXTENSION	4 ENNERDALE CLOSE, PENYLAN, CARDIFF, CF23 5NZ	35	True	Permission be granted	28/12/2016

16/02690/DCH	10/11/2016	Welsh	SINGLE STORY REAR EXTENSION	49 STALLCOURT AVENUE, PENYLAN, CARDIFF, CF23 5AL	26	True	Permission be granted	06/12/2016
16/02528/DCH	06/12/2016	Ghaffar	RETAIN TIMBER GAZEBO AS ERECTED IN THE REAR GARDEN	17 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SA	3	True	Permission be granted	09/12/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02481/MJR	14/10/2016	Natural Resources Wales	DISCHARGE OF CONDITION 17(ECOLOGICAL MANAGEMENT STRATEGY) OF 15/02501/MJR	ROATH BROOK, WATERLOO ROAD, ROATH	70	False	Full Discharge of Condition	23/12/2016
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02692/MNR	07/11/2016	Funky Pump Warehouse Cardiff	CHANGE OF USE FROM B2 USE CLASS (LIGHT INDUSTRIAL) TO A FITNESS AND BOXING GYMNASIUM UNDER A D2 USE CLASS	UNIT 16, IPSWICH ROAD, PENYLAN, CARDIFF, CF23 9AQ	46	True	Permission be granted	23/12/2016
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PLAS

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02352/MNR	29/09/2016	Davidson	CONVERSION OF 6 BED HOUSE IN MULTIPLE OCCUPATION TO SUI GENERIS 7 BED HOUSE IN MULTIPLE OCCUPATION	139 MOY ROAD, ROATH, CARDIFF, CF24 4TG	71	False	Permission be granted	09/12/2016
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16/02466/MNR	13/10/2016	Choudary	CHANGE OF USE FROM C4 HOUSE IN MULTIPLE OCCUPATION TO 7 BED SUI GENERIS HOUSE IN MULTIPLE OCCUPATION WITH GROUND FLOOR REAR EXTENSIONS, REAR DORMER	159 ARABELLA STREET, ROATH, CARDIFF, CF24 4SY	56	True	Permission be granted	08/12/2016
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16/02467/MNR	13/10/2016	Choudary	CHANGE OF USE FROM C4 HOUSE IN MULTIPLE OCCUPATION TO 7 BED SUI GENERIS HOUSE IN MULTIPLE OCCUPATION WITH GROUND FLOOR REAR EXTENSION	161 ARABELLA STREET, ROATH, CARDIFF, CF24 4SY	56	True	Permission be granted	08/12/2016
15/01556/MNR	10/07/2015	SARHAN	RETENTION OF TWO THREE BED HOUSES WITH REAR EXTENSION AND PART DEMOLITION OF EXISTING STRUCTURE	STORE AT REAR OF 36-37 ELM STREET, ELM STREET LANE, ROATH, CARDIFF, CF24 3QS	518	False	Permission be granted	09/12/2016
16/02744/MNR	21/11/2016	Bowditch	LAWFUL USE AS A 4 BED HOUSE IN MULTIPLE OCCUPATION (C4 USE)	40 ELM STREET, ROATH, CARDIFF, CF24 3QS	38	True	Permission be granted	29/12/2016
A/16/00220/MNR	24/11/2016	Greggs plc	ONE NEW FASCIA SIGN, ONE NEW PROJECTING SIGN AND TWO INTERNAL WINDOW GRAPHICS	GREGGS OF TREForest, 39 WELLFIELD ROAD, ROATH, CARDIFF, CF24 3PA	21	True	Permission be granted	15/12/2016

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>
16/01325/MJR	01/06/2016	Bellway Homes (Wales)	RESERVED MATTERS APPLICATION FOR THE CONSTRUCTION OF 150 DWELLINGS, THE LAYING OUT OF OPEN SPACE, NEW MEANS OF VEHICULAR ACCESS AND ASSOCIATED WORKS.	LAND AT CHURCH ROAD, LLANEDEYRN VILLAGE, PONTPRENNAU/OLD ST MELLONS, CARDIFF	191	False	Permission be granted	09/12/2016

16/01354/MJR	01/06/2016	Bellway Homes Limited (Wales)	AMENDMENT OF CONDITION 1 (SO THAT THE DEVELOPMENT HEREBY PERMITTED SHALL BE CARRIED OUT BROADLY IN ACCORDANCE WITH THE REVISED DEVELOPMENT FRAMEWORK PLAN NO 10.131/MP.0300-R) AND 18 (HIGHWAY WORKS) OF PLANNING PERMISSION 10/01681/DCO AND REMOVAL OF CONDITIONS 2 (PEDESTRIAN/CYCLE ACCESS TO CHURCH ROAD), 14, 15, 16 (CODE FOR SUSTAINABLE HOMES) AND 17 (AFFORDABLE HOUSING)	LAND AT CHURCH ROAD, LLANEDEYRN VILLAGE, PONTPRENNAU/OLD ST MELLONS, CARDIFF	191	False	Permission be granted	09/12/2016
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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>
16/02463/MNR	12/10/2016	BOWES	VARIATION OF CONDITION 8 OF 14/02890/MNR SUBSEQUENTLY VARIED BY 16/01927/MNR TO INCLUDE DRAWING 201R4 - PROPOSED PLAN GOLF CLUB TO AMEND THE LOCATION OF THE ADVENTURE GOLF	CARDIFF GOLF CENTRE, BEGAN ROAD, OLD ST MELLONS, CARDIFF, CF3 6XJ	56	True	Permission be granted	07/12/2016

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>
16/02537/DCH	21/10/2016	Whiteman	NEW TRELIS 18M IN LENGTH ACROSS BOUNDARY WALL TO PROVIDE PRIVACY AND TO CREATE A NATURAL BOUNDARY BY PLANTING A HEDGE OF HAZEL; FIELD MAPLE AND HAWTHORN	THE WHITE HOUSE, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9HJ	56	True	Permission be granted	16/12/2016

<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>
16/01959/MNR	20/09/2016	Llandaff & Pentyrch Surgery	RETENTION OF A MODULAR BUILDING FOR CONTINUED USE OF A DOCTOR SURGERY LOCATED IN THE CAR PARK OF THE PENTYRCH VILLAGE HALL	COMMUNITY CENTRE, HEOL-Y-BRYN, PENTYRCH, CARDIFF, CF15 9QL	84	False	Permission be granted	13/12/2016
16/02644/MNR	03/11/2016	Pentyrch Bowling Club	TO REPLACE WORN AND DETERIORATING PORTACABIN WITH A SINGLE STOREY, BESPOKE WOODEN PAVILLION.	PARC Y DWRLYN FIELDS, PENUEL ROAD, PENTYRCH, CARDIFF, CF15 9QJ	49	True	Permission be granted	22/12/2016

RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02449/MJR	11/10/2016	Redrow Homes (South Wales)	DISCHARGE OF CONDITIONS 6 (PHASING) AND 20 (LANDSCAPING SCHEME FOR ACCESSES AND HIGHWAY WORKS) OF 14/02157/MJR	Land North and South of Llantrisant Road, North West Cardiff	72	False	Full Discharge of Condition	22/12/2016
16/02016/MJR	24/08/2016	Redrow Homes (South Wales) Ltd	RESERVED MATTERS APPLICATION FOR OUTLINE PLANNING (14/02157/MJR) FOR THE DEVELOPMENT OF 126 DWELLINGS FORMING PART OF PHASE 1A OF LAND TO THE NORTH AND SOUTH OF LLANTRISANT ROAD, DETAILED CONSENT REQUESTED FOR ALL OUTSTANDING MATTERS	LAND NORTH OF LLANTRISANT ROAD, ADJACENT TO CLOS PARC RADYR, CARDIFF	121	False	Permission be granted	23/12/2016

16/02480/MJR	17/10/2016	Redrow Homes (South Wales)	DISCHARGE OF CONDITION 3 (DETAILED HIGHWAY IMPROVEMENT WORKS) OF 14/02157/MJR IN RESPECT OF OUTLINE PLANNING PERMISSION AREA 14/02157/MJR AND DISCHARGE OF CONDITION 19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 14/02157/MJR IN RESPECT OF THE AREA COVERED BY RESERVED MATTERS APPLICATION 16/02016/MJR ONLY	Land North and South of Llantrisant Road, North West Cardiff	65	False	Full Discharge of Condition	21/12/2016
16/02367/MJR	03/10/2016	Redrow Homes (South Wales)	DISCHARGE OF CONDITIONS 10 (PUBLIC ART), 23 (STRATEGIC GREEN INFRASTRUCTURE MANAGEMENT STRATEGY), 33 (DRAINAGE SCHEME FOR LLANTRISANT ROAD NORTH) AND 36 (ENERGY STRATEGY) OF 14/02157/MJR	Land North and South of Llantrisant Road, North West Cardiff, Cardiff	79	False	Full Discharge of Condition	21/12/2016

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02482/MNR	17/10/2016	Radyr LTC	SINGLE STOREY KITCHEN AND TOILET EXTENSIONS TO EXISTING CLUBHOUSE	RADYR LAWN TENNIS CLUB, 54A HEOL ISAF, RADYR, CARDIFF, CF15 8DZ	56	True	Permission be granted	12/12/2016
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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>
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16/02581/DCH	26/10/2016	COVILLE	SINGLE STOREY REAR EXTENSION	51 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6LB	44	True	Permission be granted	09/12/2016
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16/02484/DCH	19/10/2016	Hulbert	ROOF ALTERATIONS TO SIDE EXTENSION/FRONT BAY, AND PORCH EXTENSION	64 ARDWYN, PANTMAWR, CARDIFF, CF14 7HD	55	True	Permission be granted	13/12/2016
16/02679/DCH	07/11/2016	Salamon	SINGLE STOREY SIDE EXTENSION	18A WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SD	46	True	Permission be granted	23/12/2016
16/02649/DCH	08/11/2016	oak	PROPOSED DETACHED GARAGE	127 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7TJ	50	True	Permission be granted	28/12/2016
16/02746/DCH	21/11/2016	Lawley	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION INCLUDING HIP TO GABLE AND REAR DORMER ROOF EXTENSIONS	60 HEOL-Y-BONT, RHIWBINA, CARDIFF, CF14 6AL	31	True	Permission be granted	22/12/2016

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16/02598/MNR	28/10/2016	The Co-operative Group	THE INSTALLATION OF NEW REFRIGERATION PLANT, AC AND LOUVRES. WAREHOUSE DOOR AND ACCESS RAMP RECONFIGURATION. REDECORATION OF THE EXISTING SHOP-FRONT	4-8 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HF	56	True	Permission be granted	23/12/2016
16/02810/MNR	24/11/2016	H3G and EE Ltd	REPLACEMENT OF EXISTING 12.5M MONOPOLE WITH A PROPOSED 12.5M PHASE 5 MONOPOLE, INSTALLATION OF 1 NO. PROPOSED EQUIPMENT CABINET PLUS ANCILLARY APPARATUS.	NORTHERN AVENUE STREETWORKS, NORTHERN AVENUE, WHITCHURCH	36	True	Prior Approval be granted	30/12/2016

RIVE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02391/DCH	10/10/2016	McCue	FIRST FLOOR REAR EXTENSION OVER EXISTING ANNEX	104 LLANFAIR ROAD, PONTCANNA, CARDIFF, CF11 9QA	67	False	Planning Permission be refused	16/12/2016
16/02296/DCH	13/10/2016	Edwards Milsom & Co	TWO STOREY AND SINGLE STOREY REAR EXTENSIONS.	141 KING'S ROAD, RIVERSIDE, CARDIFF, CF11 9DE	67	False	Permission be granted	19/12/2016

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16/02863/MJR	02/12/2016	HAFOD HOUSING ASSOCIATION	CHANGES TO LANDSCAPING, ELEVATIONS AND BOUNDARY TREATMENTS PREVIOUSLY APPROVED UNDER 14/02049/MJR	DOROTHY LEWIS COURT, WYNDHAM PLACE, RIVERSIDE	18	True	Permission be granted	20/12/2016
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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A/16/00212/MNR	31/10/2016	TAPTON CARE LTD	SIGNAGE	TY LLANDAFF CARE HOME, CONWAY ROAD, CARDIFF, CF11 9NT	51	True	Permission be granted	21/12/2016
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16/01845/MNR	04/08/2016	Plaisted Properties	FIRST FLOOR EXTENSION ABOVE GARAGES TO FORM SELF CONTAINED FIRST FLOOR APARTMENT AT REAR OF 44 LLANFAIR ROAD	44 LLANFAIR ROAD, PONTCANNA, CARDIFF, CF11 9QB	137	False	Permission be granted	19/12/2016
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16/02493/MNR	19/10/2016	CFeleveln	CHANGE OF USE OF GROUND FLOOR FROM CLASS C1 (HOTEL) TO CLASS A1/A3 (COFFEE SHOP)	151 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PJ	55	True	Permission be granted	13/12/2016
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16/01212/MNR	17/10/2016	Martin	DISCHARGE OF CONDITIONS 3 (BOUNDARY TREATMENT), 4 (REFUSE STORAGE) AND 5 (DESIGN AND APPEARANCE OF THE ROOFLIGHTS) OF PLANNING PERMISSION 16/00301/MNR	171 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PL	53	True	Full Discharge of Condition	09/12/2016
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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>
16/02576/DCH	26/10/2016	Jones	TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION	43 TY-MAWR ROAD, RUMNEY, CARDIFF, CF3 3BS	54	True	Permission be granted	19/12/2016
16/02348/DCH	29/09/2016	Williamson	PROPOSED SINGLE STOREY PORCH TO FRONT. SINGLE AND TWO STOREY SIDE EXTENSION. PROPOSED SECOND STOREY HIP-TO-GABLE WITH REAR DORMER ROOF EXTENSION AND JULIET BALCONY (TO PROVIDE BEDROOM) AND ROOF LIGHTS TO FRONT ROOF SLOPE	41 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3JJ	77	False	Permission be granted	15/12/2016
16/02425/MNR	13/10/2016	First Cafes	CHANGE OF USE FROM UNOCCUPIED INDUSTRIAL UNIT (B1/B2/B8) TO A3 CAFE/CANTINA FACILITY AND INSERTION OF WINDOWS AT FIRST FLOOR	UNIT 9A EASTGATE BUSINESS PARK, WENTLOOG AVENUE, WENTLOOG, CARDIFF, CF3 2EY	71	False	Permission be granted	23/12/2016

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16/02530/MNR	24/10/2016	United Welsh Housing Association	DEMOLITION OF EXISTING BUILDING	FORMER CARDIFF FLAT ROOFING SUPPLIES LTD, NEW ROAD, RUMNEY, CARDIFF, CF3 3BN	51	True	Prior Approval be granted	14/12/2016

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>
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16/02065/MNR	30/08/2016	Tesco Stores Limited	VARIATION OF CONDITION 1 OF 09/00478/E TO EXTEND THE DELIVERY TIMES ON A SUNDAY FROM BETWEEN 0700 HRS AND 1700 HRS TO BETWEEN 0500 HRS AND 2200 HRS	TESCO EXTRA, FFORDD PENGAM, PENGAM, CARDIFF, CF24 2HP	101	False	Permission be granted	09/12/2016
16/02350/MNR	29/09/2016	Quick	CHANGE OF USE OF UNITS TO GYM (USE CLASS D2)	UNIT 40-41, PORTMANMOOR ROAD INDUSTRIAL ESTATE, PORTMANMOOR ROAD, SPLOTT, CARDIFF, CF24 5HB	75	False	Permission be granted	13/12/2016
16/02520/MNR	20/10/2016	charnwood group	CHANGE OF USE OF PART GROUND FLOOR TO CRECHE D1 USE	UNIT 2A, OCEAN PARK, KEEN ROAD, SPLOTT, CARDIFF, CF24 5HF	63	False	Permission be granted	22/12/2016

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02749/DCH	16/11/2016	Jones	ALTERATIONS TO 15/02656/DCH - AMENDMENTS TO FRONT PORCH EXTENSION; FRONT PORCH EXTENDED FURTHER FROM EXISTING PROPERTY, BUT REDUCED IN WIDTH TO TRY TO RETAIN FLOOR AREA OF PREVIOUS PROPOSAL. ACCESS PAMP POSITION CHANGED, POSITION OF DOORS & WINDOWS ON THIS EXTENSION CHANGED. NEW WINDOW ON FRONT OF EXTENSION. NEW DOOR & WINDOW ON OPPOSITE SIDES OF EXTENSION. AMENDMENTS TO WRAP-AROUND SIDE & REAR EXTENSION: EXTENDED FURTHER FROM EXISTING PROPRERTY TO THE SIDE, BUT ALSO SET BACK FURTHER FROM FRONT FACADE. ALTER POSITION OF SIDE WINDOW	246 HERITAGE PARK, ST MELLONS, CARDIFF, CF3 0DU	23	True	Permission be granted	09/12/2016

WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02502/DCH	24/10/2016	Hulson	SINGLE STOREY REAR AND SIDE EXTENSION WITH ALTERATIONS	16 PENDWYALLT ROAD, WHITCHURCH, CARDIFF, CF14 7EG	50	True	Permission be granted	13/12/2016
16/02495/DCH	18/10/2016	Bancroft	DETACHED BUILDING HOUSING A GAMES ROOM	4 PLAS-Y-LLAN, WHITCHURCH, CARDIFF, CF14 2AF	49	True	Planning Permission be refused	06/12/2016
16/02601/DCH	28/10/2016	Vining	VARIATION OF CONDITION 1 OF 11/01663/DCH - TO EXTEND THE PERIOD IN WHICH THE APPLICATION CAN BE IMPLEMENTED FROM 5 YEARS TO 10 YEARS	21 WINGFIELD ROAD, WHITCHURCH, CARDIFF, CF14 1NJ	49	True	Permission be granted	16/12/2016
16/02336/DCH	29/10/2016	Powell	SINGLE AND TWO STOREY REAR EXTENSION TO AN EXISTING BUILDING WITH ASSOCIATED INTERNAL RENOVATION WORKS	21 ERW LAS, WHITCHURCH, CARDIFF, CF14 1NL	48	True	Planning Permission be refused	16/12/2016
16/02613/DCH	01/11/2016	Crandon	LOFT CONVERSION. ROOF EXTENSION WITH REAR DORMER, BUILD UP TWO GABLE ENDS AND RAISE RIDGE	27 CAEGWYN ROAD, WHITCHURCH, CARDIFF, CF14 1QN	52	True	Permission be granted	23/12/2016
16/02594/DCH	08/11/2016	Burnett	SINGLE STOREY REAR EXTENSION	47 COURT ROAD, WHITCHURCH, CARDIFF, CF14 1HN	36	True	Permission be granted	14/12/2016
16/02724/DCH	11/11/2016	Davies	CONSTRUCTION OF A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING DOUBLE STOREY RESIDENTIAL DWELLING HOUSE IN PLACE OF AN EXISTING SINGLE STOREY EXTENSION AND A CONSERVATORY	35 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DY	39	True	Permission be granted	20/12/2016

16/02551/DCH	11/11/2016	Hutchinson	SINGLE STOREY EXTENSION TO REAR. KITCHEN AND DINING ROOM	267 COLLEGE ROAD, WHITCHURCH, CARDIFF, CF14 2NW	34	True	Permission be granted	15/12/2016
16/02674/DCH	08/11/2016	Airey	CONSTRUCTION OF SINGLE STOREY GROUND FLOOR EXTENSION TO REAR OF PROPERTY AND DETACHED GARAGE	43 PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2AB	37	True	Permission be granted	15/12/2016
16/02843/DCH	02/12/2016	Trounce	ALTERATIONS - FRONT ELEVATION REVERT BACK TO ORIGINAL LAYOUT, KEEPING EXISTING FRONT DOOR. SIDE ELEVATION OMIT PROPOSED SIDE DOOR TO MAIN GABLE AND MOVE PROPOSED SMALL OBSCURED WINDOW SERVING NEW DOWNSTAIRS SHOWER ROOM TO LINE THROUGH WITH EXISTING BATHROOM WINDOW ABOVE - PREVIOUSLY APPROVED UNDER 16/01989/DCH	26 MILL ROAD, TONGWYNLAIS, CARDIFF, CF15 7JP	13	True	Permission be granted	15/12/2016
16/02754/DCH	18/11/2016	Elson	CONSTRUCTION OF A CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING DOUBLE STOREY DWELLINGHOUSE WITH A PORCH TO THE SIDE	14 ST FRANCIS ROAD, WHITCHURCH, CARDIFF, CF14 1AW	40	True	Permission be granted	28/12/2016
<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>
16/01820/MNR	27/07/2016	HJW Estates Ltd	MINOR EXTENSIONS, CONVERSION AND RETORATION OF BRIDGE HOUSE AND ADJACENT OUTHUSES	88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	141	False	Permission be granted	15/12/2016
16/02108/MNR	01/09/2016	Chandler	DEMOLITION OF EXISTING BUILDING AND ERECTION OF PROPOSED NEW DWELLING	REAR OF 6, KELSTON CLOSE, WHITCHURCH, CARDIFF, CF14 2AL	110	False	Planning Permission be refused	20/12/2016
16/02546/MNR	24/10/2016	WHITCHURCH HOSPITAL BOWLS CLUB	RENEWAL OF 11/00650/DCO FOR TO RETAIN THE DEMOUNTABLE UNIT AS CHANGING ROOMS FOR BOWLS CLUB	WHITCHURCH HOSPITAL BOWLS CLUB PARK ROAD, WHITCHURCH, CARDIFF, CF14 7XB	59	False	Permission be granted	22/12/2016

16/02567/MNR	02/11/2016	WBS Ltd	SINGLE STOREY EXTENSION TO EXISTING SHOWROOM/STORAGE AREA	THE TRANSPORT YARD, COLLEGE ROAD, WHITCHURCH, CARDIFF, CF14 2NZ	50	True	Permission be granted	22/12/2016
16/02208/MNR	27/10/2016	Davies	RETAIN DETACHED DWELLING AS BUILT	3 PENDWYALLT ROAD, WHITCHURCH, CARDIFF, CF14 7EF	56	True	Permission be granted	22/12/2016
16/02585/MNR	27/10/2016	Velindre NHS Trust	REMOVE EXISTING DEFECTIVE MODULAR BUILDINGS AND REPLACE THEM WITH NEW TEMPORARY MODULAR BUILDINGS FOR A TERM OF 5 YEARS	VELINDRE HOSPITAL, VELINDRE ROAD, WHITCHURCH, CARDIFF, CF14 2TL	47	True	Permission be granted	13/12/2016
16/02797/MNR	24/11/2016	DM2000	DISCHARGE OF CONDITION 6 (LANDSCAPING) OF 16/00253/MNR	1 AND 2 TY'N-Y-PWLL MEWS, TY'N-Y-PWLL ROAD, WHITCHURCH	20	True	Full Discharge of Condition	14/12/2016