



County Hall  
Cardiff  
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Neuadd y Sir  
Caerdydd  
CF10 4UW  
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## AGENDA

**Pwyllgor** PWYLLGOR CYNLLUNIO

**Dyddiad ac amser y cyfarfod** DYDD MERCHER, 13 MEDI 2017, 2.30 PM

**Lleoliad** YSTAFELL BWYLLGORA 4 - NEUADD Y SIR

**Aelodaeth** Cyngorydd Keith Jones (Cadeirydd)  
Cynghorwyr Gordon, Ahmed, Asghar Ali, Congreve, Driscoll, Hudson, Jacobsen, Jones-Pritchard, Lay, Murphy a/ac Keith Parry

### 1 Ymddiheuriadau am absenoldeb

### 2 Cofnodion

Cymeradwyo cofnodion y cyfarfod a gynhaliwyd ar 16 Awst 2017 fel cofnod cywir o'r cyfarfod hwnnw.

### 3 Datgan Buddiannau

Dylid gwneud hyn ar ddechrau'r eitem agenda berthnasol, yn unol â Chod Ymddygiad yr Aelodau.

### 4 DEISEBAU

Derbyniwyd deisebau ynghylch y ceisiadau canlynol yn unol â Rheol 14.2 y Weithdrefn Cyfarfodydd Pwyllgorau. Mae'r deisebwyr wedi cael gwybod bod ganddynt hawl i siarad ac mae'r ymgeiswyr/asiantau wedi cael gwybod bod ganddynt hawl i ateb:

Cais rhif 17/00406/MNR, The Caerau, Bishopston Road

### 5 Ceisiadau Rheoli Datblygiad

Anfonwyd yr atodiad yn cynnwys y ceisiadau rheoli datblygu ar wahân.

- 5a 17/00406/MNR, The Caerau, Bishopston Road, Caerau
- 5b 16/03044/MNR, Tir gerllaw rhif 5, Church Road, Caerau
- 5c 16/01867/MJR, 4-6 Broadway, Adamsdown
- 5d 17/01063/MJR, Hallinans House, 22 Newport Road, Adamsdown
- 5e 17/01751/MJR, Tir i'r Gogledd o Stryd Wood
- 6 **Adran 119, Deddf Priffyrdd 1980, Gorchymyn Dargyfeirio - adroddiad i ddilyn**
- 7 **CESIADAU A BENDERFYNWYD GAN BWERAU A DDIRPRWYIR**

**Davina Fiore**

**Cyfarwyddwr Llywodraethu a Gwasanaethau Cyfreithiol**

Dyddiad: Dydd Iau, 7 Medi 2017

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

PLANNING COMMITTEE

16 AUGUST 2017

Present: County Councillor Keith Jones(Chairperson)  
County Councillors Gordon, Ahmed, Asghar Ali, Congreve,  
Driscoll, Hudson, Jacobsen, Jones-Pritchard, Lay, Murphy and  
Keith Parry

15 : APOLOGIES FOR ABSENCE

None

16 : MINUTES

The minutes of the 12 July 2017 were approved as a correct record.

17 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Murphy	17/01453/MJR	Personal

18 : PETITIONS

Application no 17/00406/MNR, The Caerau, Bishopston Road.

The petitioner withheld their right speak as the application was deferred for a site visit.

19 : DEVELOPMENT CONTROL APPLICATIONS

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

## APPLICATIONS GRANTED

17/00225/MJR – BUTETOWN  
CARDIFF BAY STATION, BUTE STREET

Works to allow for refurbishment of existing building for office space and concierge, to include for removal of existing (non original) canopy and to accept a link to a new 4 storey building for retail, live-work office purposes.

To grant listed building consent.

Subject to referral to Cadw.

17/00906/MNR – WHITCHURCH/TONGWYNLAIS

CENTRAL GARAGE, 1 ST DAVID'S ROAD

Extension of existing garage premises to include two MOT testing bays and alterations to internal accommodation.

17/01453/MJR – CAERAU

LAND AT AND ADJACENT TO THE FORMER GLYN DERW HIGH SCHOOL,  
PENALLY ROAD

Construction of a new High School, access, parking, landscaping and associated works.

Subject to amendment to Condition 2 to read:

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

1205\_PDA\_ZZ\_00\_DR\_A\_05\_0003 Rev P03 (Location Plan)  
1205\_PDA\_ZZ\_00\_DR\_A\_05\_0004 Rev P18 (Site Plan)  
1205\_PDA\_V4\_00\_DR\_A\_05\_0005 Rev P08 (Ground Floor Plan)  
1205\_PDA\_V4\_01\_DR\_A\_05\_0006 Rev P10 (First Floor Plan)  
1205\_PDA\_V4\_RF\_DR\_A\_05\_0007 Rev P04 (Roof Plan)  
1205\_PDA\_V1\_ZZ\_DR\_A\_05\_0008 Rev P05 (Main Building Elevations)  
1205\_PDA\_V2\_ZZ\_DR\_A\_05\_0012 Rev P05 (Sports Hall Elevations)  
1205\_PDA\_V3\_ZZ\_DR\_A\_05\_0016 Rev P04 (Post 16 Elevations)  
1205\_PDA\_ZZ\_ZZ\_DR\_A\_05\_0019 Rev P04 (Existing Site Sections)  
1205\_PDA\_ZZ\_ZZ\_DR\_A\_05\_0020 Rev P05 (Proposed Site Sections)  
1205\_PDA\_V4\_00\_DR\_A\_05\_0026 Rev P03 (Bin Store)  
1205\_PDA\_V4\_XX\_DR\_A\_90\_0976 Rev P01 (Proposed Cycle Shelters)  
1205-CAM V4 00 DR C90-0127 Rev.P4 (Swept Path Analysis Sheet 1)  
1205-CAM V4 00 DR C90-0128 Rev.P4 (Swept Path Analysis Sheet 2)  
1205-CAM V4 00 DR C90-0129 Rev.P4 (Swept Path Analysis Sheet 3)  
1205-COR-ZZ-XX-SP-L-XX-0001-P005 (Land Existing)  
1205-COR-ZZ-XX-SP-L-XX-0002-P006 (Landscape Clearance Tree Works)  
1205-COR-ZZ-XX-SP-L-XX-0003-P004 (Landscape Overall)  
1205-COR-ZZ-XX-SP-L-XX-0004-P003 (Landscape Planting Details)  
1205-COR-ZZ-XX-SP-L-XX-0005-P003 (Landscape Planting Schedule)  
1205-COR-ZZ-XX-SP-L-XX-0006-P001 (Tree Hedgerow Native Details)  
1205-COR-ZZ-XX-SP-L-XX-0007 (Landscaping Planting Methodology Aftercare)  
1205-MCP-V5-XX-DR-E-32-3202 REV P06 (Lighting Strategy)  
1205-MCP-V5-XX-DR-E-32-3203 REV P04 (External Lighting and Power Layout)

Design and Access Statement by Powell Dobson; Outline Construction Environmental Management Plan REV P02 (Willmott Dixon); Surface and Foul Drainage Strategy (Cambria: April 2017); Flood Consequences Assessment (Atkins: January 2017); Acoustics Survey Report (Atkins: January 2017); Noise Impact Assessment of Sport Pitches (Mach Acoustics: June 2017); Acoustics Façade Assessment (Mach Acoustics: June 2017); Arboricultural Report (ArbTS: 20 December 2016); Arboricultural Impact Assessment and Method Statement (First Ecology: June 2017); Interim Ecological Update (First Ecology: June 2017); Ecological Appraisal (First Ecology: July 2017); Soil Resources Survey and Plan (Land Research Associates: July 2017); Site Investigation Report (Atkins: January

2017); Supplementary Site Investigation Report (Johnson, Poole and Bloomer Land Consultants: July 2017); Archaeological and Geophysical Survey (TerraDat: January 2017); Updated Geophysical Survey (Sumo Services Ltd: May 2017); Project Design for Archaeological Evaluation (Headland Archaeology: June 2017); Archaeological Evaluation Report (Headland Archaeology: July 2017); Archaeological Watching Brief (Headland Archaeology: July 2017); Heritage Assessment (EDP Ltd: June 2017); Transport Assessment (Cardiff Council: July 2016); Travel Plan (Atkins: June 2017) and, Low and Zero Carbon Technology Feasibility Study (McCann and Partners: March 2017).

Subject to an amendment to Condition 9 to read:

‘Prior to any work in construction of the ground floor building slabs and following completion of the monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases into or from land surrounding the application site shall be submitted to and approved in writing by the Local Planning Authority. If no protection measures are required then 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.’

Subject to an amendment to Condition 24 to read:

‘The opening hours of the school buildings shall be limited to the following:  
Monday to Saturday 08:00 to 22:00 and Sunday 08:00 to 20:00’

Subject to an amendment to Condition 14 to read:

‘Prior to the commencement of the development, including any fencing works, associated with the woodland to the south of the application site (the area parallel to the A4232) ecological surveys shall be completed and submitted to and approved in writing by the Local Planning Authority. Should European Protected Species be found to be present the surveys shall include appropriate mitigation measures. The mitigation measures shall be fully implemented in accordance with the approved details and prior to the commencement of the woodland works.’

Subject to an additional Recommendation 6 to read:

‘The applicant is encouraged to enter into a Service Level Agreement with the Parks Department to ensure that the school sporting facilities are available in perpetuity for community use when not being used for school purposes.’

Subject to an additional Condition 33 to read:

‘Prior to any work commencing on the construction of the retaining wall next to the sixth form block details of its height and external materials shall be submitted to and approved in writing by the Local Planning Authority and the retaining wall shall be constructed as approved.’

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

17/00111/MJR – PLASNEWYDD

199-209 CITY ROAD

Construction of a new 5 to 8 storey (plus rooftop plat room) development of student residential accommodation: comprising 146 studio rooms and associated amenity spaces; a private internal landscaped courtyard and two small ground floor commercial units (Class A1 or A2 or A3)

17/00224/MJR – BUTETOWN

CARDIFF BAY STATION, BUTE STREET

Refurbishment of existing building for office space and concierge, to include for removal of existing (non original) canopy and development of a linked 4 storey building to create additional floorspace including retail (A1/A3) live-work units (C3), office (B1) and associated works.

Subject to the following additional Condition 28 to read:

'If works do not commence within 12 months of the most survey for bats [before July 2018], or, once started, be suspended for any reason for a period greater than 12 months in duration, the potential for the presence of protected species should be reassessed, and no works shall commence or be restarted before a further survey has been submitted to and approved in writing by the local planning authority. The survey should i) establish if there have been any changes in the presence and/or abundance of bats; ii) identify any likely new ecological impacts that might arise from any changes; propose appropriate mitigation if there have been any changes, and a timetable for their implementation.'

Subject to the following additional Condition 29 to read:

'Prior to the commencement of works on site; including any hard or soft stripping of the building fabric, the applicant shall provide for an ecologist to brief all contractors as in respect of the following:

- *Giving tool-box talks to site operatives such that they are aware that bats may be present.*
- *'soft-stripping' of features such as roof tiles, soffits, barge-boards, fascias etc, and any other features which bats may use to roost or to access a roost.*
- *Having an ecologist on call in case bats are found during works. If bats are found, work should stop immediately and Natural Resources Wales contacted for advice.*
- *Incorporating enhancement measures for bats, such as bat bricks, bat tiles or providing bat access to roof voids. As advised by the applicant's ecological consultant.*

16/01852/MNR – GABALFA

UPLANDS MOBILES LIMITED, 184 NORTH ROAD

Proposed demolition of rear annex, extension and conversion of property to create 4 X1 bed apartments and 2X2 bed apartments with on site refuse and cycle storage facilities.

16/02867/MJR – ADAMSDOWN

CANADIAN HOTEL, 143 PEARL STREET

Proposed alteration, extension and change of use of the existing Canadian Public House to twelve 1 bed self contained flats with 4 on site car parking spaces, cycle and refuse storage facilities.

Subject to delegated powers be given to the Chairman of the Planning Committee to approve the apportionment of the total financial contribution.

Subject to an additional Recommendation 7 to read:

'That the vendor/landlord of the property make clear to potential purchasers/tenants that occupation of the flats would not provide a right to a resident parking permit.

## **APPLICATIONS REFUSED.**

17/01206/MNR – PONTPRENNAU/ OLD ST MELLONS

LAND ADJACENT TO CEFN EURWG, DRUIDSTONE ROAD

Proposed two detached dwellings with all matters reserved.

17/01460/MNR – RHIWBINA

PART OF LAND AT 16 PORTHAMAL ROAD

New one bedroom dwelling at the rear of 16 Porthamal Road

## **APPLICATIONS DEFERRED**

17/00406/MNR – CAERAU

THE CAERAU, BISHOPSTON ROAD

Takedown public house building and construct three retail units with related car parking facility.

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

17/00969/MJR – CAERAU

FORMER TY NEWYDD CARE HOME, 343 HEOL TRELAI

Development of 16 affordable dwellings on the former Ty Newydd Care Home site (including land to the rear of Heol Treenwydd) comprising 6 no, supported housing apartments, 8 no walk-up apartments and 2no bungalows, associated landscaping, access, drainage and highways works.

REASON: Withdrawn by the applicant.

20 : APPLICATIONS DECIDED BY DELEGATED POWERS - JULY 2017

The meeting terminated at Time Not Specified

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



## PETITION, REGIONAL ASSEMBLY MEMBER & LOCAL MEMBER OBJECTIONS

COMMITTEE DATE: 13/09/2017

APPLICATION No. **17/00406/MNR** APPLICATION DATE: 23/02/2017

ED: **CAERAU**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Ray Morgan

LOCATION: THE CAERAU, BISHOPSTON ROAD, CAERAU, CARDIFF, CF5 5DZ

PROPOSAL: TAKEDOWN PUBLIC HOUSE BUILDING AND CONSTRUCT THREE RETAIL UNITS WITH RELATED CAR PARKING FACILITY

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**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:
  - 201 R4 - Proposed site plan - received 19 June 2017
  - 202 R4 – Proposed elevations - received 19 June 2017
  - Site location plan dated 21/02/2017.

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

3. The development hereby approved shall be used only for purposes within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order) and for no other purpose whatsoever.

Reason: For the avoidance of doubt and to ensure that the use does not prejudice the amenities of the area or compromise the objectives of local and national planning policy, in accordance with policies KP5, EN13 and R6 of the Cardiff Local Development Plan.

4. Notwithstanding the information submitted with the application, prior to the first occupation of the commercial units 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 and the

prevention of anti-social behaviour, in accordance with policies KP5 and C3 of the Cardiff Local Development Plan.

5. There shall be no arrival, departure, loading or unloading of delivery vehicles outside the hours of 08.00 to 20.00 Monday to Saturday and 10.00 to 16.00 on Sundays, or at any time on Bank Holidays.  
Reason: To ensure that the amenities of occupiers of nearby properties are protected, in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.
6. No member of the public shall be admitted to or allowed to remain on the premises between the hours of 23.00 and 07.00 on any day.  
Reason: To ensure that the amenities of occupiers of nearby properties are protected, in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.
7. Prior to the installation of fixed plant on the site a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard). Reference should be made to the report provided by Acoustics and Noise Ltd as part of the application (report reference 1706078 dated 4 July 2017), where a background noise assessment has been conducted to provide scope towards a future rating level.  
Reason: To ensure that the amenities of occupiers of nearby properties are protected, in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.
8. Prior to the commencement of development, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed by the Local Planning Authority, these details shall include the provision of an area of thorny shrubs within the space adjacent to the western side gable wall (and relocation of the cycle parking spaces from this area) and shall comprise proposed finished levels, hard surfacing materials, proposed and existing services above and below ground level, a scaled planting plan, plant schedule, topsoil and subsoil specification (to include a basic soil assessment if existing in situ soils are to be used, and if soils are to be imported, confirmation through BS 3882:2015 and BS 8601:2013 certification that the imported planting soils will be fit for purpose), tree pit section if appropriate, planting methodology and aftercare methodology. The landscaping shall be carried out in accordance with the approved design and implementation programme.  
Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to reduce opportunities for crime, in accordance with policies KP5 and C3 of the Cardiff Local Development Plan.

9. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to reduce opportunities for crime, in accordance with policies KP5 and C3 of the Cardiff Local Development Plan.
10. Notwithstanding the details of cycle parking facilities shown on the submitted plans, prior to the commencement of development details showing the provision of cycle parking spaces to the front of the building shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with policies KP5 and T5 of the Cardiff Local Development Plan.
11. The proposed car parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and be thereafter maintained and retained at all times for those purposes in association with the development.

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, in accordance with policy T5 of the Cardiff Local Development Plan.
12. Prior to the commencement of development, details of the junction between the proposed access road and the highway shall be submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site, in accordance with policy T5 of the Cardiff Local Development Plan.
13. Prior to the construction of any part of the building above foundation level, samples of the external finishing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan.

**RECOMMENDATION 2:** The developer is advised that no surface water and/or land drainage run-off shall be permitted to connect (either directly or indirectly) with the public sewerage network. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com). Some public sewers and lateral drains may not be recorded on maps of public sewers because they were originally privately owned. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

**RECOMMENDATION 3:** The developer may be required to contribute under sections 40 - 41 of the Water Industry Act 1991 towards the provision of new off-site and/or on-site water mains and associated infrastructure. Detailed site layout plans should be sent to Dwr Cymru Welsh Water Developer Services, PO Box 3146, Cardiff CF39 0EH.

**RECOMMENDATION 4:** The applicant must contact:

Wales and West Utilities,  
Wales and West House,  
Spoooner Close,  
Celtic Springs,  
Coedkernow,  
NEWPORT  
NP10 8FZ  
Tel: 029 2027 8500  
[www.wwutilities.co.uk](http://www.wwutilities.co.uk)

to discuss their requirements in detail before any works commence, as their apparatus may be at risk during construction works. Should diversion works be required, these will be fully chargeable.

**RECOMMENDATION 5:** The applicant is advised that a commercial contract is required for the collection and disposal of all commercial waste. By law (Environmental Protection Act, 1990, section 34) 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 the commercial services department on 029 20717500.

**RECOMMENDATION 6:** The applicant is advised that it is considered best practice to have a Site Waste Management Plan for demolition projects. Materials should be reused and recycled as much as possible. Further information is available in the Council's "Waste Collection and Storage Facilities" Supplementary Planning Guidance.

**RECOMMENDATION 7:** In the interests of crime prevention and site security, it is recommended that this development be built to Police specified "Secured by Design" standards as promoted by South Wales Police. Information on these standards is available on the website [www.securedbydesign.com](http://www.securedbydesign.com). In particular it is recommended that: the retail units should be fitted with door sets that comply with PAS24 or security rating LPS 1175 SR1; laminated glazing to a minimum of 6.4mm should be fitted to all shop fronts in areas where persons are likely to come in contact with glazing; consideration should be given to fitting a monitored alarm system which is compliant with the latest version of the National Police Chiefs Council (NPCC) Alarms Policy; all hard landscaping features such as coping stones, pavers etc. and street furniture should be securely fixed so that it cannot be removed and used for criminal purposes; consideration should be given to the fitting of CCTV both internally and externally to identify person(s) entering or leaving the premises and to protect the shop frontage. The CCTV system should be capable of providing evidential quality imagery to at least recognition standards and be operated in accordance with the Data Protection Act. Any roller shutters (N.B. these may require planning permission) should have a minimum security rating of LPS 1175 SR1, Higher risk premises will require higher security rated shutters i.e. SR2-5. To achieve a Secured by Design accreditation it will be necessary for the applicant to meet with the South Wales Police Design out Crime officer and discuss how a safe and secure environment can be achieved.

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

- 1.1 This application is for full planning permission for the demolition of the former Caerau public house and the erection of a single storey building containing 3 commercial (A1 retail) units - 1 x 279 sq.m and 2 x 112 sq.m.. The building would have a footprint of approximately 41m x 13m and a pitched roof to a maximum height of around 6.25m. It would be finished in buff coloured facing brick with render panels to the front and side elevations and a roof covering of dark grey profiled sheeting. There would be three shopfronts of powder coated aluminium and a cash machine (protected by bollards) to the front elevation facing towards Bishopston Road and external plant and service doors to the rear. The building would be sited between 2.5m and 3.7m from the boundary to the rear (north) and between 6.1m and 6.6m from the eastern side boundary. Access to the service area at the rear of the units would be protected by gates. The waste bin for unit 1 would be stored within the service area, those for units 2 and 3 would be kept at the eastern side of the building, where the loading area would be located.
- 1.2 Twelve car parking spaces plus one disabled parking space would be provided

within the site at the front of the units, with the vehicular entrance and exit being on Bishopston Road. There would also be a cycle parking facility on the western side of the building.

- 1.3 Opening hours would be 06:00 to 23:00 daily. Delivery times are proposed to be 06:00 to 21:00 daily, with newspapers expected to be delivered by transit van between 04:00 and 08:00. The development is expected to create 8 full time and 8 part time jobs (12 full time equivalent).
- 1.4 The application was originally reported to the Planning Committee on 16<sup>th</sup> August 2017 and was deferred for a site visit, which took place on 4<sup>th</sup> September 2017.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is located at the junction of Heol Ebwy and Bishopston Road, adjacent to a roundabout, with houses to the rear and eastern side and a row of three storey shops/flats on the opposite side of Bishopston Road. The existing row of commercial premises comprises a barber shop, a betting office, a supermarket, a newsagent's/gift shop and a fish and chip shop.
- 2.2 The building to be demolished is a two storey former public house with single storey extensions to the sides, including a bookmaker's premises. It is bounded by a low brick wall and railings and has a car park to the eastern side with access onto Bishopston Road. Trees overhang the site from gardens to the rear. The pub is in a poor state of repair and has been vacant for around 5 years.

## 3. **SITE HISTORY**

- 3.1 06/02822/W - Change of use of vacant betting shop into proposed kitchen ancillary to existing public house and alterations.
- 3.2 06/01072/W - Alterations to convert existing business premises, previously used as a bookmakers into a catering establishment (cafe/diner) mon-sat 07.00-15.00 and 17.00-19.00, Sunday 12.00 - 16.00.
- 3.3 99/01400/R - Extension to public bars including family room, disabled facilities and skittle alley.
- 3.4 98/00417/R - Refurbishment of exterior of building, internal alterations and landscaping works.
- 3.5 89/00655/R - Extension to existing bookmakers office.
- 3.6 88/02112/R - Extension to lounge bar and internal refurbishment works.

## 4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);  
KP13 (Responding to Evidenced Social Needs);  
EN10 (Water Sensitive Design);  
EN13 (Air, Noise, Light Pollution and Land Contamination);  
T5 (Managing Transport Impacts);  
R1 (Retail Hierarchy);  
R6 (Retail Development - Out of Centre)  
C3 (Community Safety/Creating Safe Environments);  
W2 (Provision for Waste Management Facilities in Development).

#### 4.2 *Supplementary Planning Guidance:*

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 either adopted or 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);  
Infill Sites (April 2011);  
Shopfronts and Signage (October 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,
- Play an appropriate role to facilitate sustainable building standards,
- Support initiative and innovation and avoid placing unnecessary burdens on enterprises (especially small and medium sized firms) so as to enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness
- Minimise the risks posed by, or to, development on or adjacent to unstable or contaminated land and land liable to flooding.

- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.
- Promote quality, lasting, environmentally-sound and flexible employment opportunities.
- Respect and encourage diversity in the local economy.
- Locate developments so as to minimise the demand for travel, especially by private car
- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides.

4.11.9 The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations.

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

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

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

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

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

8.1.5 Land use planning can help to achieve the Welsh Government's objectives for transport through (inter alia): reducing the need to travel, especially by private car, by locating development where there is good access by public transport, walking and cycling; locating development near other related uses to encourage multi-purpose trips and reduce the length of journeys; improving accessibility by walking, cycling and public transport.

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

10.1.4 The Welsh Government adopts the 'town centres first' principle whereby consideration should always be given in the first instance to locating new retail and commercial development within an existing centre. Wherever possible, retail provision should be located in proximity to other commercial businesses, leisure and community facilities, employment and housing.

10.4.1 When determining a planning application for retail, commercial, leisure or other uses complementary to a retail and commercial centre, including redevelopment, extensions or the variation of conditions, local planning authorities should take into account:



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

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

13.7.1: planning decisions should take into account the potential hazard that contamination presents to the development, occupants and the local environment, and the results of specialist investigation and assessment by the developer to determine contamination and identify remedial measures.

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

4.4 *Technical Advice Note 4 – Retail and Commercial Development (2016).*

4.5 *Technical Advice Note 11 – Noise (1997):*

8. Local planning authorities must ensure that noise generating development does not cause an unacceptable degree of disturbance. They should also bear in mind that if subsequent intensification or change of use results in greater intrusion, consideration should be given to the use of appropriate conditions.

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

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

## 5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation:* No objections. Standard conditions on retention of parking spaces, provision of cycle parking and approval of access junction details recommended.

5.2 *Pollution Control (Noise & Air):* There has been no supporting evidence provided with regards to the potential impacts of deliveries at the proposed site. Until such time that supporting evidence can be provided pollution control would only support delivery times of 08.00 till 20.00hrs Monday to Saturday and 10.00 till 16.00hrs on Sundays, with no deliveries to take place on Bank Holidays. The opening hours of the premises would need to be 07.00 till 23.00hrs. With regard to the noise assessment for the potential fixed plant at the site, I have read the report and I am happy with its findings. I note the

difficulty for the consultant to provide specifics for individual units at this stage as they have not been provided with any details in relation to the specification of the plant work on the site. As such, a condition is recommended.

- 5.3 *Waste Strategy & Minimisation Officer:* Plans indicating the proposed bin stores have been noted and are acceptable. Refuse storage must thereafter be retained for future use. As mentioned in section 3.11 of the Waste Collection and Storage Facilities Supplementary Planning Guidance it is considered best practice to have a Site Waste Management Plan for demolition projects. Materials should be reused and recycled as much as possible.

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 *Police Crime Prevention Design Advisor:* South Wales Police have no objection to this development subject to consideration of recommendations relating to opening hours restrictions for any A3 use, security specifications for doors, windows and (if necessary) roller shutters, alarm systems, CCTV, boundary treatment and landscaping. South Wales Police would advise that the development should be built to a standard to achieve a Secured by Design accreditation. There are concerns that if the gable end is to be without doors and windows the building could be vulnerable to anti-social behaviour such as ball games or graffiti. If the gable end is to be windowless then it will be necessary to install a defensible space between the public area and the building to reduce the chances of anti-social behaviour. Consider planting thorny shrubs within the space to prevent persons approaching the wall.
- 6.2 *Welsh Water:* No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer. No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. A water supply can be made available.
- 6.3 *Wales & West Utilities:* Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

## 7. **REPRESENTATIONS**

- 7.1 The application was advertised by site notice and neighbour notification, and the amended plans were advertised by neighbour notification. 6 individual representations have been received opposing the application for the following reasons:
1. There is no need for any more retail outlets in this area – affordable housing would be preferable;
  2. The development would result in job losses from the existing shops across

- the road;
3. The Council will lose revenue if the existing shops close;
  4. Long opening hours, noise and anti-social behaviour could cause disturbance to neighbouring residents

Following the submission of amended plans, one objector re-iterated their concerns and also added the following:

5. There will not be enough parking spaces for employees and customers.
6. The location of the delivery bay may not be safe/feasible as cars park on both sides of the road.

7.2 A petition of around 700 signatures has been received, objecting to the application for the following reasons:

1. There will be a return to the anti-social behaviour that led to the closure of the pub;
2. The community would support the demolition of the pub and its replacement with affordable housing;
3. There is a risk that the existing businesses across the road will suffer – these businesses employ a significant number of local people.

7.3 Councillors Peter Bradbury and Elaine Simmons object to the application as follows:

“We are very unhappy that this application is talking about three retail units, which is in direct opposition to the Council’s own retail units in Bishopston Road. Indeed, we were assured that the Caerau Public House was being bought for much needed housing units, which is something we would support. The application talks about creating local jobs. There is no mention of the effect this application will have on Shads Store and Ely Racecourse News, which could close if this application goes ahead with the loss of lots of local jobs. These are two business that have restrictive and protected leases from the Council. There is no doubt that this is in a saturation zone and would be against the Council’s own economic benefit, given the adverse effect this would have on its own units directly opposite the site of this application. We would also be worried about the potential for antisocial behaviour, given a further retail unit would no doubt be looking to serve alcohol and would cause some worry for the local police given the reasons the Caerau Public House closed and the historic problems in that area. We would request that this be rejected on these grounds and we will not in any way be changing our position that this application is wrong for local businesses in Caerau, wrong for the people of Caerau, and is something that would not be welcomed.”

7.4 They state that their objections still stand following the submission of amended plans as no attempt has been made to address their concerns or those of the shopkeepers and residents who signed the petition, and they are annoyed that no attempt has been made by the developer to look at a residential option when they are in dire need of new homes in the area. Councillors Peter Bradbury and Elaine Simmons request that the Planning Committee visits the area before

making any decision.

- 7.5 Neil McEvoy, Regional Assembly Member for South Wales Central, objects to the application, stating that “there is great concern that there will be retail saturation and the development is not supported by local people. The area is already served with shops. Affordable housing would be a much more sensible use of the site, which I would support.”

## 8. **ANALYSIS**

- 8.1 The site is located in the settlement boundary as defined by the LDP proposals map. It has no specific designation or allocation but falls within a largely residential area. The application site is in an out-of-centre location in terms of retail policy.
- 8.2 Planning Policy Wales Edition 9 (November 2016) states that planning applications for out-of-centre retail developments should be assessed in relation to:
- Compatibility with a Community or up-to-date Development Plan Strategy;
  - Consideration of need;
  - the sequential approach to site selection;
  - impact on existing centres;
  - net gains in floorspace where redevelopment is involved;
  - rate of take-up of allocations in any adopted development plan;
  - accessibility by a variety of modes of travel;
  - improvements to public transport;
  - impact on overall travel patterns; and
  - best use of land close to any transport hub, in terms of density and mixed use.
- 8.3 The aim of national retail planning policy is to protect and enhance the vibrancy, attractiveness and viability of existing centres as well as contributing to an increase in linked trips and a reduction of travel demand
- 8.4 The stated aim of Local Development Plan policy relating to retail development (policy R6) is to control the nature and size of out- of-centre retail development so as to minimise competition with, and impact on the vitality and viability of shopping centres identified in the Plan.
- 8.5 Policy R6 only allows for retail development outside the Central Shopping Area, District and Local Centres identified on the Proposals Map if the proposal would meet the following criteria:-
- (i) There is a need for the proposed floorspace (with precedence accorded to establishing quantitative need);
  - (ii) That need cannot satisfactorily be accommodated within or adjacent to the Central Shopping Area, within a District or Local Centre;
  - (iii) The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the Central Shopping Area, a District or Local Centre or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres;

- (iv) The site is accessible by a choice of means of transport; and
- (v) The proposal is not on land allocated for other uses. This especially applies to land designated for employment and housing, where retail development can be shown to limit the range and quality of sites for such use.

8.6 Paragraph 5.285 of the LDP supporting text states “ this Policy contributes to protecting and enhancing designated shopping centres and resisting out-of-centre retail development that could be harmful to District and Local shopping facilities.”

8.7 Whilst the applicants have not supplied a retail statement in support of their application, it is recognised that Planning Policy Wales Technical Advice Note 4 requires such statements for out of centre retail floorspace of 2500sq m and over. The TAN also states that it may be necessary for such assessments for some smaller developments; however, the reason for the threshold is that small stores are not likely to have any material negative effect on shopping patterns in the catchment. The application proposals relate to the development of 3 small retail units totalling 503sq m. As such the proposal is just 20% of the floorspace TAN4 envisages would trigger the need to undertake a retail impact assessment. In addition, it should be noted that the site is currently occupied by a vacant pub (with a ground floor area of 501 square metres and first floor area of 98 square metres) which could convert to A1 retail use without the need for planning permission.

8.8 Given the scale, nature and location of the proposal, i.e. 503sqm of retail floorspace located on the site of a vacant public house some distance from the nearest designated centres at Grand Avenue and Wilson Road, it would be very difficult to argue that the proposed retail floorspace would have an adverse impact on any designated centre. Whilst there may be some trade diversion from the parade of shops opposite the application premises, this parade of shops is not located in a designated centre and is therefore not afforded any planning policy protection. As stated in paragraph 5.285 of the LDP supporting text, the purpose of policy R6 is to contribute to “protecting and enhancing designated shopping centres and resisting out-of-centre retail development that could be harmful to District and Local shopping facilities” and not to protect other out-of-centre retail facilities. Moreover, as competition between businesses is not a legitimate planning matter, the impact on these shops is not a material consideration in the determination of this application. The application therefore raises no land use policy concerns.

8.9 Consideration must also be given to the impact of the proposed development on visual and residential amenity. The appearance of the development is considered acceptable: the retail units will replace a dilapidated and unsightly building with a more coherent and attractive development and the proposed materials (buff brick and render walls and grey profile sheeting roof with aluminium shopfronts) are appropriate for a commercial development in this location, where there are buildings of varying styles and materials.

8.10 The proposed building will be around the same distance from the rear boundary

as the existing building, will be single storey only and will have no windows facing towards any adjacent residential property. It will be at an adequate distance from the houses to the north and the east to cause no unacceptable overshadowing and will not appear overbearing.

- 8.11 The shop units will be closer to the side boundary of the rear garden of 112 Bishopston Road than is the existing public house; however, there will still be a gap of at least 6.1m between the new building and the boundary, the new shop units will be set back from the highway and will not obscure the side elevation of no. 112 (where there is a window) and the new units will be single storey and will have no entrances or windows in the side elevation. Therefore it is not considered that there will be any significant loss of amenity to residents of no 112 in terms of overshadowing, overbearing or loss of privacy.
- 8.12 There will be external plant to the rear of the building and a loading/unloading bay to the eastern side. Planning conditions will therefore be needed to ensure that noise from these areas does not adversely affect neighbouring residents. A noise report has been submitted by the applicant and, based on this, Pollution Control officers have recommended a suitable condition that will control the noise emitted by fixed plant and equipment. Noise from loading/unloading activities, and from customers visiting the site, can be controlled by limiting the hours of operation.
- 8.13 With regard to the objections (which are detailed at paragraphs 7.1 to 7.3 of this report):
1. The application site is not allocated in the LDP for housing development (or for any other alternative use) and there are no land use policy objections to the proposed retail use. In this case it is not considered reasonable to insist that the applicant proves a need for the development given that the proposal is on such a small scale that it will have no adverse impact on any existing, designated centres and that the site is currently occupied by a public house (albeit unused at the moment) which could change to A1 retail use at any time without the need for planning permission and which has more or less the same amount of ground floor floorspace as the proposed building.  
  
It would be unreasonable for the Council to refuse planning permission on the basis that surrounding residents may prefer an alternative use.
  2. It is not certain that jobs would be lost from the existing shops, and the proposed units will generate employment opportunities (according to the applicant this will be 12 full-time equivalent jobs). The planning system is not permitted to interfere in the matter of competition between businesses therefore it would be unreasonable to refuse planning permission on these grounds.
  3. This is not a material planning consideration. It would be unreasonable for the Council to refuse planning permission for a development that was otherwise acceptable on the basis that the Council itself could lose revenue as a result of the decision.

4. South Wales Police have raised no objections to this application but have provided advice on security measures. The Police advise that opening hours should be restricted for any A3 (food and drink) use; however, further planning permission would be needed for such a use as the development is currently proposed to comprise A1 (retail) units. The sale of alcohol is controlled by licensing laws, which are separate from planning permission, noise from the units would be controlled by Environmental Health legislation and any anti-social behaviour would be a matter for the police.

8.14 In response to the points raised in the petition:

1. As mentioned above, anti-social behaviour would be a matter for the police (who have not objected to this application) and it cannot be assumed that the development would result in an increase in such behaviour.
2. The Council is obliged to consider this application and cannot insist on an application being made for affordable housing. As stated above, the application site is not allocated in the LDP for housing development (or for any other alternative use), there are no land use policy objections to the proposed retail use and there is no requirement to prove a need for such a small scale development.
3. The existing shops are not within a designated district or local centre, therefore they enjoy no protection in land use policy terms and, also given that the planning system is not permitted to interfere in the matter of competition between businesses, it would be unreasonable to refuse planning permission on these grounds. The new units will provide employment for local people and it is not necessarily the case that the existing businesses will be damaged.

8.15 The objections received from Councillors Peter Bradbury and Elaine Simmons, and from Neil McEvoy AM, which relate to the preference for housing development, impact on local jobs, impact on existing businesses, loss of Council revenue and antisocial behaviour, are addressed in the paragraphs above.

8.16 In conclusion, there are no reasonable grounds for refusal of this application and approval is recommended 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.

9.3 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.





**City of Cardiff Council**  
**Cyngor Dinas Caerdydd**



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DAVID LUCAS  
BOOKMAKER

Proton

David Lucas

Jake's Barber Shop







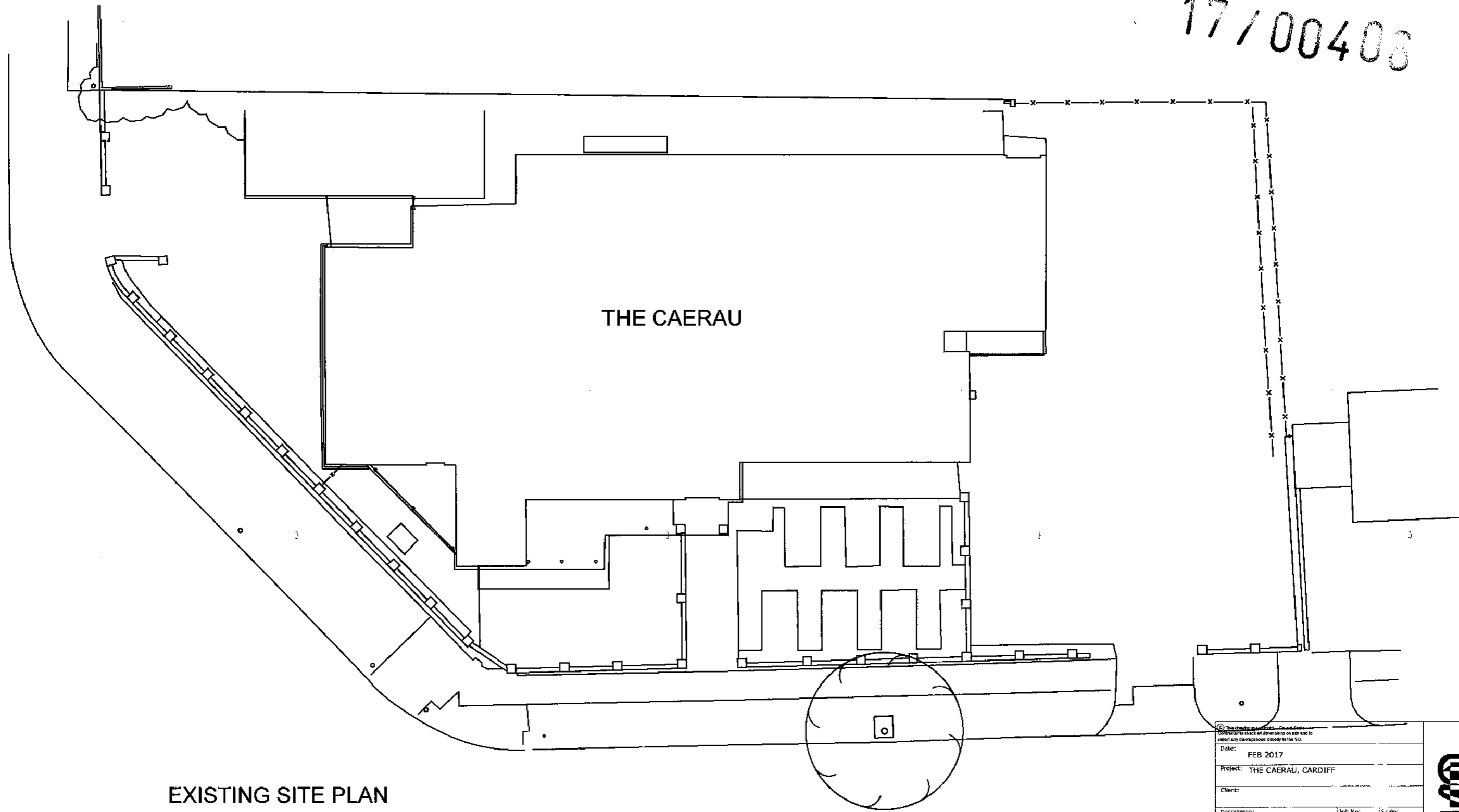


Trelai Branch Library

Bishopston Stores

Ely Fish Bar


17/00408

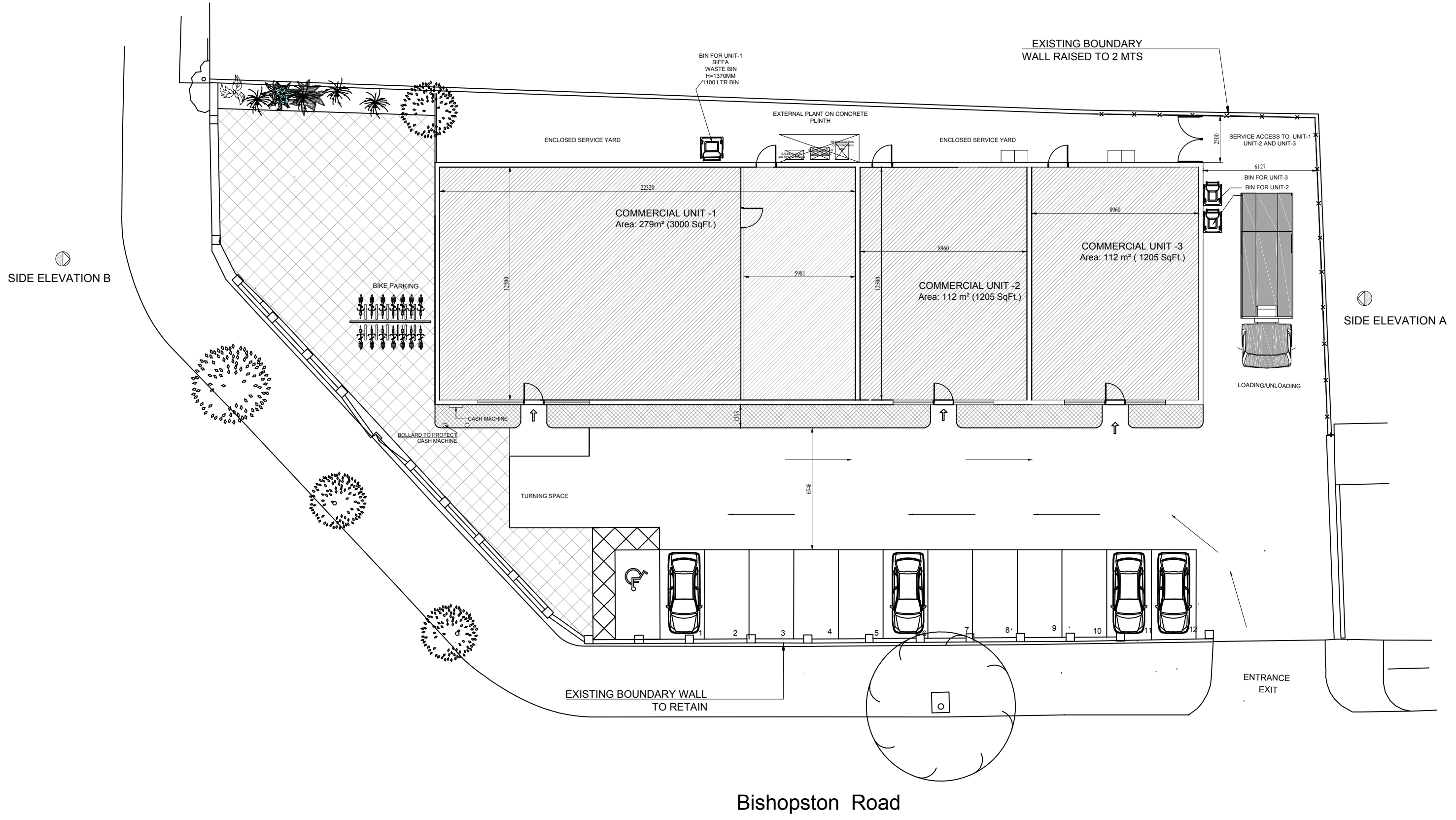


THE CAERAU


Bishopston Road

EXISTING SITE PLAN

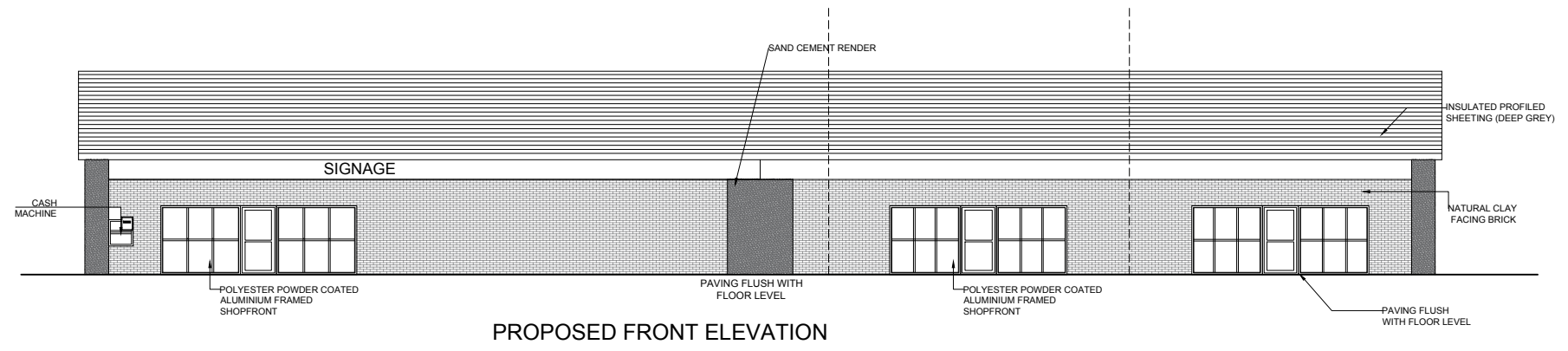
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Date: FEB 2017		
Project: THE CAERAU, CARDIFF		
Client:		
Description: EXISTING PLANS	Job No:	Scale: 1:200
	Dwg No: 104	Drawn By: KG
 SK DESIGNS <small>148, Church Hill, Llanelli, Carmarthenshire, SA11 1AA Tel: 01552 781 850 Fax: 01552 781 850 Email: info@skdesigns.org.uk</small>		



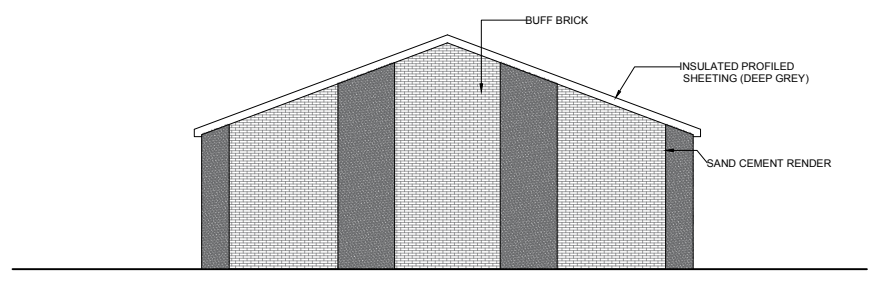
# PROPOSED GROUND FLOOR PLAN

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Date: JUNE 2017		
Project: THE CAERAU		
Client:		
Description: PROPOSED SITE PLAN	Job No:	Scale: 1:200
Dwg No: 201 R4	Drawn By: NZ	 <b>SK DESIGNS</b> <small>58B, Clearwater Way, Lakeside, Cardiff, CF23 6D          Tel: 029 20 761 950          Fax: 029 20 761 950          Email: info@skdesigns.org.uk</small>

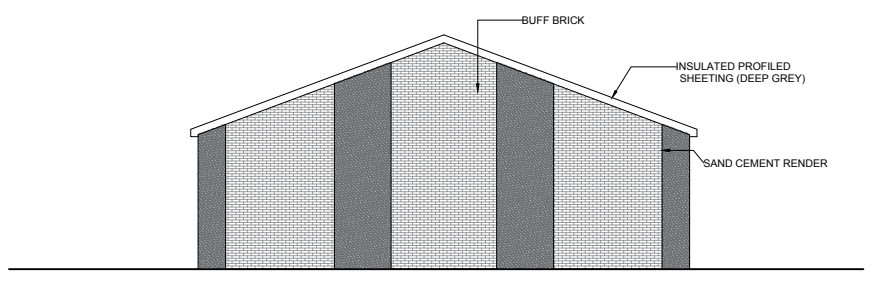




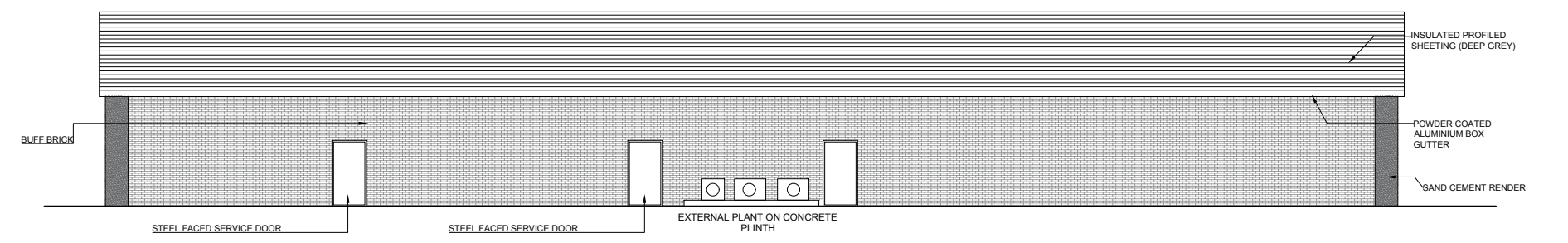
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION B




PROPOSED SIDE ELEVATION A



PROPOSED REAR ELEVATION

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Date: JUNE 2017		
Project: THE CAERAU		
Client:		
Description: PROPOSED ELEVATIONS	Job No:	Scale: 1:100
	Dwg No: 202 R4	Drawn By: NZ



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Mae'r dudalen hon yn cael ei adael yn wag yn fwiadol

## LOCAL MEMBER OBJECTION

COMMITTEE DATE: 13/09/2017

APPLICATION No. **16/03044/MNR** APPLICATION DATE: 14/02/2017

ED: **CAERAU**

APP: TYPE: Full Planning Permission

APPLICANT: Mr KHAN

LOCATION: LAND ADJACENT TO NUMBER 5, CHURCH ROAD,  
CAERAU, CARDIFF

PROPOSAL: PROPOSED NEW RETAIL UNITS WITH RESIDENTIAL  
ABOVE (9 APARTMENTS), BALCONIES AND AMENITY  
ROOF TERRACE, REAR CAR PARKING AND  
ASSOCIATED WORKS

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

1. The development shall begin not later than three years from the date of this decision.  
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, to enable the Local Planning Authority to take into account any changes in economic conditions that affect the viability of the proposed development and its capacity for the provision of financial contributions under the provisions of Section 106 of the Town and Country Planning Act 1990.
  
2. The development shall be carried out in accordance with the following approved plans and documents:
  - A16-147/01 Rev B - Site/location plan
  - A16-147/02 Rev B - Ground floor plan
  - A16-147/03 Rev B - First & second floor plan
  - A16-147/04 Rev C - Roof plan
  - A16-147/05 Rev C - Heol Trelai & rear elevation
  - A16-147/06 Rev C - Church Rd & end elevation
  - A16-147/07 Rev B - Rear area parking finishes  
Reason: For the avoidance of doubt as to the extent of the permission.
  
3. The retail units hereby approved shall be used only for purposes within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order) and for no other purpose whatsoever.

Reason: For the avoidance of doubt and to ensure that the use does not prejudice the amenities of the area or compromise the objectives of local and national planning policy, as the implications of other commercial uses on this site have not been considered in the determination of this application.

4. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases\* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

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

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

\* '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.

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

within 2 weeks of the discovery of any unsuspected contamination.

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

6. 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.

7. 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.

8. Prior to the commencement of development a site assessment, including ground permeability testing as appropriate, shall be 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 shall be 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.

9. Notwithstanding the details shown on the approved plans, before the development hereby approved is brought into beneficial use a plan

showing details of facilities for the storage of refuse and recycling containers within the site, and details of where they will be presented for collection, shall be submitted to and approved in writing by the Local Planning Authority and thereafter refuse and recycling containers shall be stored in accordance with the approved details.

Reason: To secure an orderly form of development and protect the amenities of the area, in accordance with policy W2 of the Cardiff Local Development Plan, as the submitted plans do not show the full necessary bin provision being accommodated in appropriate bin stores.

10. Prior to the construction of the building above foundation level, samples and/or manufacturer's specifications of the external finishing materials and details of the architectural detailing of the building (particularly the window reveals and cills) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan.

11. Prior to the commencement of development, details of a privacy screen to be erected on the south facing side of the roof terrace on the eastern side of the building shall be submitted to and approved in writing by the Local Planning Authority and the approved screen shall be erected before the development is brought into beneficial use and shall be retained thereafter.

Reason: To ensure that the privacy of occupiers of the adjoining land is protected, in accordance with policy KP5 of the Cardiff Local Development Plan.

12. Gates shall be installed at the entrances to the rear parking and delivery area prior to the beneficial occupation of the development. Details of the gates shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and the approved gates shall thereafter be retained.

Reason: In the interests of crime prevention and safety, in accordance with policy C3 of the Cardiff Local Development Plan.

13. A scheme for the illumination of the proposed undercroft, cycle parking and car parking areas at the rear of the building shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to beneficial occupation of the development.

Reason: In the interests of crime prevention and safety, in accordance with policy C3 of the Cardiff Local Development Plan.

14. Details of any security shutters to be installed on the shop fronts shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of visual amenity and crime prevention , in

accordance with policies KP5 and C3 of the Cardiff Local Development Plan.

15. No member of the public shall be admitted to, or allowed to remain within, the retail premises between the hours of 23:00 and 07:30 on any day.  
Reason: To ensure that the amenities of occupiers of nearby properties are protected, in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.
16. There shall be no arrival, departure, loading or unloading of delivery vehicles to the retail premises between the hours of 19.30 and 08.00 Monday to Saturday and at any time on Sundays and Bank Holidays.  
Reason: To ensure that the amenities of occupiers of nearby properties are protected, in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.
17. The noise emitted from fixed plant and equipment on the site shall achieve a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).  
Reason: To ensure that the amenities of occupiers are protected in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.

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

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

- (iii) the safe development and secure occupancy of the site rests with the developer.

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

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

**RECOMMENDATION 3:** The applicant is advised that a commercial waste contract is required for the collection and disposal of all commercial waste. By law (Environmental Protection Act 1990) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste can contact the commercial services team on 029 20717500. Since 27<sup>th</sup> July 2015, the owners/developers of new residential units are required to purchase the bins required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial services team.

**RECOMMENDATION 4:** The developer is advised that foul and surface water discharges must be drained separately from the site. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. The developer 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](http://www.dwrcymru.com). Some public sewers and lateral drains may not be recorded on maps of public sewers because they were originally privately owned. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

**RECOMMENDATION 5:** A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to Dwr Cymru Welsh Water Developer Services, PO Box 3146,



Cardiff CF39 0EH.

**RECOMMENDATION 6:** In the interests of crime prevention and site security the developer is advised to ensure that the development is built to Secured By Design standards as promoted by South Wales Police (information on these standards is available on the website [www.securedbydesign.com](http://www.securedbydesign.com)). In particular, the rear parking should be for residents of the flats only and access controlled by gates; security lighting should be installed in all areas where surveillance is considered important, such as entrances, main pedestrian access routes, car parking, service area, bicycle parking and other facilities; other areas should use lighting operated by photoelectric cells, which should illuminate all elevations and recesses of the building; all fittings should be vandal resistant and positioned out of reach; an appropriate access control system should be incorporated into the main communal entrance doors into the apartments and should include audio / video confirmation facility which would allow callers to be identified prior to access being granted; all ground floor and easily accessible windows should be certified to PAS 24:2916; all external entrance door sets and doors to individual apartments should be certified to PAS 24:2016; the individual apartment doors should also meet the standard PAS 24: 2016 or equivalent and be multi point locking; glass fitted in or adjacent to door panels should be laminated; doors in recesses of more than 600 mm deep should be avoided; ground floor windows and those easily accessible above ground floor should be glazed to 6.4mm laminated glass certified to BS 7950: 1997; all glazing in and adjacent to doors should be laminated to a minimum thickness of 6.4mm and securely fixed in accordance with the manufacturers specifications; a secure individual mail delivery system should be included; all hard landscaping features such as coping stones, pavers etc. and street furniture should be securely fixed so that they cannot be removed and used for criminal purposes; low risk retail units should be fitted with door sets that comply with PAS24 2016 or security rating LPS 1175 SR1; laminated glazing to a minimum of 6.4mm should be fitted to all shop fronts in areas where persons are likely to come in contact with glazing; consideration should be given to fitting a monitored alarm system which is compliant with the latest version of the National Police Chiefs Council (NPCC) Alarms Policy; consideration should be given to the fitting of CCTV both internally and externally to identify person(s) entering or leaving the premises and to protect the shop frontage. The CCTV system should be capable of providing evidential quality imagery to at least recognition standards and be operated in accordance with the Data Protection Act.

**RECOMMENDATION 7:** To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

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

- 1.1 The application is for full planning permission for the construction of a three storey building measuring approximately 41m x 20m wide at its widest point, containing 2 retail units at ground floor level (1 x 80 square metres and 1 x 78 square metres) 5 apartments at first floor level (4 x 2 bedroom and 1 x 1 bedroom) and 4 apartments at second floor level (all 2 bedroom). The easternmost part of the building would be two storeys in height, with the roof used as a terrace providing amenity space for a second floor flat.
- 1.2 Seven car parking spaces, several cycle parking racks and a retail service yard would be provided beneath the first floor of the building, accessed from the rear. Vehicular access would be from both Heol Trelai and Church Road.
- 1.3 The building would have a flat roof and would be finished in brick and render with dark grey aluminium windows. The footprint of the building would follow the curve of the junction from Heol Trelai into Church Road.
- 1.4 The application was reported to the Planning Committee on 12 April 2017 and the Committee resolved to grant planning permission subject to conditions and subject to those having an interest in the site entering into a binding planning obligation in agreement with the Council under Section 106 of the Town and Country Planning Act 1990 relating to an off-site contribution of £20,025 in lieu of on-site Public Open Space and an Affordable Housing contribution of £146,856 in lieu of 2 x 2 bed apartment units. The applicant has since submitted evidence regarding the viability of the scheme which has been reviewed by the District Valuer, who has concluded that the scheme is unviable and that for the scheme to be deliverable, cost savings would need to be found or profit expectations lowered. In this case, as it is clear that the development as proposed cannot support Section 106 financial contributions, the application is reported back for the Planning Committee to make a decision as to whether the proposal is acceptable without the contributions towards affordable housing and Public Open Space that were required previously.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is a generally rectangular-shaped plot of vacant land with a frontage of around 40m to Heol Trelai and 20m to Church Road. To the south it borders the side boundary of 5, Church Road, a two storey end-of-terrace house which is at a slightly higher level than the application site. To the west, on the opposite side of the Heol Trelai/Church Road junction, is a social club (a much-extended, two storey, stone-fronted building). There are two storey semi-detached houses to the east of the site and on the opposite side of Heol Trelai to the north, and immediately to the east is an access road leading to a small three storey block of flats.

## 3. **SITE HISTORY**

- 3.1 None.

## 4. **POLICY FRAMEWORK**

### 4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);  
KP6 (New Infrastructure)  
KP7 (Planning Obligations);  
KP13 (Responding to Evidenced Social Needs);  
KP16 (Green Infrastructure);  
KP17 (Built Heritage);  
H3 (Affordable Housing);  
H6 (Change of Use or Redevelopment to Residential Use);  
EN9 (Conservation of the Historic Environment);  
EN10 (Water Sensitive Design);  
EN13 (Air, Noise, Light Pollution and Land Contamination);  
T5 (Managing Transport Impacts);  
R1 (Retail Hierarchy);  
R6 (Retail Development (Out of Centre));  
C3 (Community Safety/Creating Safe Environments);  
C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport);  
W2 (Provision for Waste Management Facilities in Development).

### 4.2 *Supplementary Planning Guidance:*

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 either adopted or is considered consistent with LDP policies and can be used to help inform the assessment of relevant matters –

Waste Collection and Storage Facilities (October 2016);  
Cardiff Residential Design Guide (January 2017);  
Planning Obligations (January 2017);  
Access, Circulation and Parking Standards (January 2010);  
Infill Sites (April 2011);  
Open Space (2008).

### 4.3 *Planning Policy Wales (November 2016):*

3.5.5 Planning obligations are useful arrangements to overcome obstacles which may otherwise prevent planning permission from being granted. Contributions from developers may be used to offset negative consequences of development, to help meet local needs or to secure benefits which will make development more sustainable. It is essential that arrangements are fair to both the developer and the community, that the process is as transparent as possible and that development plans provide guidance on the types of obligations which authorities may seek from developers.

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,
- Play an appropriate role to facilitate sustainable building standards
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.
- Promote quality, lasting, environmentally-sound and flexible employment opportunities.
- Respect and encourage diversity in the local economy.
- Locate developments so as to minimise the demand for travel, especially by private car
- Ensure that all local communities have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods
- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.
- Help to ensure the conservation of the historic environment and cultural heritage.

4.7.4: Local planning authorities should assess the extent to which developments are consistent with minimising the need to travel and increasing accessibility by modes other than the private car. Higher density development, including residential development, should be encouraged near public transport nodes or near corridors well served by public transport (or with the potential to be so served).

4.9.2 Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites: in and around existing settlements where there is vacant or under-used land, commercial property or housing; in suburban areas close to public transport nodes which might support more intensive use for housing or mixed use; which secure land for urban extensions, and; which facilitate the regeneration of existing communities.

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.

6.5.5 The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled

monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection *in situ*. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting.

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

7.2.4 Mixed use development should be promoted in and adjoin existing settlements, where appropriate. Policies and supplementary planning guidance should support mixed use developments, including flexible workplace/dwellings and commercial premises, where these are appropriate.

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: mixed tenure communities; development that is easily accessible by public transport, cycling and walking; mixed use development so communities have good access to employment, retail and other services; 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; construction of housing with low environmental impact, reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and 'barrier free' housing developments, for example built to Lifetime Homes standards.

9.2.12 Higher densities should be encouraged on easily accessible sites, where appropriate, but these will need to be carefully designed to ensure a high quality environment. In particular, local planning authorities should adopt a flexible approach to car parking standards.

9.2.14 A community's need for affordable housing is a material planning consideration.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, 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.

9.3.4: Where high densities are proposed, the amenity of the scheme and surrounding property should be carefully considered.

9.3.5 Where development plan policies make clear that an element of affordable housing, or other developer contributions, are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the local planning authority considers that the proposal for a site does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application.

10.1.4 The Welsh Government adopts the 'town centres first' principle whereby consideration should always be given in the first instance to locating new retail and commercial development within an existing centre. Wherever possible, retail provision should be located in proximity to other commercial businesses, leisure and community facilities, employment and housing. Such co-location of retail and other uses in existing centres, with enhancement of access by walking, cycling and public transport, provides the opportunity to use means of transport other than the car. This mix of uses sustains and enhances the vibrancy, attractiveness and viability of those centres as well as contributing to an increase in linked trips and a reduction of travel demand.

10.2.8 Individual small shops and businesses, such as convenience stores and public houses, which are not part of established retail and commercial centres, can play an important economic and social role, particularly in rural areas and in urban areas with limited local provision, and their loss can be damaging to a local community. The role of these businesses should be taken into account in preparing development plan policies and in development management decision making.

10.2.9 In deciding whether to identify sites for comparison, convenience or other forms of retail uses in development plans or approving planning applications for such uses, local planning authorities should in the first instance consider whether there is a need for additional retail provision. Such need may be quantitative so as to address a quantifiable unmet demand for the provision concerned or qualitative. Qualitative considerations refer to issues such as the standard of existing retail provision in terms of the latest formats, range and mix of goods, distribution of retail provision and accessibility. Precedence should be given to establishing quantitative need before qualitative need is considered for both convenience and comparison floorspace, particularly as a basis for development plan allocations.

10.2.13 The sequential approach to development applies to all retail and other uses that are complementary to retail and commercial centres. Local planning authorities should adopt a sequential approach to the selection of new sites in their development plan and when determining planning applications. The sequential approach supports the principle that retail and commercial centres are in the most readily accessible location, and promotes combined trips for shopping, business, leisure and services. The approach reinforces the vibrancy, viability and attractiveness of retail and commercial centres.

11.3.2 Local planning authorities may be justified in seeking Section 106 Planning Agreements to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities. Such agreements may also need to be used to help ensure that standards of

provision set out in development plans are met.

12.7.3: Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design of any development and waste prevention efforts at the design, construction and demolition stage should be made by developers. 13.15.1: Noise can be a material planning consideration, e.g. where proposed new development is likely to generate noise or in proposals to use or develop land near an existing source of noise.

- 4.4 *Technical Advice Note 4 – Retail and Commercial Development (2016).*
- 4.5 *Technical Advice Note 12 - Design (March 2016).*
- 4.6 *Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology.*

## 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 *Transportation:* No comments received.
- 5.2 *Drainage:* No objection subject to a condition requiring ground permeability tests to be undertaken to ascertain whether sustainable drainage techniques can be utilised and approval of a drainage scheme for the disposal of both surface water and foul sewage.
- 5.3 *Parks Development:* Originally commented as follows: *“The Council’s LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Based on the information provided on the number and type of units, there is an open space requirement of 0.0469 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £20,025.*
- 5.4 *As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development. Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Heol Trelai Open Space and Church Road Open Space.”*
- 5.5 Following receipt of the District Valuer’s report, the Parks officer has confirmed that they accept that the scheme would not be viable with payment of contributions.
- 5.6 *Pollution Control (Noise & Air):* Recommend an acoustic report relating to road traffic noise, plant associated with the development and noise from the retail units and conditions limiting opening hours and delivery times. No adverse

comments regarding light nuisance.

- 5.7 *Pollution Control (Contaminated Land)*: In reviewing available records and the application for the proposed development, former landfill/raise sites have been identified 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. This may give rise to potential risks to human health and the environment for the proposed end use. Should there be any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. Standard conditions and recommendations are requested relating to ground gas protection; unforeseen contamination; imported and recycled materials and contaminated/unstable land.
- 5.8 *Waste Strategy & Minimisation Officer*: The proposed refuse storage area for the retail units is acceptable. The refuse storage area for the apartments should be large enough to accommodate the following recommended provisions for 9 apartments. Current site plans do not show the full bin provision being accommodated in bin stores:
- |                  |                          |
|------------------|--------------------------|
| Dry Recyclables: | 1 x 1100 litre bulk bins |
| Food waste:      | 1 x 240 litre bins       |
| General waste:   | 1 x 1100 litre bulk bins |
- 5.9 Ideally communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided natural or artificial, and good natural ventilation if completely enclosed. The developer is advised; as bulk containers are specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle. Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access gates to the site must be left open.
- 5.10 *Housing Strategy*: Originally commented as follows: *“In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 9 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.*



5.11 *On the basis of the above, we would seek a financial contribution of £146,856 (in lieu of 2 x 2 bed apartment units) which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017).”*

5.12 Following receipt of the District Valuer’s report, the Housing Strategy officer has accepted the conclusion that the scheme would not be viable.

## 6. **EXTERNAL CONSULTEES RESPONSES**

6.1 *Welsh Water.* No objections to the proposed development. No surface water and/or land drainage shall be allowed to connect to the public sewerage system. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer. A water supply can be made available. The developer may be required to contribute towards the provision of new off-site and/or on-site watermains and associated infrastructure. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

6.2 *Police Crime Prevention Design Advisor:* South Wales Police have a number of concerns – there is no explanation as to how the applicant intends to address matters of crime, anti-social behaviour or community safety; the front of the development is directly on the junction of Heol Trelai, while the side of the building is directly on the junction with Church Road making parking of vehicles for customers using the retail units difficult; the rear parking area has undercroft parking and there are major concerns that this rear parking will become a hotspot for anti-social behaviour or criminal activity as there is very little natural surveillance over the area; the roof terrace located on the eastern first floor overlooks all the rear gardens of adjacent properties breaching the neighbours need for privacy. South Wales Police advise that the development should be built to a standard to achieve a Secured by Design accreditation.

6.3 With regard to the apartments, recommend that the rear parking should be for residents of the flats only and access controlled by gates, bollards should be placed between the edge of the pavement and highway to the front and side of the building along Heol Trelai and Church Road to prevent vehicles parking on the pavement causing an obstruction or a danger to pedestrians and other road users, security lighting should be installed in all areas where surveillance is considered important, such as entrances, main pedestrian access routes, car parking, service area, bicycle parking and other facilities, all fittings should be vandal resistant and positioned out of reach, an appropriate access control system should be incorporated into the main communal entrance doors into the apartments, all ground floor and easily accessible windows, external entrance door sets and doors to individual apartments should be certified to a suitable standard, glass fitted in or adjacent to door panels and easily accessible windows must be laminated, deep door recesses must be avoided, appropriate smoke alarms / fire alarms should be fitted and consideration should be given to fitting sprinkler systems, the bicycle store should have individual stands for securing bicycles and be located in a secure room/area and must be lit during the hours of darkness, a secure individual mail delivery system should be

included, trees and shrubs should be positioned and maintained so as to give a clear and unobstructed view of the boundary and should not mask lighting columns nor become climbing aids, and all hard landscaping features such as coping stones, pavers etc. and street furniture should be securely fixed so that they cannot be removed and used for criminal purposes.

- 6.4 With regard to the commercial units, if A3 is to be authorised to the ground floor commercial unit the hours of business should be restricted to no later than 23.00 hours, low risk retail units should be fitted with door sets that comply with the appropriate security rating, laminated glazing should be fitted to all shop fronts in areas where persons are likely to come in contact with glazing, where roller shutters are considered necessary they should have an appropriate security rating, consideration should be given to fitting a monitored alarm system and CCTV.
- 6.5 *South Wales Fire and Rescue Service:* The developer should consider the need for the provision of adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances.
- 6.6 *Cadw:* The proposed retail units would be located approximately 250m to the north of the scheduled monument known as Caerau Camp (GM018), an Iron Age Hillfort with settlement evidence in both early and later prehistory and again during the medieval period. The monument's location would have been chosen for its commanding views over the surroundings however the view north in the direction of the development at the present day is largely restricted by woodland cover. The proposed retail units would be sited within an area where current residential housing and commercial premises are of a similar urban character. Overall there will be no significant effect upon the setting of the monument. The proposed development is also located within the path of significant views out from the historic park and garden PGW (Gm) 73 (CDF) Fairwood House, Cardiff. The original fine, rural view southwards from the house and terraces has been compromised in the foreground by the later 20th-century housing, the valued distant view to the hill upon which the monument stands would be uninterrupted by the proposed development.
- 6.7 *Welsh Water:* Note that the applicant intends to discharge surface water into the public sewer. In the absence of an agreed drainage strategy we object to the communication of any surface water flows to the public sewer. No surface water and/or land drainage should be allowed to connect directly or indirectly with the public sewerage network. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer. A water supply can be made available to serve this proposed development. The developer may be required to contribute towards the provision of new off-site and/or on-site watermains and associated infrastructure.

## 7. **REPRESENTATIONS**

- 7.1 The application was advertised by site notice and neighbour notification. One objection was received from no. 5 Church Road, as follows:
1. The development will cause loss of light to the kitchen and landing

window;

2. The house will be devalued by at least £15k;
3. In the plans it says 11 apartments yet on the letter it states 9 apartments;
4. There are concerns about parking and the extra amount of traffic using the corner of the street.

7.2 Councillor Peter Bradbury objects to the application as follows:

1. Lack of parking in the area. This is in a highly residential area that does not have the parking infrastructure in place for the level of residential and commercial development being discussed here.
2. There are no Section 106 contributions in this area either and I fail to see how on the designs this development passes the SPGs on height that were passed at Full Council last year.
3. I would like to see more detail in the application as I fail to see how 9 residential properties and a commercial outlet can be crammed in such a small space. The committee should certainly come and see the site when this is considered.

## 8. **ANALYSIS**

8.1 The principle of the re-development of this site is supported : the site has no specific designation or allocation but falls within a largely residential area, therefore the residential part of the proposal is considered acceptable in terms of land use policy. However, the impact of the commercial use must be considered as the site is in an out-of-centre location in terms of retail policy.

8.2 Planning Policy Wales is clear that planning applications for retail developments, including redevelopment and extensions in out-of-centre locations should be assessed against the following tests:-

- (i) Compatibility with a Community or up-to-date Development Plan Strategy;
- (ii) Consideration of need;
- (iii) The sequential approach to site selection; and
- (iv) The impact on existing centres.

8.3 Policy R6 of the Adopted Local Development Plan provides the development plan policy framework and only allows for retail development outside the Central Shopping Area, District and Local Centres identified on the Proposals Map if the proposal would meet the following criteria:-

- (i) There is a need for the proposed floorspace (with precedence accorded to establishing quantitative need);
- (ii) That need cannot satisfactorily be accommodated within or adjacent to the Central Shopping Area, within a District or Local Centre;
- (iii) The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the Central Shopping Area, a District or Local Centre or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres;
- (iv) The site is accessible by a choice of means of transport; and
- (v) The proposal is not on land allocated for other uses. This especially applies to land designated for employment and housing, where retail

development can be shown to limit the range and quality of sites for such use.

- 8.4 Whilst the applicants have not supplied a retail statement in support of their application, it is recognised that TAN4 requires such statements for out of centre retail floorspace of 2500sq m and over. The TAN also states that it may be necessary for such assessments for some smaller developments, however, the reason for the threshold is that small stores are not likely to have any material negative effect on shopping patterns in the catchment. The application proposals relate to the development of 158 sq.m of retail space. As such the proposal is just 6% of the floorspace TAN4 envisages would trigger the need to undertake a retail impact assessment.
- 8.5 Given the modest scale, and location of the proposal close to an existing A3 use and some distance from the nearest designated centre (Caerau Lane) it would be difficult to argue that the proposed retail floorspace would have an adverse impact on any designated centre. Therefore the application does not raise any land use policy concerns.
- 8.6 Considering the appearance of the proposed building, at 3 storeys the height of the building would be marginally taller than that of the terraced properties along Church Road. The Infill Sites SPG states that;  
*'Some appropriate sites may be able to accommodate slightly taller buildings where they make a positive contribution to the street scene, such as corner sites, on primary routes, and in higher density areas.'* (Para 3.25, p.21)
- 8.7 Given the location of the application site on the corner of Church Road and Heol Trelai, the height of the building proposed, being marginally taller than that of the adjacent terrace, is considered acceptable.
- 8.8 Although the proposed building will project back into the site further than the adjacent terraced properties, given the corner location of the site this is considered acceptable, especially given the retail uses proposed at ground floor level. With regard to the front building line, whilst the application building would sit forward of the adjacent terraced properties along Church Road it is noted that the existing Post Office and Surgery building at the opposite end of the run of terraces sits forward of these dwellings. Taking this variation in the building line into account and given the corner location of the application plot, the positioning of the proposed building is considered acceptable.
- 8.9 Also, the provision of retail units in the ground floor of the building, which will turn the corner between Heol Trelai and Church Road, will create interest, activity and surveillance along this stretch of the street.
- 8.10 The finishing materials - predominantly red facing brickwork with small areas of render breaking up the massing of the building and accentuating its verticality – are broadly acceptable; however it is considered that the building would benefit from improved detailing, for instance in the window reveals and cills. A condition controlling the materials and architectural detailing of the building should therefore be applied to any grant of planning permission as these details

are not clear from the submitted plans.

- 8.11 With regard to the impact of the development on neighbouring occupiers, the main effect will be on the rear garden of no. 5 Church Road as the development will extend almost the full length of its northern side boundary. However, the building will be set back from the boundary by between 4m and 11m, will be on land which is at a slightly lower level (the ground level in this area rises towards the south) thereby mitigating any overbearing impact, and there will be no second floor windows, and only non-habitable room windows at first floor level, in the new building facing towards no. 5, which will maintain an adequate level of privacy. There will be a roof terrace at second floor level but privacy of the adjacent garden can be maintained by the use of screens. The new building will be to the north of no. 5 therefore will not cause unacceptable overshadowing.
- 8.12 Considering the living environment for future residents, the apartments would be of appropriate dimensions to provide adequate living space and although the amenity space provision associated with the proposed scheme would be limited to small balconies (and one large terrace), the application site is located within a short walk of an area of public open space. As such, whilst an increase in the level of amenity space provision would have been welcomed, it would be difficult to sustain an objection to the proposal on this basis. Pollution Control officers have requested that an acoustic report be produced, considering issues of road noise, noise from plant and equipment on the site and sound insulation for the residential units (these comments were not available to the Planning Committee when this application was originally considered); however, the flats will not be close to a major highway, internal sound insulation will be dealt with under the Building Regulations and conditions can be used to control opening hours, delivery times and the level of noise from plant and equipment, therefore I do not consider that it would be reasonable to require the submission of an acoustic report in this instance.
- 8.13 The comments of South Wales police regarding security issues are noted. Conditions can be used to ensure the provision of appropriate lighting and to control access to the rear parking area (preventing general use of the rear of the building and improving safety for residents) but many of their suggestions relate to issues that are dealt with under other legislation (e.g. illegal obstruction of footways, the installation of sprinkler systems).
- 8.14 With regard to parking issues, 7 parking spaces are proposed to serve the 9 apartments and there will be no parking provision for the 2 retail units, which complies with the Council's guidelines. The parking provision would not benefit from high levels of surveillance, being located at the ground floor partially behind and under the proposed building. As such, the provision of gates at the entrance and exit of the site should be secured via a condition.
- 8.15 In response to the objections received from the neighbouring residents:
1. The development will be to the north of no. 5 Church Road therefore there will not be an unacceptable loss of direct sunlight to that property. Although it will be very close to the side elevation of no. 5 (around 1m away) it will not directly face any habitable room windows, therefore in

this case the situation is considered acceptable.

2. The impact of development on property values is not a material planning consideration.
3. The plans clearly show 9 apartments and the description of the proposed development mentions 9. The original proposal for 11 was amended. The only aspect of the application that still mentions 11 apartments is the applicant's design statement, which will not form part of any planning permission.
4. The proposed parking arrangement accords with the Council's Supplementary Planning Guidance "Access, Circulation and Parking Standards". The development will not generate a large amount of vehicular traffic.

8.16 In response to Councillor Bradbury's objections:

1. Parking is discussed above;
2. The proposal does not fall within the category of "tall building" as defined in the Tall Buildings SPG adopted in January 2017, i.e. it is not "double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors". The building will be three storeys in height - there is an existing three storey block of apartments around 40m to the south east - and only around 1.5m taller than the adjacent two storey properties. The Residential Design Guide SPG, adopted in January 2017, states that "denser, more compact and taller forms of development, coupled with additional attention to design detail, can positively define key spaces, frontages and main streets" and encourages taller buildings at corner locations.
3. There is sufficient detail in the application to enable adequate assessment of the impact of the proposals. It is for the Committee to determine whether a site visit is required. No site visit was considered to be required when the application was originally reported to the Planning Committee.

8.17 Members previously resolved to grant planning permission for this development subject to the signing of a S106 obligation relating to financial contributions in lieu of on-site affordable housing and open space. However, the applicant has subsequently submitted viability information in order to demonstrate that the scheme cannot support these payments.

8.18 The Supplementary Planning Guidance "Cardiff Planning Obligations" (January 2017) states that "It is recognised that there may be occasions where development proposals are unable to meet all the relevant policy requirements whilst still remaining viable" and makes provision for applicants to submit a viability appraisal to the Council (which is then independently reviewed) setting out how they are not able to meet the full policy requirements deemed necessary to be secured through a Section 106 agreement. The application should then be considered against the potential under provision or delayed provision of infrastructure (including affordable housing). Based on independent financial viability findings and other evidence, planning obligations may potentially be deferred / phased, or discounted. Any reduction in contributions should be to the minimum necessary to make the scheme

financially viable and the Council would need to determine whether a development is acceptable in planning terms with a reduced level of contributions.

- 8.19 In this case, the viability appraisal submitted by the applicant has been assessed by the District Valuer, who concludes that the scheme as proposed, with no Section 106 sums, returns a deficit and therefore is unviable. The District Valuer suggests that if the Council is still minded to grant planning permission, a time scale for delivery is agreed which, if not met, triggers a viability review.
- 8.20 Members must consider whether this proposal remains acceptable with no Section 106 contributions towards affordable housing and open space. Paragraph 3.5.5 of Planning Policy Wales (Nov 2016) states that...*“Contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable. It is essential that arrangements are fair to both the developer and the community....”* and Circular 13/97 (Planning Obligations) requires S106 obligations to be *“fairly and reasonably related in scale and kind to the development.”* In this case, the Housing Strategy officer and Parks officer have accepted that financial contributions are not feasible following the outcome of the viability review. It is accepted that in current market conditions the development cannot support the S.106 contributions that were originally required.
- 8.21 The proposal without the S106 contributions does not comply with Local Development Plan Policies KP6, H3 and C5. Policy KP6 requires new development to make appropriate provision for, or contribute towards, all essential, enabling and necessary infrastructure required as a consequence of the development, Policy H3 requires the provision of affordable housing in developments of more than 5 units and Policy C5 requires provision to be made for open space in conjunction with all new residential developments of more than 8 units. However, the Planning Obligations SPG does allow for contributions to be discounted in exceptional cases where such obligations would adversely affect the viability of the development and, on balance, I consider that the benefits to the community of achieving a mixed residential and retail development on this currently derelict site (which will provide employment as well as housing) outweigh the fact that it will not be making a contribution towards meeting local needs for affordable housing and open space. The development itself is not necessarily made unacceptable by the developer's inability to make these contributions.
- 8.22 It is accepted that in current market conditions the development cannot support the S.106 contributions that were originally requested. However, market conditions may change in the future, therefore, it is recommended that this application be granted subject to the conditions that the Planning Committee previously resolved to approve (plus a condition relating to noise from fixed plant and equipment as requested by Pollution Control officers, which was inadvertently omitted from the previous recommendation), but with an amended condition 1 which will require the development to commence within 3 years of

planning permission being granted, rather than the standard 5 years, in order to ensure that should the development be delayed by more than 3 years planning permission will have to be renewed, at which time any changes in market conditions will be taken into account via an up to date viability assessment and financial contributions can be required via a S106 obligation as appropriate, bearing in mind that requests for planning obligations must be “*fairly and reasonably related in scale and kind to the development*” and “*fair to both the developer and the community*”. This course of action is possible as Section 91 (1) (b) of the Town and Country Planning Act 1990 allows planning permission to be granted “subject to the condition that the development to which it relates must be begun not later than the expiration of—

(a) five years beginning with the date on which the permission is granted or, as the case may be, deemed to be granted; or

(b) such other period (whether longer or shorter) beginning with that date as the authority concerned with the terms of planning permission may direct”, this being “a period which the authority consider appropriate having regard to the provisions of the development plan and to any other material considerations.” The time limit of three years is considered appropriate for a small-scale development such as this, which will be developed in a single phase. A time period of two years is advised in the Welsh Government’s document “Delivering affordable housing using Section 106 agreements : a guidance update” (2009), which states (para. 5.7) that “reducing or otherwise altering planning obligations (including affordable housing requirements) should not be agreed without mechanisms in place (such as a reduced time limit permission) to encourage early development of the scheme and to guard against an advantageous permission being “pocketed” and not developed until market conditions improve” and (para.5.17) “ A relatively simple mechanism that can be applied to a wide variety of site types is to ally a reduced requirement for planning obligations (especially affordable housing) with a time limited planning permission e.g. a two year permission. At the end of the specified period the local authority has to be assured that substantial progress in the development of the scheme has been achieved or the permission will lapse.” Three years, rather than the two suggested by the Welsh Government, has been requested by the applicant and is acceptable in this case due to the individual circumstances of the proposal and the viability issues that will make the site difficult to develop.

## 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



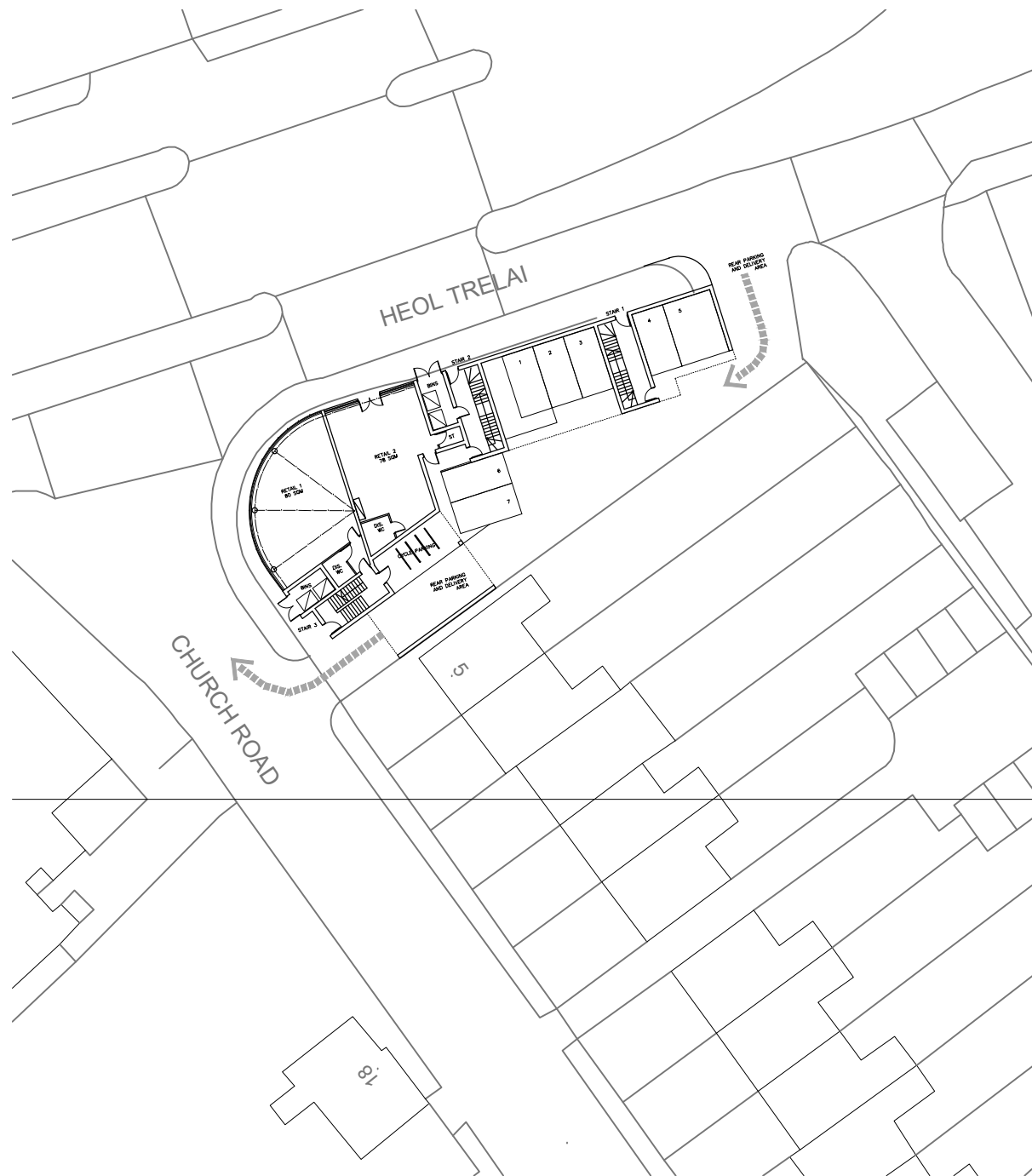
age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

### 9.3 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.



SITE/LOCATION PLAN SCALE 1:1250@A3



SITE/LOCATION PLAN SCALE 1:500@A3

client **MR R KHAN**

project **LAND AT CHURCH ROAD  
CAERAU, ELY, CARDIFF CF5 5LQ**

title **SITE/LOCATION PLAN**

drawing no **A16-147/01** revision **B**

scale **1:1250/500@A3** date drawn **10/07/2016**

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Revision **X** date drawn **10/07/2016** Drawn By **AMA**

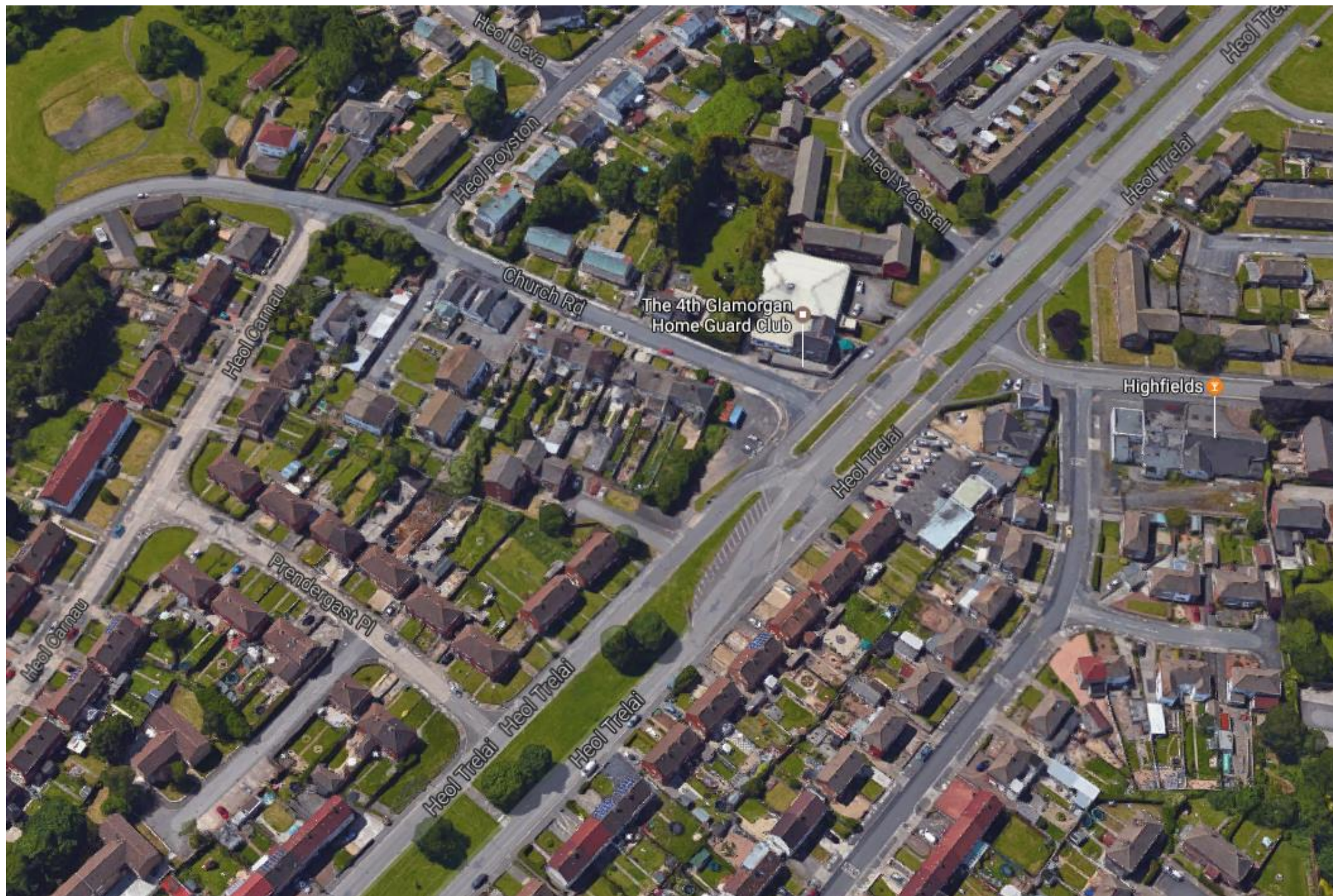
Comments **FIRST ISSUE**

Revision **A** date drawn **30/11/2016** Drawn By **AMA**

Comments **SITE PLAN ADJUSTED**

Revision **B** date drawn **19/12/2016** Drawn By **AMA**

Comments **PLANNING SUBMISSION**









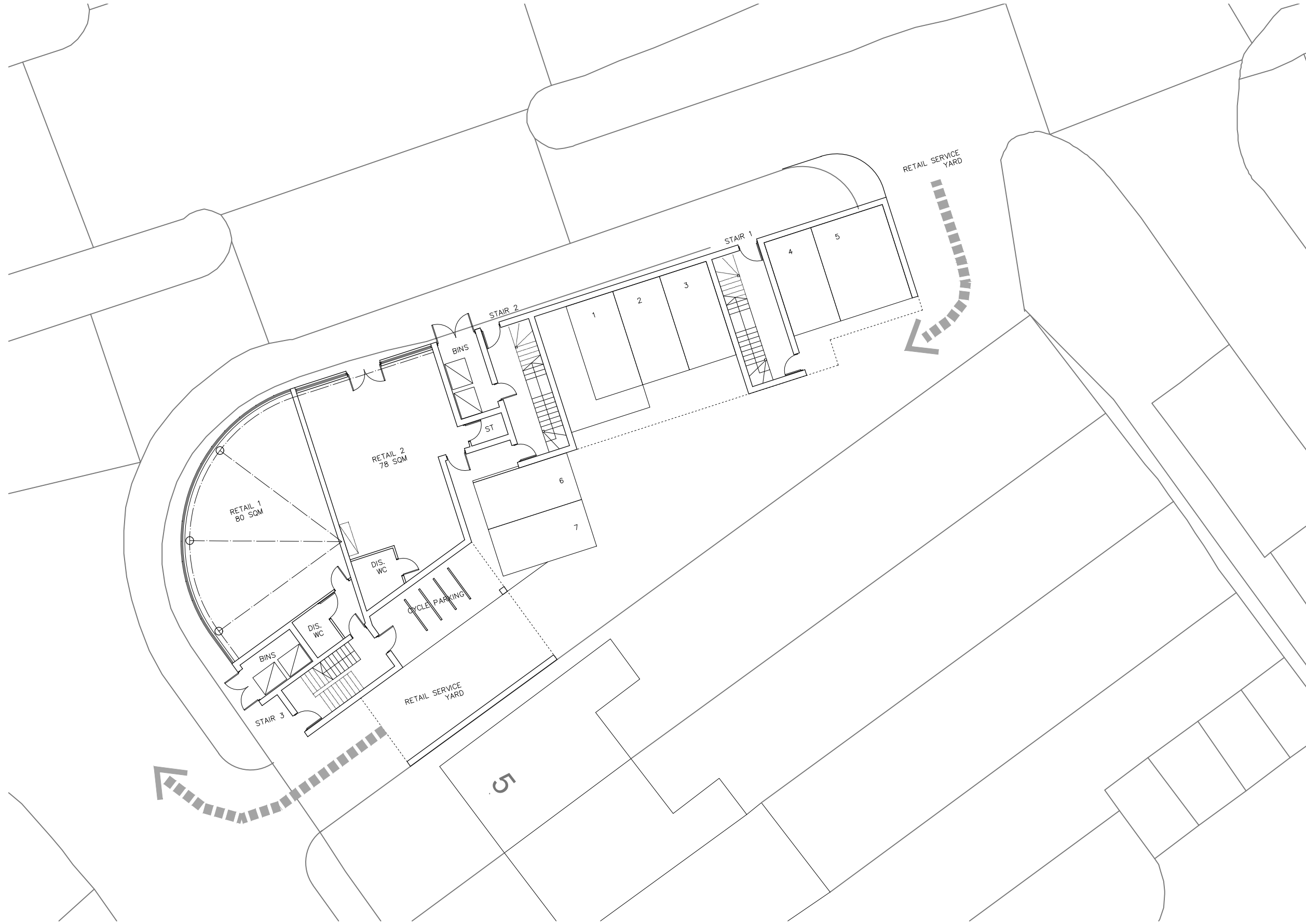












GROUND FLOOR PLAN SCALE 1:200@A3

client **MR R KHAN**

project **LAND AT CHURCH ROAD  
CAERAU, ELY, CARDIFF CF5 5LQ**

title **GROUND FLOOR PLAN**

drawing no **A16-147/02** revision **B**

scale **1:200@A3** date drawn **10/07/2016**

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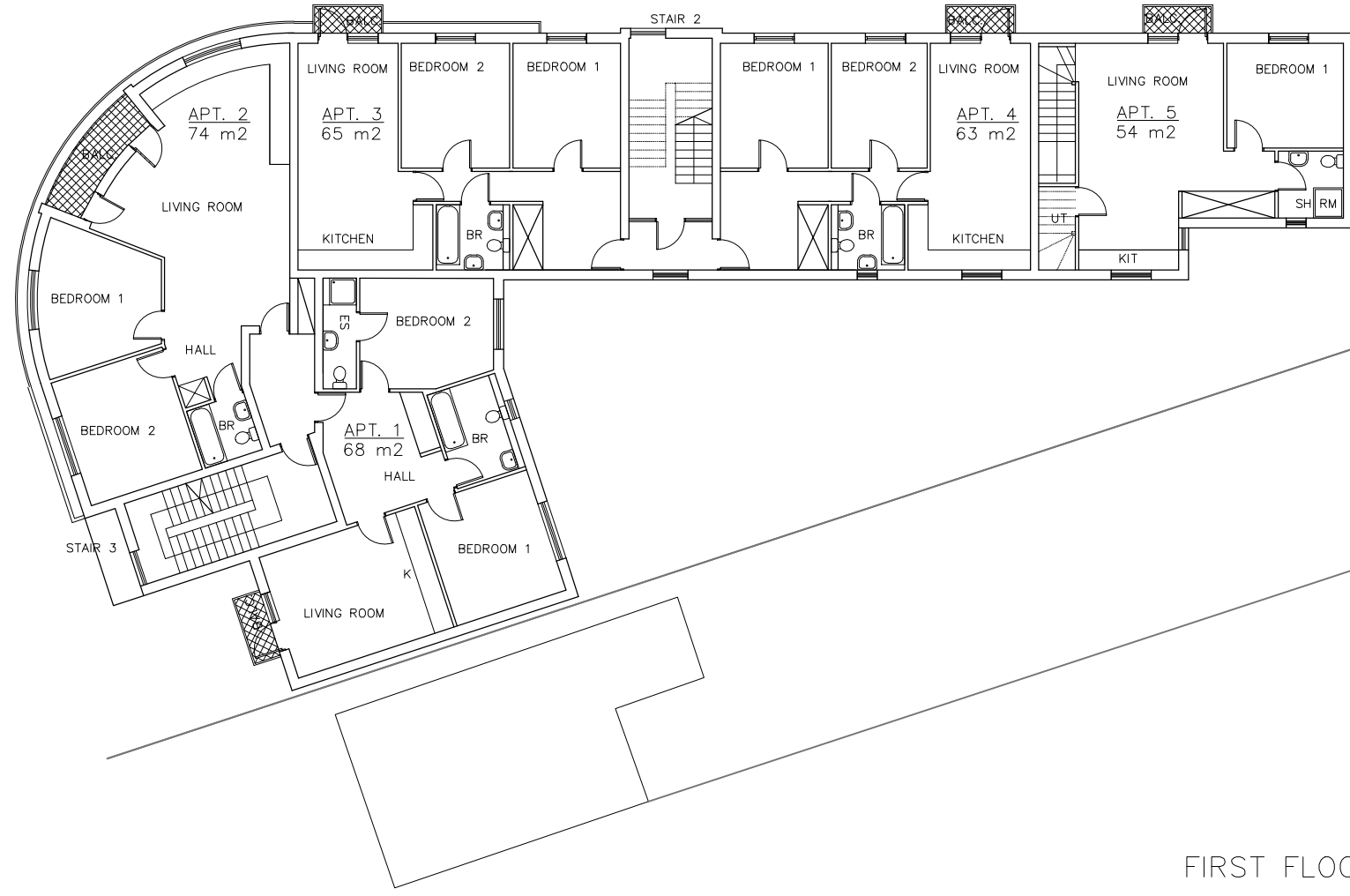
Comments **FIRST ISSUE**

Revision **A** date drawn **30/11/2016** Drawn By **AMA**

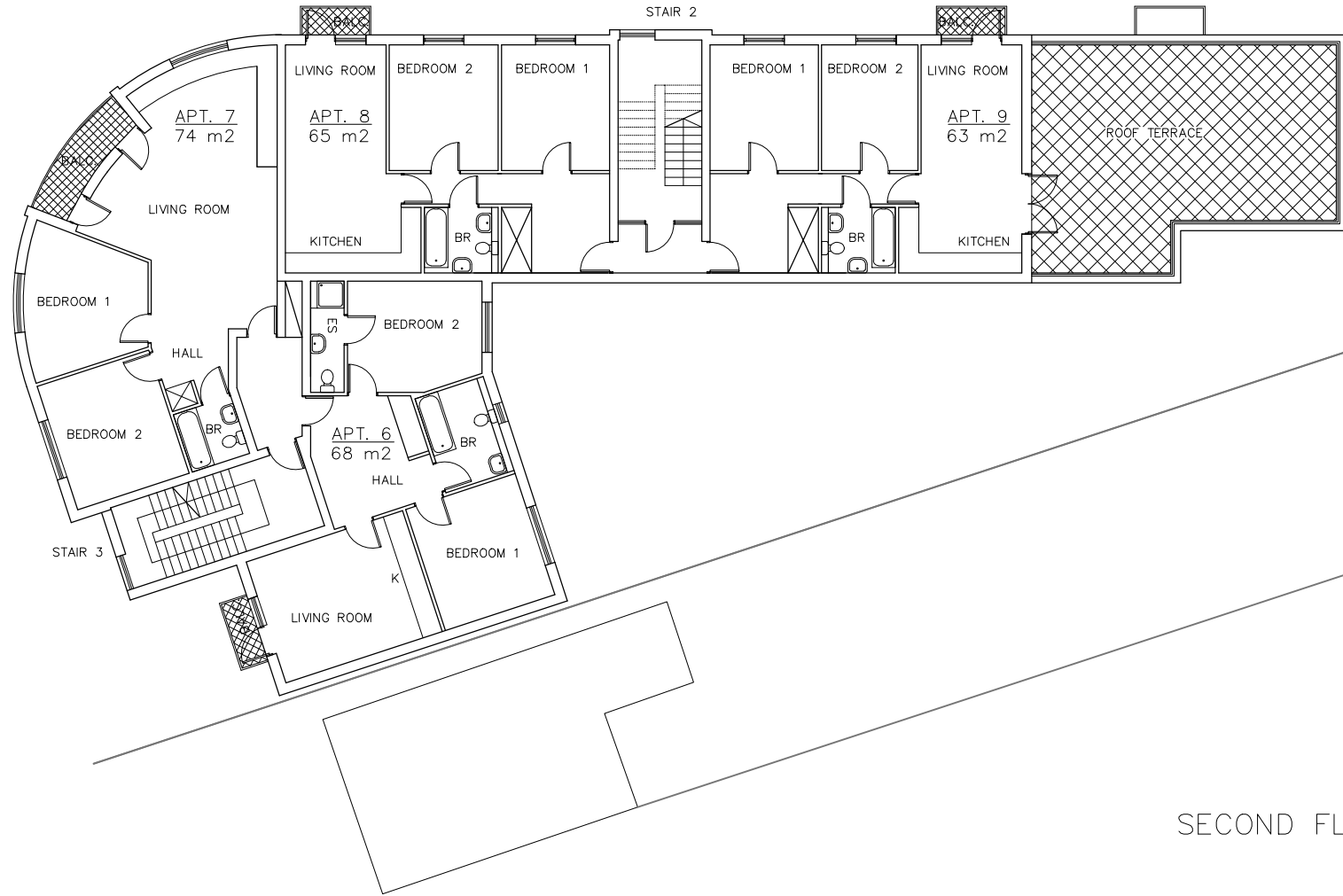
Comments **SITE PLAN ADJUSTED**

Revision **B** date drawn **19/12/2016** Drawn By **AMA**

Comments **PLANNING SUBMISSION**



FIRST FLOOR PLAN SCALE 1:200@A3



SECOND FLOOR PLAN SCALE 1:200@A3

Revision	<b>X</b>	date drawn	<b>10/07/2016</b>	Drawn By	<b>AMA</b>
Comments	<b>FIRST ISSUE</b>				
Revision	<b>A</b>	date drawn	<b>25/07/2016</b>	Drawn By	<b>AMA</b>
Comments	<b>CLIENTS CHANGES ADDED</b>				
Revision	<b>B</b>	date drawn	<b>19/12/2016</b>	Drawn By	<b>AMA</b>
Comments	<b>PLANNING SUBMISSION</b>				

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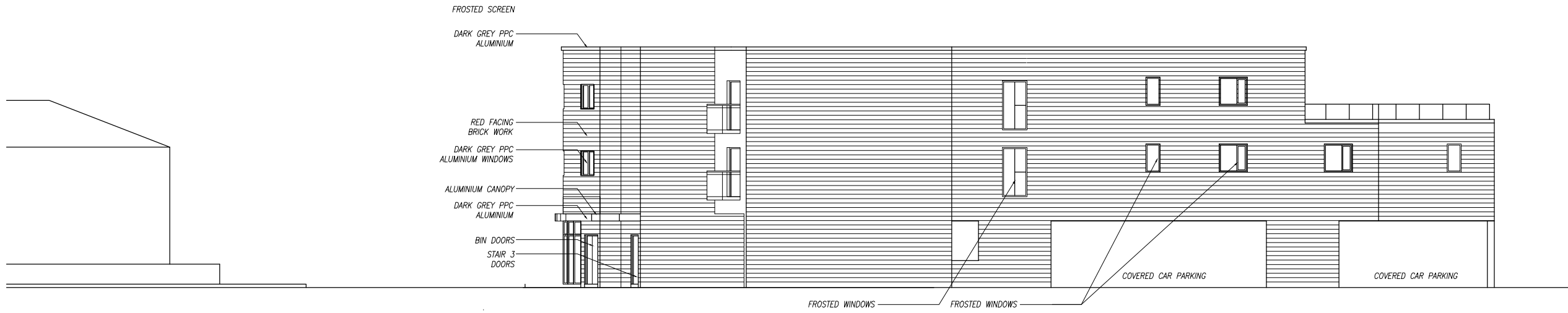
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 title **FIRST AND SECOND FLOOR PLAN**  
 drawing no **A16-147/03** revision **B**  
 scale **1:200@A3** date drawn **10/07/2016**



HEOL TRELAI ELEVATION SCALE 1:200@A3



REAR COURTYARD ELEVATION SCALE 1:200@A3

Revision	X	date drawn	10/07/2016	Drawn By	AMA
Comments	FIRST ISSUE				
Revision	A	date drawn	25/07/2016	Drawn By	AMA
Comments	CLIENTS CHANGES ADDED				
Revision	B	date drawn	19/12/2016	Drawn By	AMA
Comments	PLANNING SUBMISSION				
Revision	C	date drawn	14/02/2017	Drawn By	AMA
Comments	APARTMENT UNITS REDUCED				

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title **HEOL TRRELAI AND REAR ELEVATION**

drawing no **A16-147/05** revision **C**

scale **1:200@A3** date drawn **10/07/2016**



CHURCH ROAD ELEVATION SCALE 1:200@A3



ENTRANCE END ELEVATION SCALE 1:200@A3

client **MR R KHAN**

project **LAND AT CHURCH ROAD  
CAERAU, ELY, CARDIFF CF5 5LQ**

title **CHURCH ROAD AND END ELEVATION**

drawing no **A16-147/06** revision **C**

scale **1:200@A3** date drawn **10/07/2016**

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Revision	X	date drawn	10/07/2016	Drawn By	AMA
Comments					
Revision	A	date drawn	25/07/2016	Drawn By	AMA
Comments					
Revision	B	date drawn	19/12/2016	Drawn By	AMA
Comments					
Revision	C	date drawn	14/02/2017	Drawn By	AMA
Comments					

COMMITTEE DATE: 13/09/2017

APPLICATION No. **16/01867/MJR** APPLICATION DATE: 26/09/2016

ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Ashi

LOCATION: 4-6 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1NF

PROPOSAL: PROPOSED CONVERSION OF PROPERTY TO FORM A3 RESTAURANT USE TO GROUND FLOOR, WITH 12NO SELF-CONTAINED FLATS TO UPPER FLOORS WITH ASSOCIATED EXTERNAL WORKS

RECOMMENDATION: That planning permission be **REFUSED** for the following reasons :

1. The proposal fails to provide on-site affordable housing or sufficient compensatory financial contribution in lieu of such provision, contrary to the provisions of Policies KP6 (New Infrastructure), KP7 (Planning Obligations) and H3 (Affordable Housing) of the Adopted Cardiff Local Development Plan 2006-2016; advice contained in the Councils' approved Planning Obligations SPG ([Jan 2017) or the aims of Chapter 9 of Planning Policy Wales Edition 9 (Nov 2016).
2. The proposal fails to provide for onsite open space or sufficient compensatory financial contribution in lieu of such provision, contrary to the provisions of Policies KP6 (New Infrastructure), and KP7 (Planning Obligations) of the Adopted Cardiff Local Development Plan 2006-2016; advice contained in the Councils' approved Planning Obligations SPG ([Jan 2017).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A full planning application has been submitted seeking to convert the existing property into an A3 Restaurant on the ground floor with 12 self-contained flats (8 x 1 bed room, 2 x 2 bed room and 2 x 3 bed room) on the upper floors and two on the rear ground floor.
- 1.2 The accommodation will be accessed via a central core, with the main entrance doors set in the elevation to Broadway. An amenity space is proposed to the rear of the site that will also accommodate 15 bike stands and separate commercial and residential bin storage areas.

2. **DESCRIPTION OF SITE**

- 2.1 The site is an extended three storey end of terrace property. The property is in a poor state of repair with holes in the roof. There is no off street parking provision

for this site and there no on street parking restrictions in front of the site.

- 2.2 The site is located within an inner city area and is in close proximity to the Clifton Street District Centre.

### 3. **SITE HISTORY**

- 3.1 14/02473/MJR – Removal of existing rear roofs and replacement with one Mansard edges – approved;
- 3.2 13/01185/DCI - Removal of existing rear roofs and replace with one roof – approved;
- 3.3 07/02808/C - Change of use from gym on first floor to bed and breakfast and living accommodation for landlord and family on second floor and new windows on upper floor – approved;
- 3.5 01/00087/R - Alterations to existing snooker club to provide fitness club (members only) – Approved;

### 4. **POLICY FRAMEWORK**

- 4.1 The site is located within an area of existing residential use.

- 4.2 The relevant Local Development Plan Policies are:

KP5 Good Quality and Sustainable Design  
KP6 New Infrastructure  
KP7 Planning Obligations  
H3 Affordable Housing  
H6 Change of Use or Redevelopment to Residential Use  
T5 Managing Transport Impacts  
W2 Provision for Waste Management Facilities in Development  
R8 Food and drink uses

- 4.3 Supplementary Planning Guidance

Locating Waste Management Facilities Jan. 2017  
Planning Obligations Jan. 2017

- 4.4 Other Material Considerations;

The following Guidance was supplementary to the Cardiff Local Plan, now superseded by the Local Development Plan. However, it is considered consistent with National Guidance and Local Development Plan policies and is considered relevant to the consideration of this proposal.

Access, Circulation and Parking Standards 2010  
Infill Sites 2011



## 5. INTERNAL CONSULTEE RESPONSES

5.1 **Transportation Manager** has no objection to the proposal,

5.2 **Drainage Manager** has been consulted and any comments will be reported to Committee.

5.3 **Waste Manager** advises the following:

### Residential units

The bin storage area indicated within current site plans has been noted and is not ideal.

The refuse storage area needs to be large enough to accommodate the following recommended provisions for 12 apartments:

Dry Recyclables: 1 x 1100 litre and 1 x 660 litre bulk bins

Food waste: 1 x 240 litre bins

General waste: 1 x 1100 litres and 1 x 660 litre bulk bins

A new site plan needs to be submitted showing that the full bin provision can be accommodated. The main concern we have is the access. The Council collection crews are not permitted to enter the building to retrieve the bins on collection day. If the proposed bin store location is to be adopted, a member of site management would be required to present the bins on to the pavement on collection day. In order to make this possible the width of the doors and corridors between the store and pavement will need to be reviewed.

Ideally communal bin store surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided and good natural ventilation if completely enclosed.

### Commercial units

The proposed storage area for the commercial unit is acceptable.

Please remind the agent/applicant that a commercial contract is required for the collection and disposal of all commercial waste

5.4 **Pollution Control Manager (Noise & Air)**

Having considered the documents provided to support the application, I am of the opinion that an acoustic report is required in order to establish:

1. The potential impacts of existing noise sources upon the development site.

and

2. The potential impacts of noise sources from the A3 aspect of the development on the residential aspect of the development site.

The acoustic report should consider the following:

- The existing daytime and night time noise levels from the nearby roads at

- each storey of the proposed building;
- An assessment of the expected impact the noise will have upon the future occupiers of the proposed building;
- The survey should also include existing plant noise in the surrounding areas and also any fixed plant associated with the proposed development to ensure a rating level of background – 10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS4142 2014
- Consideration of the internal noise insulation, paying particular attention to the insulation between the commercial premises planned and the habitable rooms.
- Details of any mitigation measures that may be required as a result of the noise impact assessment.

5.5 **Parks Manager** has been consulted and has advised the following:

#### Design Comments

No highway trees are affected by the proposals.

#### Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children’s Play and Sport; KP16 Green Infrastructure; EN8 Trees Woodlands and Hedgerows), supported by policies set out in the 2008 Supplementary Planning Guidance for Open Space which set the Council’s approach to open space provision.

The Council’s LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 17.92. This generates an open space requirement of 0.043 ha of on-site open space based on the criteria set for Housing accommodation.

As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of open space off-site, or the improvement (including design and maintenance) of existing open space in the locality.

Based on the above assessment the contribution payable will be **£18,354**.

5.6 **Housing Manager**

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 practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord would be unsustainable. On that basis 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 **£140,070** (in lieu of 2 units) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).

## 6. **EXTERNAL CONSULTEE RESPONSES**

6.1 **Dwr Cymru/Welsh Water** have no objection subject to conditions in respect of site drainage.

6.2 **South Wales Police** have provided advice regarding crime prevention and 'Secured by Design'.

## 7. **REPRESENTATIONS**

7.1 Adjacent occupiers have been consulted and the application has been advertised on site in accordance with adopted procedures.

Two comments have been received. Both the owners of 50A Elm Street and the owners of 1,5,7 Sapphire Street object on privacy grounds.

7.2 Local Members have been consulted and any comments will be reported to Committee.

## 8. **ANALYSIS**

### 8.1 **Land Use**

The site is located in the settlement boundary as defined by the LDP proposals map. The site has no specific designation or allocation but falls within a mixed commercial/residential area. The premises are currently vacant and in a state of disrepair having been formerly occupied by a gym.

Given this context and the site's location, adjacent to a number of commercial premises, the application raises no land use policy concerns subject to an assessment of the impact of the proposed A3 use on residential amenity.

### 8.2 **Impact Upon Neighbouring Properties**

#### 8.2.1 Proposed Ground floor A3 use

Given the context of the site and its former commercial use the proposal of an A3 use at ground floor level would not, subject to conditions, harm the amenity of the adjoining neighbours.

### 8.2.2 Proposed Residential

The proposed flats would be within the confines of the existing building, therefore the proposal would not result in an overbearing or un-neighbourly form of development upon the adjoining properties.

The proposed upper floor layouts have a number of habitable room windows sited within the side elevations of the building. However having regard to the approval of planning permission 07/02808/C, which allowed a number of bedroom windows in the side elevations, the commercial nature of the adjoining properties at Broadway/Clifton Street, and the likely impact of the resulting relationship between buildings, it is concluded that the proposed side windows would not result in any undue harm to the privacy of the adjoining neighbours to such an extent as to warrant the refusal of planning permission.

In terms of the rear windows facing the properties at Sapphire Street, these would be sited at close quarters to these adjoining properties gardens (the rear annexes do not have any windows in their rear elevation). However, it is considered that a condition requiring the windows to be obscurely glazed and non-opening below a height of 1.8 metres above internal floor level would ensure for adequate privacy between neighbours.

### 8.3 Impact Upon Future Occupiers

The proposal is sited within an inner city area where it is not uncommon for properties to have no, or limited access to on site amenity space. However, this scheme does provide a limited level of amenity space that can be accessed by all residents and this is welcomed.

The internal space for each flat is considered acceptable for the number of bedrooms proposed in each unit.

The proposed flats are considered adequately provided with natural light and to have an acceptable outlook.

The proposal would accommodate a ground floor A3 (food and drink) use.

It is considered that subject to conditions on opening hours and appropriate sound insulation (which would be informed by a noise assessment) that the impact of the A3 use could be sufficiently mitigated, not detract from the amenities of occupiers of the flats above/ behind the A3 unit is unit unduly.

### 8.4 Highways / Parking Provision

The site is located within a sustainable location and is within close proximity to local shops and amenities and public transport links the city centre. Given the above, available levels of off street parking are considered sufficient to service the accommodation.

New residential occupiers would not currently qualify for permits under nearby

'Resident Only' parking permit schemes and the subdivision of the property into flats should therefore not adversely impact on the managed parking availability for existing residents in the area.

In terms of the A3 use, there are no restrictions to the front of the site and the Council's Highway Section has not requested any conditions to limit takeaway sale or any other restrictions. It is therefore concluded that A3 use would not result in any unacceptable impact on the use of the public highway.

#### 8.5 Section 106 Matters / Financial Contributions

The development does not provide for any on site Affordable Housing or Public Open Space. As such the following financial contributions have been requested in lieu of such provision.

Parks – A contribution of **£18,354**. is requested towards the maintenance/provision of open space in the vicinity of the site.

Housing Strategy – A financial contribution of **£140,070** is requested (in lieu of 2 units).

These requests have been assessed by the Planning Officer and are considered to meet statutory Planning Obligation/ Community Infrastructure Levy tests in being relevant to planning objectives; necessary, relevant and proportionate to the development proposed.

The application has been the subject of a financial viability appraisal; which has been independently assessed for the Local Authority by the District Valuation Service.

The District Valuation Service has concluded that the proposed scheme is viable and could sustain the total requested financial contributions of £158,424.00

However the conclusions of the District Valuer are not accepted by the applicant, who has instead suggested that he would be prepared to pay a maximum of £18,000 to address the deficiencies of on-site provision of affordable housing and public open space provision.

#### 8.6 Policy KP6 (New Infrastructure) of the adopted Local Development Plan states that:

*"New development will make appropriate provision for, or contribute towards, all essential, enabling and necessary infrastructure required as a consequence of the development in accordance with Planning Policy Guidance."*

Under Policy KP6, Affordable Housing and Open Space are confirmed as 'Necessary Infrastructure'.

- 8.7 Policy KP7 (Planning Obligations) of the adopted Local Development Plan states that:

*“Planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with Planning Policy Guidance”*

- 8.8 Section 18 of the adopted Supplementary Planning Guidance ‘Planning Obligations’ Adopted in January 2017 provides for the assessment of development viability, and includes for the potential to accept a reduced level of contributions on a case by case basis.

Para. 18.5 states:

*“Any reduction in contributions would be to the minimum necessary to make the scheme financially viable. The Council would need to determine whether a development would still be acceptable in planning terms with a reduced level of contribution(s).”*

- 8.8 In the case of this application however, the viability of the scheme is not in question, and there would seem no justifiable reason for the local planning authority to depart from adopted planning policy.

The reduced contribution of £18,000 offered by the applicant is therefore considered to fail to meet the requirements of adopted planning policy, and the development considered unacceptable because of this.

## 9. **CONCLUSION**

Having regard to the objectives of Policies KP5, KP6 and H3 of the Adopted Local Development Plan and related supplementary planning guidance, it is recommended that planning permission be refused.



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4-6 Broadway, Cardiff

4-6 Broadway DAS

Mae'r dudalen hon yn cael ei adael yn wag yn fwriadol



COMMITTEE DATE: 13/09/2017

APPLICATION No. **17/01063/MJR** APPLICATION DATE: 15/05/2017

ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Boardroom Properties Ltd and Howells Properties

LOCATION: HALLINANS HOUSE, 22 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0TD

PROPOSAL: DEMOLITION OF HALLINANS HOUSE AND ERECTION OF BUILDING (11-32 STOREYS) TO ACCOMMODATE MANAGED PURPOSE BUILT STUDENT CLUSTER FLATS AND STUDIOS, AMENITY AREAS, REFUSE AND CYCLES STORES, INCLUDING FLEXIBLE COMMERCIAL FLOORSPACE AT GROUND FLOOR AND ASSOCIATED WORKS

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

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

Approved Plans:

- (i) 6505-A-B500-P-00-001 A SITE LOCATION PLAN
- (ii) 6505-A-B500-E-01-001 B PROPOSED SITE ELEVATIONS - WEST & NORTH
- (iii) 6505-A-B500-E-02-001 A PROPOSED SITE ELEVATIONS - EAST & SOUTH
- (iv) 6505-A-B500-XP-00-002 A EXISTING SITE PLAN
- (v) 6505-A-B500-P-00-002 E PROPOSED SITE PLAN
- (vi) 6505-A-B500-XE-01-002 A EXISTING SITE ELEVATIONS - W & N
- (vii) 6505-A-B500-XE-02-002 A EXISTING SITE ELEVATIONS - E & S
- (viii) 6505-A-B500-P-00-003 F PROPOSED GROUND FLOOR GA PLAN
- (ix) 6505-A-B500-P-01-003 D PROPOSED FIRST FLOOR GA PLAN
- (x) 6505-A-B500-P-01M-003 C PROPOSED FIRST FLOOR MEZZANINE GA PLAN

- (xi) 6505-A-B500-P-02-003 E PROPOSED LEVEL 02 GA PLAN
- (xii) 6505-A-B500-P-03-003 B PROPOSED TYPICAL FLOORS  
03-06 GA PLANS
- (xiii) 6505-A-B500-P-07-003 B PROPOSED TYPICAL FLOORS  
07-08 GA PLANS
- (xiv) 6505-A-B500-P-09-003 C PROPOSED TYPICAL FLOOR 09  
GA PLAN
- (xv) 6505-A-B500-P-10-003 C PROPOSED TYPICAL FLOORS  
10-15 GA PLANS
- (xvi) 6505-A-B500-P-16-003 C PROPOSED TYPICAL FLOORS  
16-17 GA PLANS
- (xvii) 6505-A-B500-P-18-003 B PROPOSED TYPICAL FLOORS  
18-20 GA PLANS
- (xviii) 6505-A-B500-P-21-003 B PROPOSED TYPICAL FLOORS  
21-23 GA PLANS
- (xix) 6505-A-B500-P-24-003 B PROPOSED TYPICAL FLOORS  
24-27 GA PLANS
- (xx) 6505-A-B500-P-28-003 A PROPOSED TYPICAL FLOORS  
28-30 GA PLANS
- (xxi) 6505-A-B500-P-31-003 C PROPOSED TYPICAL FLOOR 31  
GA PLAN
- (xxii) 6505-A-B500-P-RF-003 B PROPOSED ROOF LEVEL GA  
PLAN
- (xxiii) 6505-A-B500-XE-01-003 A EXISTING GA ELEVATIONS -  
WEST & NORTH
- (xxiv) 6505-A-B500-XE-02-003 A EXISTING GA ELEVATIONS -  
EAST & SOUTH
- (xxv) 6505-A-B500-E-W-003 B PROPOSED WEST ELEVATION
- (xxvi) 6505-A-B500-E-E-003 B PROPOSED EAST ELEVATION
- (xxvii) 6505-A-B500-E-N-003 B PROPOSED NORTH ELEVATION
- (xxviii) 6505-A-B500-E-S-003 C PROPOSED SOUTH ELEVATION
- (xxix) 6505-A-B500-XS-01-003 A EXISTING GA SECTIONS - AA,  
BB & CC
- (xxx) 6505-A-B500-S-01-003 B PROPOSED GA SECTION AA
- (xxxi) 6505-A-B500-S-02-003 A PROPOSED GA SECTIONS BB &  
CC
- (xxxii) 6505-A-B500-A-01-00W A BLOCK 01, LEVEL 00-02, WEST  
ELEVATION
- (xxxiii) 6505-A-B500-A-01-TYPW A BLOCK 01, TYPICAL UPPER  
LEVELS, WEST ELEVATION
- (xxxiv) 6505-A-B500-A-01-RFW A BLOCK 01, ROOF LEVEL, WEST  
ELEVATION
- (xxxv) 6505-A-B500-A-03-00W A BLOCK 02, LEVEL 00-02, WEST  
ELEVATION
- (xxxvi) 6505-A-B500-A-03-TYPW A BLOCK 02, TYPICAL UPPER  
LEVELS, WEST ELEVATION
- (xxxvii) 6505-A-B500-A-03-RFW A BLOCK 02, ROOF LEVEL, WEST  
ELEVATION
- (xxxviii) 6505-A-B500-A-05-00S C BLOCK 04, LEVEL 00-02, SOUTH  
ELEVATION

- (xxxix) 6505-A-B500-A-05-00W A BLOCK 04, LEVEL 00-02, WEST ELEVATION
- (xl) 6505-A-B500-A-05-RFW A BLOCK 04, ROOF LEVEL, WEST ELEVATION
- (xli) 1770701 B HARD AND SOFT LANDSCAPE LAYOUT

Approved Documents:

- (xlii) Transport Statement, Curtins, 7 April 2017
- (xliii) Tall Buildings Assessment, LDA Design, 25 April 2017
- (xliv) Cultural Heritage Assessment, Rubicon Heritage 4 November 2016
- (xlv) Air Quality Assessment, Air Quality Consultants Ltd, 11 April 2017
- (xlvi) Environmental Noise Survey, Hunter Acoustics, 28<sup>th</sup> October 2017
- (xlvii) Drainage and Flood Risk Report, Curtins Consulting, 24 April 2017
- (xlviii) Preliminary Roost Assessment, Arbtech 19<sup>th</sup> July 2016
- (xlix) Ground Conditions Report, GeoSmart Information, October 2016
- (l) Daylight and Sunlight Planning Report, BMT Fluid Mechanics, 10<sup>th</sup> May 2017
- (li) Wind Microclimate Study, BMT Fluid Mechanics, 28 April 2017

Reason: For the avoidance of doubt

3. No development shall commence, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The CMP 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 on constructing the development;
  - (iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - (v) Details of highways/footway closures;
  - (vi) Wheel washing facilities;
  - (vii) Measures to control the emission of dust and dirt during demolition and construction; and
  - (viii) A scheme for the recycling/disposing of waste resulting from demolition and construction works.

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

4. The secure cycle parking for a minimum of 134 no. cycles hereby approved on 6505-A-B500-P-00-003 F shall be provided prior to the development being brought into beneficial use and shall be retained in perpetuity.

Reason: To ensure that adequate provision is made for the secure parking of cycles.

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

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

6. No part of the development hereby approved shall be commenced until a scheme of highway and public realm reinstatement/improvement works to Newport Road and Fitzalan Place adjacent to the site has been submitted to and approval in writing by the Local Planning Authority. The scheme shall include the reinstatement and resurfacing of the footway abutting the site and provision of the loading bay shown in principle on 6505-A-B500-P-00-003 F. The scheme shall also include hard and soft landscaping, surfacing, kerbs, edging, guidance path paving, drainage, lighting, lining, signing and street furniture as may be required as a consequence of the scheme. No part of the development shall be occupied until the approved scheme has been implemented.

Reason: To reinstate the footway/highway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development in accordance with Policy T6 of the adopted Local Development Plan (2006-2026).

7. Ground floor windows and doors shall be installed to avoid open outwards over the adjacent public footways.

Reason: In the interests of pedestrian safety.

8. No development other than demolition and remediation works shall take place until a site assessment, including ground permeability testing, has been undertaken to determine whether sustainable drainage techniques can be utilised, and a drainage scheme for the disposal of surface, foul and land water including any connection to the existing drainage system has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure an orderly form of development.

9. Unless otherwise agreed in writing by the Local Planning Authority, no development other than demolition and remediation works shall take place until a potable water scheme to satisfactorily accommodate the site 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 beneficial occupation.

Reason: To ensure future residents can be adequately supplied with

water, and to protect existing residents from any undue detriment.

10. The development shall be carried out in accordance with the metallic cladding external finishing material submitted on 18<sup>th</sup> July 2017. Prior to their installation, the external finishes to the switch room, sub-station, refuse store and plant on the ground and first floors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure a high quality finished appearance to the development.
11. The ground floor commercial premises hereby approved shall be used only for purposes within Class A1 or A3 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order) and for no other purpose whatsoever. Any A3 use shall be restricted to coffee shop/café/restaurant type uses where the primary function is the sale and consumption of food within the premises, and for no other A3 Use (including as a bar or other vertical drinking establishment).  
Reason: To ensure the amenity of future residents and occupiers of other premises in the vicinity are protected.
12. The refuse storage facilities for the student accommodation shown on drawing no. 6505-A-B500-P-00-003 F shall be provided before the development is brought into beneficial use and shall be thereafter retained for future use.  
Reason: To secure an orderly form of development and to protect the amenities of the area.
13. Prior to their installation, details of refuse storage facilities for the commercial units hereby approved shall be submitted to and approved by the Local Planning Authority. No commercial unit shall be put into beneficial use until its approved facilities have been provided. The approved facilities shall be retained thereafter.  
Reason: To secure an orderly form of development and to protect the amenities of the area.
14. No member of the public shall be admitted to or allowed to remain on the ground floor commercial premises hereby approved outside the hours of 07:00 to 23:00 on any day.  
Reason: To protect the amenities of future residential occupiers and other occupiers in the vicinity of the site.
15. There shall be no loading or unloading of vehicles between the hours of 22:00 and 07:00 hours.  
Reason: To ensure that the amenities of neighbours and future occupiers are protected.

16. No development other than demolition and remediation works shall take place until an air quality assessment examining the projected air quality levels for NO<sub>2</sub> at the commercial and residential levels of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The report shall consider the cumulative impact derived from nearby traffic and the on-site energy plant, accurately determining those areas and rooms where exceeding and elevated levels of NO<sub>2</sub> is predicted. Where annual average levels  $\geq 36 \mu\text{g}/\text{m}^3$  at residential rooms and  $\geq 50 \mu\text{g}/\text{m}^3$  at commercial areas are projected, mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation and retained thereafter.  
Reason: To safeguard the health of future occupiers of the proposed development.
17. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 57 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
1. an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre,
  - to
  2. a lower rate of between 10 and 17 litres per second against zero back pressure.
- Reason: To ensure that the amenities of future occupiers are protected.
18. A scheme of sound insulation works to the floor/ceiling and party wall structures between the commercial units and residential accommodation shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to occupation. Reason: To ensure that the amenities of future occupiers are protected.
19. If at any time the use of either of the ground floor commercial premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a deodorising filter. Details of

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

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected site in accordance with Policy R4 of the adopted Cardiff Local Development Plan (2006-2026).

20. The windows on the south elevation of floors 2 – 9 inclusive 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 development does not prejudice the future development of adjoining land.

21. No above ground superstructure works shall take place until full details of hard and soft landscaping, including the living wall design, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be prepared by a qualified landscape architect and shall include:

- A landscaping implementation programme.
- Scaled planting plans
- An Acer Lobelii feature tree in the pavement with a minimum soil volume of 20 cubic metres;
- One of *Ostrya carpinifolia*, *Zelkova serrata*, *Koelreuteria paniculata*, *Aesculus x carnea* 'Briotii' in the raised planter with a minimum soil volume of 20 cubic metres
- Proposed finished levels.
- Earthworks.
- Hard surfacing materials.
- Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities
- Scaled, site specific, tree pit and planter sectional and plan drawings
- Topsoil and subsoil specification (including structural soil media) for all planting types, including soil type parameters, certification in accordance with British Standards, interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology

The submitted details shall be consistent with drawings numbered 1770701/SK/GA/001 B (Hard and Soft Landscape Layout), 1770701/SK/GA/002 A (Sketch Green Wall General Arrangement), and 1770701/SK/GA/003 A (Sketch Raised Planter General Arrangement) submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation

programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance.

22. C4R Landscaping Implementation

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

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

24. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site shall verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

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

**RECOMMENDATION 2** : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays



to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

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

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

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

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

**RECOMMENDATION 4:** Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

**RECOMMENDATION 5:** Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used. This legislation does not apply to bats in the living area of a dwelling-house. If work has already commenced and bats are found, or if any evidence that bats

are using the site as a roost is found, work should cease and NRW should be contacted immediately. For buildings other than a dwelling-house, no works of site clearance, demolition or construction should take place unless a licence to disturb these species has been granted in accordance with the relevant legislation. The Cardiff office of NRW can be contacted at:

Rivers House  
St Mellons Business Park  
St Mellons  
Cardiff  
CF3 0EY

Enquiry Line: 0300 065 3000

For further advice on bats please contact:

Bat Conservation Trust  
5<sup>th</sup> Floor,  
Quadrant House  
250 Kennington Lane  
London  
SE11 5RD

Bat Helpline: 0345 1300228

**RECOMMENDATION 6:** That the applicant be advised that the highway works condition and any other works to existing or proposed adopted public highway will be subject to agreement(s) under Section 278 and/or Section 38 of the Highways Act 1980 between the developer and Council.

**RECOMMENDATION 7:** That the Applicant / Developer be advised of South Wales Police's recommended design and layout principles for designing out crime, set out in their letter of 9 June 2017, forwarded to the Agents acting on behalf of the Applicant.

**RECOMMENDATION 8:** That the Applicant / Developer be advised of South Wales Fire and Rescue Service's advice set out in their letter of 29 June 2017, forwarded to the Agents acting on behalf of the Applicant.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought for the demolition of Hallinan's House at 22 Newport Road and the erection of a new building ranging between 11-32 storeys in height, arranged over four connected towers, to provide managed student accommodation.
- 1.2 The existing building dates from the 1960s and is currently occupied by Howell's Solicitors, who intend to relocate to modern offices to suit their requirements. A café is also located at ground floor fronting onto Fitzalan Place (approximately 140 square metres).

- 1.3 The four towers are designed to be connected, yet distinct through varying heights, materials and fenestration treatment. Copper, charcoal and zinc finishes will be applied to metallic panelling on all towers. A variety of fenestration will be applied including both protruding and recessed windows and both horizontal and vertical emphases.
- 1.4 The development will contain accommodation for 464 students, arranged in a mixture of cluster flats (424 beds, 55 flats) and studio rooms (40 beds). In addition, amenity facilities for residents will be provided at first and second floors containing both open plan and enclosed quiet study areas, a gym and a laundry. A further amenity space will be provided on the 32<sup>nd</sup> floor offering views across the city.
- 1.5 The ground floor will contain two separate commercial units of 185 square metres and 40 square metres respectively, a total of 225 square metres. The larger unit will have a dual frontage, with a smaller unit fronting onto Fitzalan Place.
- 1.6 134 no. cycle parking spaces would be provided at a ratio of 1 space to every 3.46 beds.
- 1.7 95 square metres of public realm will be created fronting onto Newport Road which will include both hard and soft landscaping including tree planting and a living wall to the side elevation of the exposed hotel to the east.
- 1.8 Refuse storage, cycle parking and plant will be accessed via a service yard off Fitzalan Place.
- 1.9 The applicant undertook a formal pre-application consultation in November/December 2016 accordance with The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. A pre-application report summarising the outcomes has been submitted with the application.
- 1.10 The application was screened under the 2017 Environmental Impact Assessment (EIA) Regulations where it was concluded that the development was not EIA development as it would be unlikely to have significant effects on the environment. The screening opinion concluded that the development is not a major development of more than local importance, nor is it located within a particularly environmentally sensitive or vulnerable location, nor would any unusually complex or hazardous environmental effects arise.
- 1.11 The following documents have been submitted in support of the application:
  - (i) Transport Statement, Curtins, 7 April 2017
  - (ii) Tall Buildings Assessment, LDA Design, 25 April 2017
  - (iii) Cultural Heritage Assessment, Rubicon Heritage 4 November 2016
  - (iv) Air Quality Assessment, Air Quality Consultants Ltd, 11 April 2017
  - (v) Environmental Noise Survey, Hunter Acoustics, 28<sup>th</sup> October 2017

- (vi) Drainage and Flood Risk Report, Curtins Consulting, 24 April 2017
- (vii) Preliminary Roost Assessment, Arbtech 19<sup>th</sup> July 2016
- (viii) Ground Conditions Report, GeoSmart Information, October 2016
- (ix) Daylight and Sunlight Planning Report, BMT Fluid Mechanics, 10<sup>th</sup> May 2017
- (x) Wind Microclimate Study, BMT Fluid Mechanics, 28 April 2017

## 2. **DESCRIPTION OF SITE**

- 2.1 Hallinan's House is prominently located on the southeast corner of the junction between Newport Road, Fitzalan Place and West Grove, occupying a site that extends to approximately 0.09 hectares. The site is within the Central Business Area.
- 2.2 Newport Road is a key arterial route to the city centre from the east side of the city and is well served by public transport. Bus services rely upon Newport Road and Cardiff Queen Street Station is a short walk (approximately 5 minutes).
- 2.3 The existing building contains both 4 and 5 storey elements and an existing hotel of 15 storeys height is adjacent to the east. Other buildings in the immediate vicinity comprise a mix of office, university and student accommodation of 3 to 6 storeys.
- 2.4 In respect of heritage, the Tredegarville Conservation Area is approximately 85 metres to the north, set back behind buildings fronting Newport Road. Queen's Building, a Grade II listed building is opposite the site on the northwest corner of the Newport Road/West Grove junction.

## 3. **SITE HISTORY**

- 3.1 03/01810/C: Permission granted in July 2004 for extension to existing offices.
- 3.2 00/00621/C: Permission granted in May 2000 for change of use from A1/B1 sandwich bar/offices to form mixed A1/A3 retail/café sandwich bar and installation of canopies.
- 3.3 99/00637/C: Permission granted in June 1999 for change of use to sandwich bar and four awnings.
- 3.4 94/00449/C: Permission granted in May 1994 to replace existing wire fence with brick wall and iron railings

## 4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 9 (November 2016).

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

*decisions on individual planning applications.*

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

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

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

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

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

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

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

#### Planning Policy Wales

4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....

8.2.1. – Transport – Provision of safe, convenient and well signed routes

9.1.1. –Housing – Objective to provide homes that are in good condition, in safe neighbourhoods and sustainable communities

9.1.2. Housing – Greater emphasis on quality, good design, and the creation of places to live that are safe and attractive

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

- 11 Noise
- 12 Design
- 15 Development and Flood Risk
- 16 Sport, Recreation and Open Space
- 18 Transport
- 21 Waste
- 23 Economic Development

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

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transport
- KP9 Responding to Evidenced Economic Needs
- KP10 Central and Bay Business Areas
- KP12 Waste
- KP13 Responding to Evidenced Social Needs

KP14	Healthy Living
KP15	Climate Change
KP17	Built Heritage
KP18	Natural Resources
H6	Changes of Use or Redevelopment to Residential Use
EC3	Alternative Use of Employment Land and Premises
EC4	Protecting Offices in the Central and Bay Business Areas
EN9	Conservation of the Historic Environment
EN10	Water Sensitive Design
EN11	Protection of Water Resources
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
R6	Retail Development (Out of Centre)
R8	Food and Drink Uses
C1	Community Facilities
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6	Health
W2	Provision for Waste Management Facilities in Development

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

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

*Trees and Development* (March 2007)

*Open Space* (March 2008)

- 4.5 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)

Planning Obligations (January 2017)

Tall Buildings Design Guide (January 2017)

Residential Design Guide (January 2017)

Locating Waste Management Facilities (January 2017)

## 5. **INTERNAL CONSULTEES RESPONSES**

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

- (i) The adopted Access, Circulation and Parking Standards Supplementary Planning Guidance confirms that up to one car parking space per 25 beds may be provided for operational use and that there is no requirement for on-site resident car parking for the sui generis use of student accommodation. In addition, established practice is that one

cycle parking space be provided per two to three beds for the proposed type of development (154 to 232 cycle spaces for the proposed 464 beds). Being mindful of the sustainable, central location of the site and that of the proposed use, I am satisfied that the proposed development is compliant with adopted parking policy as submitted with zero on-site car parking spaces. Having considered the amended cycle parking, which increases the on-site provision from 84 no. to 134 no. secure spaces, he considers that this is an acceptable compromise, mindful of the site's location and in order to retain the commercial unit fronting onto Fitzalan Place. He requests a relevant condition. It is also expected that active travel and demand for cycle parking will be monitored as part of the conditioned Travel Plan and that facilities will be increased/enhanced as may be identified by any review.

- (ii) With reference to the location and wider development considerations, it is noted that the site is in a central location, adjacent to and with good links to the City Centre and direct access to employment, leisure, shopping and wider university facilities. The site is also within an area where walking, cycling and public transport offer viable daily alternatives to use of a private car; having very good access to both bus and train based public transport services and Cardiff's cycle network. The site is therefore considered to be very sustainably located in transport terms and entirely appropriate for the proposed form of development.
- (iii) Notwithstanding the above, it must be acknowledged that the introduction of some 464 resident students who will be reliant on walking and cycling for daily journeys will put additional pedestrian traffic onto adjacent footways and crossings in the vicinity of the site. Conditions and a financial contribution are therefore sought to secure reinstatement/improvements to the adjacent footways, this being the minimum level of reinstatement/improvement required and could form part of wider public realm improvements sought by other consultees, along with the provision of improvements to an existing pedestrian crossing (widened/upgraded/current standard) at the north end of Station Terrace.
- (iv) He is also satisfied, subject to agreement of the Traffic Management Plan, that there is sufficient capacity on the adjacent public highway to accommodate the arrival and departure of students at the start and end term, as outlined in the submitted Transport Statement (TS). The management plan will also assist with the control of access to and student car parking within the site and surrounding area.
- (v) It should also be noted that a separate licence will be required for the provision of tables & chairs on the footway, should they be proposed in association with any A3 use of the ground floor units. All costs associated with securing any licence, permission or agreement required to facilitate the development or its use must be met by the developer/operator as appropriate to the licence/activity.
- (vi) With particular reference to the loading bay on Fitzalan Place, shown on the submitted plans and discussed in the supporting TS. The principle of a loading bay with a 'shared use' approach, to allow use as a footway outside loading times, is accepted and should be reflected in the design of the highway works subject to condition below. Having considered the



generality of the design of the loading bay, it is suggested that it should be at a consistent level with the surrounding footway, paved in a similar material in terms of surface appearance (albeit likely to be a smaller element), enclosed on the footway side with 800mm of contrasting colour guidance path tactile and retained by a full height splay kerb on the carriageway side.

- (vii) In relation to the possible costs to relocate the traffic signal controllers/boxes recently installed as part of the Fitzalan Place/Newport Road junction scheme; he advises:- *Consistent with the previous verbal estimate, the costs of relocating the recently installed cabinets is likely to be in the region of £25k (including the cabinets, ducting, local civils, etc.), plus a further circa £25k for implementation (including traffic management, re-cabling, relocated power supply, etc.). The latter £25k covering items that would not have been required had the works formed part of the recent junction remodelling. The above represents the likely maximum outturn cost and any underspend, should the scheme come in under this estimate, would be returned/not recharged.*
- (viii) It is not considered the above discussed controller relocation is required to address any particular transport shortcoming/issue and the cost estimate is given without prejudice to detailed consideration of the same.
- (ix) He accepts the applicant's offer of £50,000 to implement revised Traffic Orders on Fitzalan Place adjacent to the site and improvements to the pedestrian crossing at the north end of Station Terrace, west of the site. This crossing is on the pedestrian desire line to Queen Street, the wider city centre and Cardiff University's buildings. It is therefore considered appropriate for the proposed development to contribute towards the provision of improved pedestrian facilities in this location, to support the proposed development and provide safe commodious access to/from adjacent facilities, support sustainable transport options and encourage the uptake of active travel. The Traffic Order element of the contribution is required to extend the existing Loading Ban on Newport Road along the site frontage on Fitzalan Place to the start of the proposed loading bay.

5.2 The **Operational Manager, Environment (Contaminated Land)**, has considered the Environmental Desk Study (October 2016) submitted with the application. In reviewing available records and the application for the proposed development, the site has been identified as formerly commercial offices and retail. Whilst no contamination is known at the site the potential for this cannot be ruled out. Should there be any 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. He therefore requests the inclusion of the following conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

- 5.3 The Council's **Tree Officer**, regarding the feature tree, supports the proposed planting of an *Acer lobelii*, but requires comfort concerning the availability of sufficient below ground space to support its healthy long-term growth. This will depend largely on service constraints, but the minimum target volume should be 20m<sup>3</sup>. Open structured soil crates (e.g. Silva Cells, RootSpace) supporting un-compacted soil are the preferred method for providing a secondary root zone here, and full, site specific details will be required in due course.
- 5.4 He acknowledges that some of the trees suggested for the planter are not widely available at the sizes likely to be desired, though *Koelreuteria paniculata* in addition to *Ostrya carpinifolia*, should be available. He hereby lists, in order of preference, the trees that he thinks are best suited to the planter, based on aesthetic and arboricultural considerations, and likely availability.
- 1) *Ostrya carpinifolia* – good ornamental qualities (winter catkins, hop-like fruits through summer, clear yellow autumn colour, rugged bark), domed crown, no major P&D problems or structural problems, very good tolerance of dry soils (likely to prevail in the planter).
  - 2) *Zelkova serrata* – good ornamental qualities (graceful form and leaves, autumn colour), domed crown, no major P&D problems or structural problems, good tolerance of dry soils.
  - 3) *Koelreuteria paniculata* – excellent ornamental qualities (flower, subdivided leaves, autumn colour, fruit bladders), domed crown, no major P&D problems but possibly better in more sheltered situation and may seed freely, extremely good tolerance of dry soils.
  - 4) *Aesculus x carnea* 'Briotii' – spectacular in flower but little other ornamental interest, domed crown, possible structural problems associated with bud proliferation cankers, possible perceived nuisance issues with large leaves and flower panicles, moderate tolerance of dry soils. Better as an avenue in parkland than stand-alone tree.
- 5.5 He has discounted *Acer platanoides* 'Globosum' as he does not think it has the stature for the proposed position, and is better used as a group in a more intimate setting. It is also unfortunately very prone to mildew (*Sawadaea tulasnei*) that can be disfiguring aesthetically.
- 5.6 So long as the planter provides for a minimum 20m<sup>3</sup> freely draining, well-aerated soil, he does not foresee problems with the establishment of healthy growth of any of the above trees, though a full soil specification will be required in due course. It would be desirable to maximise the surface area of the 'open planter' and minimise the extent of the secondary root zone at depth beneath pavers. At depth, gas exchange and water availability may be constrained, and if the planter was narrow and long, with a substantial percentage of root available soil 'sealed' beneath pavers, aeration and irrigation points would be required (e.g. 'Arborvent') at one per 5m<sup>3</sup> root available soil. Details of the planter are indicative only, and detailed, site specific information will be required in due course. It should be noted that structural soil media typically require application at x3 the volume of a 'natural' soil to give equivalent 'nutritious' root available soil volume, and their correct installation is critical to their successful performance, otherwise there can be problems with settlement

and poor structure (leading to excessively dry or wet and anaerobic conditions). Consideration should be given to the use of open-structured soil crates back-filled with un-compacted soil as an alternative to structural soil. The planter general arrangement drawing depicts a caged tree root-ball – it is essential that all non-biodegradable root-ball wrappings are removed on planting, and biodegradable wrappings removed, or if this is impractical, cut and peeled back to minimum one-third root-ball height. It is essential that roots have immediate access to soil and are not constrained in a way that will lead to distorted root architecture and potential anchorage and health problems.

- 5.7 He has no objections to the indicative green wall details, but would defer to one of the Parks Landscape Architects for further commentary. Full, site specific details will be required in due course.
- 5.8 He concurs with the Parks comments. With regard to the proposed tree species for the planter, *Ostrya carpinifolia*, *Zelkova serrata* and *Koelreuteria paniculata* that he recommends are all very tolerant of dry soils and urban environs generally. Appropriate under-storey planting should be selected on the basis of aesthetic and functional compatibility with the selected tree and planting environment.
- 5.9 The **Operational Manager, Waste Management**, following discussions with the agent, observes the following:
- (i) Private contractors will be commissioned to remove waste and it is their intention to have the waste collected twice weekly. She is still concerned that a twice weekly collection would still require 26 bins to service the proposed number of units (13 of each waste stream) and also a small number of food recycling bins. She is doubtful that the 37 sqm will accommodate this amount of bins even taking into account a twice weekly collection.
  - (ii) Rooms will be organised by the Building Management Team and they will dispose of bulky waste as and when it occurs thus alleviating the need for a bulky waste area.
  - (iii) Commercial Units - Although the operators are unknown a designated storage area for waste would need to be indicated on the plan. This needs to be a separate area to that proposed on the plan for the residential units. The agent has suggested an internal storage area which would be acceptable, however their preference would be an external storage area to service these units. Amended plans would need to be submitted showing this area.
  - (iv) She has no further observations or objections to the proposed development and recommends a relevant condition.
- 5.10 The Council's **Ecologist** advises that the nature and location of this building does not suggest that roosting bats are likely to be present, therefore his only comment would be to attach an advisory note to any consent that if any protected species such as nesting birds and/or bats are discovered during works, then those works should stop while advice is sought from Natural Resources Wales, the statutory nature conservation advisor.

- 5.11 The **Operational Manager, Air Pollution**, advises that projected air quality levels envisaged for the proposed development do not only consider the potential impacts associated with traffic derived emissions, as seen with the Fitzalan Court and Windsor House developments nearby, but are also further impacted by emissions derived by the on-site energy plant. As documented in the air quality report produced by Air Quality Consultants Ltd (AQC's) there is uncertainty associated with the modelling, especially due to the fact that only the air quality levels associated with the traffic data can be verified for a baseline year.
- 5.12 With reference to the Local Air Quality Management (LAQM) Technical Guidance TG16, April 2016, examples of where the air quality objectives should apply are detailed in Box 1.1. Based on the detailed criteria, projected levels of traffic derived emissions (NO<sub>2</sub> & PM<sub>10</sub>) must be quantified, considering both the short term and long term air quality objectives. The Air Quality Assessment should look to focus on the national annual mean (40µg/m<sup>3</sup>) & 1-hour mean objective for NO<sub>2</sub> (200µg/m<sup>3</sup> not to be exceeded more than 18 times a year) and annual mean (40µg/m<sup>3</sup>) & 24-hour mean objective for PM<sub>10</sub> (50µg/m<sup>3</sup> not to be exceeded more than 35 times a year) at the various levels of the building. It must be acknowledged that there is no safe level as such when it comes to potential impacts of certain pollutants. The modelling undertaken by AQC's has adopted a worst case scenario and it should be this scenario that is used to quantify where the elevated and exceeding levels for NO<sub>2</sub> are found.
- 5.13 The report highlights breaches of the annual average objective for NO<sub>2</sub> at the Northwest and Western boundaries of the development. As previously suggested, it is now agreed that the applicant undertakes further detailed air quality modelling to quantify which residential rooms and commercial areas will be subjected to elevated and exceeding levels of NO<sub>2</sub> as a result of the cumulative impact derived from nearby traffic and the on-site energy plant. However, in order to ensure national objectives are not breached and to account for any uncertainty in the modelling it is a requirement that annual average projected levels ≥35 µg/m<sup>3</sup> at residential rooms and ≥50 µg/m<sup>3</sup> at commercial areas are treated with mitigation systems. He therefore recommends a relevant condition. In addition, the introduction of relevant exposure into the area will place an additional burden on the Council's resources by way of ongoing monitoring, review and assessment as required by statute. He therefore requests a financial contribution of £8,000 which would be used to fund additional nitrogen dioxide monitoring in the immediate area.
- 5.14 The **Operational Manager, Noise Pollution**, having read the proposal and the Environmental Noise Survey dated the 28th October 2016 does not object to the application and makes the following comments:

- (i) The insertion loss of the masonry external wall build up should be no less than **RW 50**;
- (ii) The insertion loss of the roof build up should be no less than **RW 45**;
- (iii) The insertion loss for the glazing to critical façades (indicated as blue in figure 4268/SP2 in the Environmental Noise Survey Report) shall be no less than the figures contained in figure 4268/T6
- (iv) Habitable rooms exposed to critical façades shall have MVHR ventilation systems meeting the requirements of Part F of the Building Regulations; and
- (v) The elements identified in (i) to (iii) above should be confirmed to the Local Authority in writing at the detailed design stage by a qualified Acoustic Consultant (i.e. a member of either the Institute of Acoustics (IOA) or the Association of Noise Consultants (ANC));
- (vi) The element identified in 4 above should be confirmed to the Local Authority in writing at the detailed design stage by a suitably qualified building surveyor.

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

5.16 The **Operational Manager, Regeneration**, acknowledges that some amenity space would be provided in the development, however they also consider that it is reasonable to expect a population of 464 students to use local facilities as well. The Planning Obligations Supplementary Planning Guidance (SPG) states "a reduced level of community facility provision will be sought from student accommodation developments where a significant element of communal facilities are provided onsite, we still expect a contribution towards local community facilities from the developer." Consequently, they request that the developer contribute £64,291.84. This is based on the developer paying for 0.32 sqm of offsite community facilities for a quarter of the population of the development. (0.32 sqm x 116 students = 37.12sqm multiplied by £1723). This funding would be used towards community provision within the converted Cardiff Royal Infirmary chapel. The community facilities planned for the CRI chapel include library, information and advice services, meeting spaces and public access IT provision. The provisional programme, subject to approvals and funding, is for conversion work to take place in the latter part of next year. This contribution is considered to be a reasonable level which (i) acknowledges the significant on-site provision of communal facilities in this development, as pointed out by the agent; (ii) reflects what is in the SPG about a reduced contribution being applicable in such circumstances, and (iii) recognises that students do make use of other community provision in the locality where they live.

5.17 The **Operational Manager, Drainage Division**, has been consulted and any comments will be reported to Committee.

5.18 The **Operational Manager, Parks and Sport** provides comments in relation to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations

Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision. The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

- 5.19 Based on the information provided on the number and type of units, he has calculated the additional population generated by the development to be **464**. This generates an open space requirement of **0.59 ha** of on-site open space based on the criteria set for **Student accommodation**, or an off-site contribution of **£253,589**. As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development. The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site.
- 5.20 The calculation for student accommodation applies a lower rate compared to the full amount required for general purpose housing. This takes into account omission of the play provision element which is not applicable and the resident's accessibility to student sports facilities. However students will still regularly use public open spaces and sporting facilities within Parks, and therefore the off-site contribution relates to increased use of local public open spaces, with a corresponding need for increased maintenance, more rapid upgrading and potential expansion of existing facilities. In the event that the Council is minded to approve the application, it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution. Use of the contribution will be confirmed at Section 106 stage. The closest areas of recreational open space are Cemetery Park, the proposed new open space at Howard Gardens, and Bute Park.
- 5.21 In respect of landscape design, he has reviewed the comments submitted by the applicant / designers regarding the living wall and he is happy with the information given. The submitted comments provide the reassurances needed in terms of design, construction and maintenance. Determining planting species for the wall based on site conditions once development has commenced is reasonable and can be dealt with by condition, as can the design / planting species / potential irrigation for the planter. The main concern regarding the planting bed and tree will be the presence of services which he accepts cannot be accurately identified at this stage as they are under the existing building, but as long as the planters/trees are identified as being a requirement of the planning permission this should ensure they are delivered. He makes the following comments on the green wall design:

- (i) The designers have used a specialist company ANS to provide the modular wall system. Although not having experience of the company they appear to have a solid track record. This is reassuring as green walls are a specialist area of design, and if designed and installed incorrectly could easily fail to establish effectively.
- (ii) It is clear that detailed discussions have been held with ANS on technical design, including the drainage and irrigation aspects, which are critical.
- (iii) He interprets from the sketch drawing that the modules will be provided fully planted, with species chosen by ANS. He is not clear why the species cannot be specified at this stage.

5.22 Further clarification should be sought as follows:

- (i) Confirmation that ANS will provide the modules fully planted and will have chosen the species to be suited to the location.
- (ii) Clarification of why the detailed design / planting plan is not available at this stage, and when this would be expected to be provided. Given the importance of this element in the scheme he agrees that detailed design at this stage is important, rather than being left until a later stage when it could be compromised;
- (iii) Clarification of who will build the green wall – will it be done by ANS or a specialist contractor acting for them? What arrangements are in place for overseeing construction and signing off at completion.
- (iv) Will a detailed maintenance schedule be provided by ANS, and who will be responsible ultimately for maintenance of the wall?
- (v) How long is the defects period for the wall, and what mechanisms will be in place for replacement of failed plants during the defects period, and subsequently

5.23 Regarding planters, he advises that the list of indicative species contained a number of plant species that may struggle to establish and survive in this quite exposed and heavily used location. Design would need to take into account any shading (from building or tree), wind exposure/turbulence, impact of litter, and general wear and tear which will inevitably result from people sitting adjacent to the planting, and the likelihood that the planter will contain relatively dry soil.

5.24 Proposals for maintenance of the planter will be needed at an early stage, including replacement of poor quality and dead plants, weeding, litter clearance, feeding/improvement to soil. Many planters around the city receive very little maintenance once installed and often deteriorate rapidly as a result, becoming an eyesore rather than a positive feature.

5.25 In respect of services, the drawings indicate that they are indicative at this stage. Experience has shown that until the positions are established it is difficult to guarantee that a landscape scheme, including tree planting, can be delivered. Therefore reassurance is needed on current services anticipated, and when detailed investigation of services will be carried out.

5.13 The **Operational Manager, Building Control**, advises that the proposed

works would be subject to Building Regulations. Full detail drawings and specifications would be required. Due to the nature of the proposal South Wales Fire Service consultation would be carried out. The developer should also formally notify the Building Control Service prior to demolition of the existing building to enable consideration and counter notice issue.

- 5.14 The **Operational Manager, Economic Development**, advises that they would look to defend the site for employment use unless a financial contribution is secured towards the loss. In line with the Supplementary Planning Guidance they would look to agree £26,068 to compensate for the loss of employment land.

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 **Dwr Cymru Welsh Water** requests that the applicant commissions a hydraulic modelling assessment in order to establish what would be required to ensure the site can be served with an adequate water supply. They request a relevant condition. They have reviewed the information submitted as part of this application with particular focus on the Drainage Statement dated 24 April 2017 which outlines the proposed drainage arrangement. The content of this report is acknowledged and formed part of their assessment for this application. They note the absence of a full surface water strategy and therefore request that these matters are provided at a later date and suitably controlled by condition.
- 6.2 **Glamorgan Gwent Archaeological Trust** notes the submission of a Cultural Heritage Assessment which assesses the archaeological resource of the application area and any potential impact on it by the proposed development. It identified 53 heritage assets within the study area, although none are in the proposed development area. It also indicated that the wider area has been utilised since the Roman period and it is possible that there are surviving subsurface remains. However, it is likely that the previous development of the site has had an adverse effect on any potential archaeological remains that might be present. The construction of the existing buildings is likely to have heavily truncated any features that may have been present, particularly considering that the current office building has a basement. Furthermore, whilst there are a number of Listed Buildings and Scheduled Monuments in the area, there is unlikely to be a significant impact on their setting due to the nature and volume of existing multi-storey developments in the immediate vicinity. As a result there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to the Local Planning Authority, they have no objection to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, the developer should contact the Trust.
- 6.3 The **South Wales Police Designing Out Crime Officer** advises that over a period between May 2016 and May 2017 there were 3281 incidents reported to South Wales Police within the Adamsdown ward. Over the same period there were 112 incidents reported in the vicinity of the development. These include 32 thefts, 11 violent incidents, 9 incidents of anti-social behaviour, 3 damages



and a burglary. Consideration must be given to the fact that the site is located in a busy area and is in close proximity to the city centre. Insufficient information has been provided in the Design and Access Statement to satisfy South Wales Police that the proposed development will meet required security and safety standards. South Wales Police would request that the following issues could be addressed by way of conditions with regards to any approval

- (i) External Lighting - In order to maximize opportunities for surveillance and minimize the fear of crime it is necessary to provide an adequate lighting system. External lighting should be designed to provide a uniform spread of light, clear colour rendition, avoiding deep shadows and minimise light pollution. Luminaries should be sturdy and resistant to vandalism, tampering and adverse weather conditions. Any form of lighting system should be properly planned, particularly if it is to be used in conjunction with CCTV. Security lighting, such as metal halide units, should be installed in all areas where surveillance is considered important, such as entrances, main pedestrian access routes, service area, bicycle parking and other facilities. Other areas should use lighting operated by photoelectric cells, which should illuminate all elevations and recesses of the building. All fittings should be vandal resistant and positioned out of reach.
- (ii) Entrance to the building should be supervised 24-7 by a concierge or if not it should include an appropriate access control system to allow access to students and to prevent entry by unauthorised persons. If main entrance is not supervised then an appropriate access control system should be incorporated into the main student communal entrance door into the building and should include audio / video confirmation facility which would allow callers to be identified prior to access being granted.
- (iii) Access to lifts and student's rooms should also be controlled. An internal access control system should be installed to serve each block of cluster flats.
- (iv) Ground floor windows and those easily accessible above ground floor should be glazed with laminated glass certified to British Standards.
- (v) All glazing in and adjacent to doors should be laminated and securely fixed in accordance with the manufacturers specifications. The location of the development is close to Cardiff city centre which is a designated crowded places. On busy weekends hundreds if not thousands of people could be in close proximity to the site.
- (vi) All external entrance door sets, internal apartment doors and emergency exit doors should be certified to relevant standards;
- (vii) All windows should have window restrictors.
- (viii) Security to the building would be enhanced if an appropriate CCTV system was installed to monitor the main areas.
- (ix) Appropriate smoke alarms / fire alarms must be fitted to enable early warning of fire and effective evacuation of premises. Consideration should be given to fitting of sprinkler systems to minimise any risks from fire. Advice should be sought from the South Wales Fire and Rescue Service to ensure fire prevention, warning signs and appropriate evacuation policies are in place.

- (x) The bicycle store should be secured and accessed by students only, have individual stands for securing bicycles and must be lit during the hours of darkness.
- (xi) The bin storage area should be secure and due to it being an internal area of the building it should be fire proofed.
- (xii) Trees and shrubs should be positioned away from the buildings giving a clear and unobstructed view of the boundary. All shrubs and hedges should have a maximum growth height of 1 metre, whilst all trees should be pruned up to a minimum height of 2 metres, thereby maintaining a clear field of vision around the site. Mature trees should not mask lighting columns nor become climbing aids.
- (xiii) Ensure that all hard landscaping features such as coping stones, pavers etc. and street furniture are securely fixed and cannot be removed and used for criminal purposes.
- (xiv) If A3 is to be authorised to the ground floor commercial unit the hours of business should be restricted to no later than 23.00 hours.
- (xv) Low risk retail units should be fitted with door sets that comply with standards;
- (xvi) Laminated glazing should be fitted to all shop fronts in areas where persons are likely to come in contact with glazing;
- (xvii) Where roller shutters are considered necessary to protect property these should have a minimum security rating in accordance with standards. Perforated versions of shutters can provide for more defused lighting, allow the viewing of products in windows and make street scenes less intimidating.
- (xviii) Consideration should be given to fitting a monitored alarm system
- (xix) Consideration should be given to the fitting of CCTV both internally and externally to identify person(s) entering or leaving the premises and to protect the shop frontage. The CCTV system should be capable of providing evidential quality imagery to at least recognition standards and be operated in accordance with the Data Protection Act.

6.4 The **South Wales Fire and Rescue Service** advises that the developer considers the need for the provision of adequate water supplies on site for firefighting purposes and access for emergency firefighting appliances.

6.5 **CADW** has carefully considered the information provided with this planning application and considers that there would be only a slight impact. They therefore have no objections to the impact of the proposed development on Cardiff Castle and Roman Fort (GM171) and PGW (Gm) 26 (CDF) Cathays Park.

6.6 The proposed building is located some 830m east of scheduled monument Cardiff Castle and Roman Fort (GM171). The monument consists of the remains of a Roman Fort the site of which was then used to build a major medieval castle. The proposed development will probably only be visible from the towers of the castle and most obviously from the motte and ring tower at its centre. From these points the proposed building will be seen behind the existing Capitol Building of some 22 storeys. Consequently whilst the proposed building will add a further very high structure in the vicinity of the castle the vista

in that direction is already altered by a large vertical modern structure. Consequently the impact of the proposed development on the setting of scheduled monument Cardiff Castle and Roman Fort (GM171) will be slight.

- 6.7 The proposed building is located some 550m southeast of the registered PGW (Gm) 26 (CDF) Cathays Park Historic Park and Garden. However in most views from the registered park the immediate surrounding buildings will block views towards the proposed development. When openings in the buildings allow views towards the proposed development it will be seen along with other large structures and therefore the impact of the proposed development on the setting of the registered historic park will be very slight.
- 6.8 The **Defence Infrastructure Organisation (DIO)** confirms that the application relates to a site outside of Ministry of Defence safeguarding areas and therefore they confirm that the Ministry of Defence has no safeguarding objections to this proposal.
- 6.8 The **Head of Airfield Operations, Cardiff Airport**, confirms that the development would be outside of Cardiff Airport's Safeguarding zone of 15 kilometres. Also, at 15 kilometres, they would only object to anything extending through the Outer Horizontal surface, which is 150 metres. As this proposal is at a maximum height of 95m it is not an issue from an obstacle perspective. He notes that the agent has confirmed that the maximum crane height would be 8 metres therefore the overall height during construction would still be well below the 150 metre threshold for lighting.
- 6.9 The **Civil Aviation Authority** advises that In the UK, the need for aviation obstruction lighting on 'tall' structures depends in the first instance upon any particular structure's location in relationship to an aerodrome. If the structure constitutes an 'aerodrome obstruction' it is the aerodrome operator that will review the lighting requirement (part of the safeguarding process). For civil aerodromes, they will, in general terms, follow the requirements of CAP 168 - Licensing of Aerodromes. Chapter 4 refers to obstacles and obstacle lighting. Away from aerodromes Article 222 of the UK Air Navigation Order applies. Article 222 requires that for en-route obstructions (i.e. away from aerodromes) lighting only becomes legally mandated for structures of a height of 150m or more above ground level. Typically, structures less than 150m above ground level and away from the immediate vicinity of an aerodrome are not routinely lit for civil aviation purposes. However, structures of lesser high might need aviation obstruction lighting if, by virtue of their location and nature, they are considered a significant navigational hazard. Note that if the structure is to be 150m or higher, the lighting specification set out in Article 222 becomes a statutory requirement. In this latter case, any proposal to seek a lighting specification at odds with Article 222 should involve the CAA at the earliest convenience. They also recommend that this proposal be brought to the attention of Cardiff Heliport, Cardiff Airport, National Police Air Service Support Units, the Safeguarding Department within the MoD's Defence Infrastructure Organisation, and the Wales Air Ambulance.

## 7. **REPRESENTATIONS**

- 7.1 **Local Members** have been consulted. Any comments received will be reported to Committee.
- 7.2 The application was publicised as a major development by press and site notices under Article 12 of the Town and Country Planning (Development Management Procedure (Wales) Order 2012 (as amended).
- 7.3 An objection has been received from the occupiers of **7 Windway Avenue, Canton**, who state the following reasons:
- (i) A building as large as 11 – 32 floors is completely unsuitable for students. Young people who are leaving home – often for the first time – in a new and strange city - need accommodation in a much more civilised atmosphere. They need accommodation of a moderate size that has a feeling of human society.
  - (ii) The size of the building that is intended to be built is also too large to suit a city with a moderately friendly atmosphere, which is one of Cardiff's main virtues. Such a development would be intimidating and threatening. The site is far too limited for such a high building,
  - (iii) It must also be remembered that we hear often about the decrease in the number of foreign students that are likely to come to British universities after we leave the European Union – and mainly foreign students would be able to afford taking expensive accommodation in a similar development to that proposed. The influence of the “Brexit” decision is already to be seen in the number of staff posts that are disappearing from our colleges and it would be foolish to take it for granted that the number of foreign students who want to come here is likely to rise.
  - (iv) There have been a number of reports recently saying that we do not have enough buildings of acceptable quality for modern offices in the city – again a number of buildings that have been offices originally have been changed in recent years into living spaces for students. Building more offices would create more jobs for Cardiff citizens.
  - (v) I understand that owners of buildings that provide accommodation for students are exempt from paying Council Tax. If this is the case, is this the reason why more and more land and buildings in the city centre are being earmarked for students, in order for their owners to be exempt from paying Council Tax? For developers developments like these are good business: very often the accommodation is let to other people who are visiting the city during college holidays and in this case, of course, developers say that they intend to use the ground floor as a “flexible commercial space”. In my opinion, in cases such as this it should be ensured that the Council Tax is payable for a full year for any part of the development that is used for commercial purposes and it should also be ensured that Council Tax is paid on other parts of the development at those times when they are available for such purposes. Erecting more and more buildings for students means a loss of income from the Council Tax and most of the financial burden of preparing public services for these buildings falls to us the residents of Cardiff – including

quite poor people and pensioners – who would have to subsidise the people who make a large profit from these developments. It is also worth noting that students who live for part of the year in places like this are able to vote in the public elections in the city – an example of “representation without taxation” to reword the old saying!

- (vi) It is completely unrealistic to think that providing places to keep bikes is sufficient for students these days. A considerable number of them drive cars and certainly should permission be given for a development like this, it should be ensured that there are plenty places for parking cars so that the development does not cause more parking problems for other people who use that part of the city.
- (vii) I am afraid that more and more developments are providing student accommodation rather than homes for local people in order to avoid the necessity of providing a specific number of reasonably priced dwellings that ordinary people could consider buying, in addition to avoiding paying Council Tax. More homes for ordinary people is one of the city’s main needs but instead of ensuring that houses and other dwellings are erected close to the city centre the Council is pushing most of such developments into the suburbs and rural areas at the edge of the city. This will create great difficulties for people who will live there but work closer to the centre of the city and will add greatly to the terrible problems of travelling in and out of the city that so many people face at present. It would be much better to develop other houses and homes closer to the centre of the city where there would be no need for people to drive a car or have to depend on public transport to reach work.
- (viii) I remember people living in happy neighbourhoods that were close to the city centre and many more such facilities should still be provided. The old Avana site in Grangetown would have been very suitable for affordable dwellings but rather than that, the site has been used for student flats. A huge student building is being erected in Tyndall Street although this has long been one of the areas where people who were the backbone of the city lived. My husband and I were brought up in Cathays which was very convenient for people working close to the city centre – but now the area is given over almost completely to students and the area been lost for families. Similarly also, large areas of Roath and Adamsdown. Recently, it appears that houses in the Gabalfa estate – which were built specially after the war to help Cardiff families to have homes – are being taken over by families to rent to students. If so much valuable land has been earmarked for student accommodation, arrangements should be made for those areas in which the vast majority of the houses have been turned into student accommodation to be reclaimed for families in the city who want to live near the centre. The Council should promote such projects by co-operating with housing associations to buy and re-adapt large parts of areas such as Cathays and Roath.
- (ix) The Council should pay attention to the common opinion among Cardiff people who are very dissatisfied with the way that things are changing in our city. Providing facilities that respond to the needs of Cardiff citizens should be a priority for the Council rather than allowing developments that will be of little value to us. As you see, I oppose this application for a

number of reasons. Much better development must be ensured on this site that will contribute to creating more jobs and affordable homes for the people of Cardiff.

- 7.4 An objection has been received from RPS Planning and Development on behalf of the owners of **Cromwell House**, which is immediately south of the application site. They oppose the application for the following reasons:
- (i) No comments are being made on the erosion of the Central and Bay Business Area (CBBA) that the development might cause. The address is Newport Road but given the minimal frontage to Newport road the greatest impact at street level is on Fitzalan Place.
  - (ii) In accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) produced by the Landscape Institute and the Institute of Environmental Management and Assessment, the key receptor location to determine the significance of the impact is Queen Street.
  - (iii) LDP Policies KP5 (Good Quality and Sustainable Design) and EN13 (Air, Noise, Light Pollution and Land Contamination) are relevant, together with the Tall Buildings Supplementary Planning Guidance (January 2017);
  - (iv) They identify four key matters requiring assessment:
    - Whether the building would be of a design, bulk, massing, form and appearance appropriate to its context;
    - Whether the building will be acceptable in terms of impacts to the amenity of nearby occupiers;
    - Whether the introduction of managed student accommodation in this location is acceptable in terms of land use;
    - Whether the loss of existing office uses at Hallinan's House is acceptable in relation to policies seeking to protect employment generating uses.
  - (v) In respect of bullet 1 the overriding conclusion is the building will cause overshadowing to adjacent properties when considered alongside Section 4 of the SPG. They consider a more thorough presentation of the impacts is required and consideration be given to appropriate forms of mitigation. They note the comments of the Design Commission for Wales (DCfW) at pre-application stage, who advised the relationship with adjacent buildings should be considered in detail and fully justified, the impacts upon privacy and overshadowing need to be fully explored using verified views, they opposed the relationship with Cromwell House and welcomed the prospect of this neighbouring site being incorporated into the application as this would bring benefits for access, servicing and the ground floor layout. Alternative future uses also needed to be demonstrated if demand for student accommodation were to change.
  - (vi) In respect of bullet 2 the planning statement contends that daylight and sunlight are not planning matters and should not be material considerations however the 2004 permission did consider the impact upon Cromwell House and resulted in amendments. The application is 10 storeys and almost twice the height and therefore cannot be similar to the permitted scheme and any comparisons are misplaced. The Tall

Buildings SPG states no material harm should be caused by overshadowing or overlooking and where significant detriment occurs, proposals should not be permitted. 21 metres is the accepted distance to protect residential amenity as stated in the 2008 Residential Design Guide Supplementary Planning Guidance. The residential use of the development would be permanent although the students occupying the premises would be transient. There is no distinction in the Tall Buildings SPG between the amenities of residential and commercial occupiers.

- (vii) In respect of bullet 3 they have no objection;
- (viii) In respect of bullet 4 they consider that the loss of 1260 square metres of B1 Class floorspace would be directly contrary to LDP Policy EC4. However, in this instance they note that the building has a relatively low floor to ceiling height and cannot accommodate a new raised access floor for data cabling or a suitable heating or cooling system. The building is not suitable for modern office occupation and cannot compete with other better quality buildings.
- (ix) In conclusion they consider the effect of the development upon Cromwell House to be harmful. The overlooking and overshadowing is far greater than caused by the 2004 permission to extend Hallinans House. The impact upon privacy and amenity given the separation distance is again far greater than this permission. If development were to proceed it would stifle investment to convert Cromwell House to a hotel. They seek amendments which set the 10 storey development back 21 metres from Cromwell House if clear glazing is to be used in the south elevation or install opaque glazing to the south elevation and set the building back 5 metres from Cromwell House.

Interested third parties have been re-consulted on the amended proposals and any further comments will be reported to Planning Committee.

## 8. **ANALYSIS**

- 8.1 The Tall Buildings Supplementary Planning Guidance (January 2017) supplements policies in the Local Development Plan (LDP) (particularly KP5 (Good Quality and Sustainable Design)) and provides advice on the provision of high quality well-designed tall buildings within Cardiff. The themes contained within this document therefore provide a sound basis for assessing the merits of this application.

### **Principle of Development**

#### **Loss of Office Floorspace**

- 8.2 Policy EC4 (Protecting Offices in the Central and Bay Business Areas) of the LDP identifies that to ensure Cardiff continues to attract and retain quality businesses, the city centre must provide a range and choice of office premises for existing and future occupiers, including small and medium size enterprises. It states that when assessing a proposal for the alternative use of office accommodation, a series of issues will be considered, including whether the development of the site for appropriate uses will facilitate the relocation of

existing office occupier/s to other suitable accommodation within the Central or Bay Business Areas.

The applicant has identified in their planning statement that the existing occupiers of the premises are currently expanding their workforce and (as part of this application) are seeking to relocate to alternative office accommodation within the city centre, which is a consideration in determining the acceptability of this proposal. In addition, given the availability of similar grade office accommodation within the local area, there is some policy justification to support the proposed change of use on quantitative grounds in this instance.

#### Acceptability of Student Accommodation

- 8.3 Policy H6 of the LDP (Change of Use or Redevelopment to Residential Use) identifies criteria against which the change of use of previously developed land will be considered, including whether there is an overriding need to retain the existing use of the land and whether necessary community and transportation facilities are accessible or can be readily provided.

Whilst student accommodation is a 'sui generis' use, the nature of such a use exhibits many characteristics of a typical high density city centre residential scheme, particularly in terms of impact on its surroundings / environs and the need to protect the amenity of future residents and adjoining businesses. It is acknowledged that student/residential uses can be appropriate within city centre locations, as evidenced by similar recent developments in the vicinity at Howard Gardens, Shand House and Fitzalan Court, and recent permissions at West Wing, Cardiff Royal Infirmary.

#### Acceptability of Ground Floor Commercial Uses

- 8.4 As the site is located outside the Central Shopping Area (CSA) of the City Centre and also falls outside of any designated District /Local Centres as identified within the Local Development Plan, any proposal for a Class A1 (shop) use at this location would have to satisfy the three tests of out-of-centre retail policy. In this regard and given the relatively small scale of the proposed units (184/40sqm), an element of convenience retail could be considered acceptable to serve the newly established population and the wider residential community within the surrounding area. Policy R8 (Food and Drink Uses) of the LDP identifies the Central Business Area as an appropriate location for food and drink uses, subject to amenity considerations. Ground floor Class A3 floorspace has previously been consented on the site and there is an established mix of similar uses in the immediate vicinity. Taking into consideration the relatively small scale of the floorspace, the mixed use nature of the development and the location of the site within the Central Business Area at Newport Road, the proposed commercial floorspace is considered acceptable in this instance.

#### **Skyline and Key Views**

- 8.5 The building would be sited on a key junction on Newport Road, which is



characterised by a number of tall buildings forming an avenue on this eastern approach to the city centre. The majority of these buildings date from the 1960s, aside from some recent conversions, and the introduction of a high quality tall building in this location has the potential to raise the quality of this area of Newport Road, creating a landmark at the eastern edge of the city centre.

A number of key views have been submitted in support of the application, demonstrating the impact the building would have on the city's skyline. Long range strategic views, intermediate views and local/close range views have been provided. These views demonstrate the positive impact that the building would have upon the city's skyline. This building acts as a reference point for the eastern approach along Newport Road, a key arterial route in the City. A number of the submitted views are now considered:

Queen Street looking East: The building will be visually prominent forming a striking landmark to the east edge of the city centre. The amended scheme setting the building back from the footway allows for glimpses of the adjoining hotel to be retained, allowing the remainder of Newport Road to be appreciated.

Fitzalan Place looking North: The slender appearance of the building creates a positive impression. This is one of the only intermediate/longer range views where the full height of the building can be seen.

Newport Road looking West: two views are provided showing the upper sections of the taller elements rising above other buildings along Newport Road, creating a sense of arrival at the city centre. The copper material finish highlights the building's presence in relation to the neighbouring hotel.

Windsor Road Bridge looking North: The slender design of the building can be seen from this intermediate range view.

Uplands Road, Rumney Hill looking West: demonstrates a clustering of tall buildings in the city centre with a gradual rising of heights along Newport Road from east to west. The building would be read with existing tall buildings from this long-range view and would be appropriate in scale.

## **Historic Environment**

- 8.6 It has been established that the site is within 100 metres of the Tredegarville Conservation Area to the north and therefore this relationship requires assessment. It must first be observed that the site itself is separated from the Conservation Area boundary by Newport Road, a dual carriageway, and the line of buildings fronting the north side of Newport Road. These existing commercial buildings already form a backdrop to the Conservation Area when viewed from within and the introduction of the proposed building, whilst being substantially taller than the existing buildings, is not considered to result in a harmful interruption to views within and beyond the Conservation Area. A key viewpoint looking south towards the development from West Grove confirms the relationship. The building would be read alongside the existing Holland

House Hotel which helps to define the extent of the Conservation Area. It is considered that the character and appearance of the Conservation Area is preserved as required by LDP Policy EN9 (Conservation of the Historic Environment).

Queens Building is a Grade II listed building fronting onto Newport Road occupied by Cardiff University. It is opposite the application site on the northwest corner of the Newport Road/West Grove junction. This listed building is seen in the context of the existing tall buildings on Newport Road and occupies a significant presence along Newport Road. It is therefore considered that the proposed building would not harm the setting of this listed building.

A long range view has been provided to show the impact of the development from the entrance to Cardiff Castle. The top of building would be partially visible above existing buildings on Kingsway View however it is not considered that the view would noticeably change. In fact, the glimpse of the building aids legibility by bringing definition to the eastern edge of the City Centre. It would not detract from views of Cardiff Castle.

It is noted that CADW, in their assessment of the application, do not object to the proposals and conclude that, because the development will be visible, it will have a slight, though not objectionable, impact on heritage assets (see paragraph 6.5 – 6.7).

### **Design Proposals**

- 8.7 LDP Policy KP 5 (Good Quality and Sustainable Design) contains criteria for assessment of new development proposals to ensure that high quality, sustainable designs occur which positively contribute to the creation of distinctive communities, places and spaces. Such criteria includes, for example, a proposal's response to the local character and context, creating legible development, providing a diversity of land uses, creating distinctive places, providing a healthy environment, and adaptable design. The Tall Buildings SPG expands on these criterion and provides a guide for assessing the acceptability of tall building proposal to ensure their design and appearance is of exceptional quality.

### Mixed Use

- 8.8 The amended proposals contain two separate commercial units at ground floor. The larger unit has dual frontage onto both Newport Road and Fitzalan Place and the smaller unit fronts onto Fitzalan Place. Both of these units will provide pedestrian activity around and within the building, creating an active frontage on this key corner location.

In addition to a reception lobby at ground floor, the first floor and approximately half of the second floor will provide a student amenity area including a gym, laundry and communal and quiet study areas. This provision, in addition to the commercial uses, will promote activity and vibrancy in and around the building at street level.

The creation of a double height glazed frontage to ground and first floors is considered to provide a high quality design that will further enliven this key junction.

A further amenity space for students will be provided on the 32<sup>nd</sup> floor offering views across the City and wider area which is welcomed.

### Form and Silhouette

- 8.9 The provision of key views and a visual impact assessment with the application have been helpful in considered the building's form. A thorough pre-application process has also proven a valuable exercise in guiding the evolution of the design.

The amended proposal, with varying heights to four connected towers is considered to be an acceptable design for what is a narrow site. The variety in heights provides distinction between the building parts and the use of fenestration styles and metallic cladding in various colours provides what is considered to be a striking design of high quality. The projecting living room/kitchen windows to the tower fronting Newport Road, and the use of recessed windows are welcomed.

The building is slender in form when viewed from the north and south and is largely screened from the east due to the presence of existing tall buildings on Newport Road. The view from the west (Queen Street) is where the building would be most visually prominent. The amended proposal will, in the view of officers, provide a landmark feature that makes a positive contribution to this part of the city centre. It is considered that the amended proposal successfully creates an elegant and slender building.

Regarding adaptability, the ground and first floors can potentially be used for a variety of commercial uses should the need arise. The agent has confirmed that the floor to ceiling heights are suitable for hotel and residential uses and there is also flexibility in the structure to facilitate conversion to an alternative use.

It is noted that the Civil Aviation Authority has no objection to the proposed development, noting that the building would be lower than 100 metres in height therefore falling below the statutory requirement for aviation obstruction lighting.

### Quality and Appearance

- 8.10 The use of Alpollic/Alucobond metallic cladding in a variety of colours gives confidence that the finished product will be of high quality. The metallic finish, together with the glazing through the development (and especially at ground and first floor) will enhance reflectivity that helps create an elegant finished appearance.

The double height glazing at ground and first floor will help to avoid a bulky feel

to the development a street level and will provide transparency as well as vibrancy and activity.

### Street Interface and Impact

- 8.11 It is recognised that the building is positioned at a key junction where significant footfall already occurs. The provision of ground floor commercial units and multiple access points to the building will help provide further vibrancy and activity around and within the building which will help to enliven this junction throughout the day and into the evening.

In respect of public realm impact, there will be increased pressure from the future occupiers of the student accommodation, as there will be increased pedestrian movements across a longer period of time, including late at night.

The public realm along Newport Road is currently being upgraded in order to provide a safer and more efficient pedestrian environment than that which serves the area at present. Initial phases of the project have included the resurfacing of the footways along the southern side of Newport Road and the upgrading / introduction of pedestrian crossing facilities, which have been funded, in part, by recent development activity within the surrounding area. Future public realm enhancements within the surrounding area will (subject to funding) include the resurfacing of the remaining footways along Newport Road/Fitzalan Place. A condition is recommended to secure footway resurfacing works adjacent to the site on Newport Road and Fitzalan Place.

In addition, the amended proposals include the creation of a new area of public realm fronting onto Newport Road by setting the original building back from the site boundary (approximately 4.5 – 6.5 metres). This new space will include new tree planting and hard and soft landscaping including the creation of a living wall to the exposed wall of the adjoining hotel. This space will become important for legibility and the street scene generally. Relevant conditions are recommended to agree landscaping details.

### Sustainable Building Design

- 8.12 The development contains passive design measures to reduce the building's energy requirement through thermal insulation, air permeability and performance glazing to maximise solar gain.

Energy efficiency will also be sought through mechanical ventilation, a gas-fired combined heat and power unit, and internal and external lighting.

In respect of fire safety, the proposed cladding will be Alpolic/Alucobond, an aluminium composite material, which has a non-combustible high fire retardant core. The applicant has also specified the use of non-combustible insulation.

### **Amenity Considerations**

- 8.13 The daylight sunlight study accompanying the application reveals that the adjoining hotel, the Cardiff Sixth Form College and the lower floors of Shand House would have their light affected by the development. However, the hotel (approximately metres away at its nearest point) benefits from rooms with dual aspect, the Cardiff Sixth Form College is approximately 50 metres northeast of the site and Shand House is a conversion to student accommodation on the southwest side of the Newport Road/Fitzalan Place junction. It is not considered that the loss of light to these premises would be so adverse as to justify the refusal of planning permission.

The objections received on behalf of Cromwell House immediately south of the site have been considered by the applicant who has amended their application to install opaque glazing to the south elevation of floors Ground to 10. This element of the proposals would be approximately 4.5 metres from the north elevation of Cromwell House and this amendment is considered to be sufficient to ensure that the existing and future occupiers of this neighbouring property are safeguarded.

The relationship with the adjoining hotel in respect of overlooking is considered to be satisfactory, mindful that the building core is positioned closest to the hotel and the hotel rooms have a dual aspect.

The wind assessment accompanying the application found that the introduction of canopies and soft landscaping to the public realm as mitigating features created an environment that rated as suitable for pedestrians in respect of their safety and comfort. Where there are exceptions in the vicinity these are pre-existing exceedances e.g. entrance locations in other buildings.

In respect of air and noise pollution, relevant conditions are attached. The applicant has also agreed to a financial contribution towards ongoing air quality monitoring. This is summarised in Section 9.

The proposals are considered to be in accordance with LDP Policy KP5(x) (Good Quality and Sustainable Design) in that no undue effect on the amenity of neighbouring occupiers would occur and LDP Policy EN13 (Air, Noise, Light Pollution and Contamination) in that no unacceptable harm to health or local amenity would arise.

### **Transportation**

- 8.14 It is recognised that the site is conveniently located on the east edge of the city for both walking and cycling and public transport (both train and bus networks). Overall the site is considered to be a very sustainable location for a development of student accommodation.

The amended application has increased the amount of cycle parking to a ratio of 1 space for every 3.46 beds which has been accepted by the Transportation Officer as an acceptable provision. It is noted that no on-site car parking is provided for future occupiers and this is accepted by officers.

The Operational Manager, Transportation, seeks a financial contribution towards footway crossing enhancements which are summarised in Section 9.

A management plan is conditioned to accommodate the arrival and departure of students at the beginning and end of their semesters.

The principle of a loading bay with a 'shared use' approach, to allow use as a footway outside loading times, is accepted and will adequately provide for servicing to the commercial units and refuse collections for the accommodation.

Relevant conditions are recommended to secure cycle parking, footway improvements, and a management plan.

### **Objections**

- 8.15 The objections submitted by the occupiers of 7 Windway Avenue Canton have largely been addressed in this analysis. The building is designed with the needs of students in mind and is considered to provide high quality accommodation. Concerns raised about the future demand for student accommodation and Council Tax payments are not material to the application which must be determined on its own planning merits. The applicant has demonstrated, in accordance with the SPG requirements, that the building could be adapted for future uses if required.

The objections raised by Cromwell House have been addressed through the amended submission showing installation of opaque glazing to the relevant part of the south elevation.

### **Other Considerations**

- 8.16 *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.

*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

*Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with

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

## 9. **SECTION 106 AGREEMENT**

9.1 The following planning obligations have been agreed to mitigate any significant adverse impacts of the proposed development and to provide essential, enabling and necessary infrastructure as defined within LDP policies KP6 (New Infrastructure) and KP7 (Planning Obligations).

- (i) Economic Development: £26,068 to support business development, accessibility to employment and to attract and create new jobs in Adamsdown and adjacent wards;
- (ii) Air Quality Monitoring: £8,000 towards additional nitrogen dioxide monitoring;
- (iii) Public Realm/Open Space/Transportation: £279,000 towards improvements to the pedestrian crossing at the top of Station Terrace and public realm improvements on the north side of Newport Road west of West Grove, the option to relocate service cabinets on the new public realm (£50,000) plus £2,000 towards revised Traffic Orders on Fitzalan Place.

9.2 This results in a total amount of £313,068.

9.2 The Section 106 Agreement will also include an obligation restricting the occupation of the residential accommodation to students only.

9.3 It is considered that the s106 Heads of Terms satisfy the requirements of Circular 13/97 Planning Obligations and the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations.

## 10. **CONCLUSIONS**

10.1 The amended proposals are considered to provide a high quality tall building on the eastern edge of the City Centre which will provide a landmark feature on a major junction on a key arterial route in the City. The building is ideally sited to maximise opportunities for travel by sustainable modes. The provision of mixed uses at ground floor and the provision of a new public realm with tree planting and soft landscaping including a living wall will enhance and enliven this important junction. The proposals have been assessed against relevant LDP Policies, particularly KP5 (Good Quality and Sustainable Design) and the Tall Buildings Design Guide SPG and has been found to be compliant with their aims, subject to the completion of a legal agreement to secure a range of compensatory measures. It is therefore recommended that permission be granted subject to the completion of a legal agreement to secure the measures identified in Section 9, and relevant conditions.



Cardiff University

+ 11.0m

10.1m

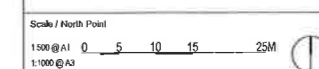
No.	Date	Drawn	Checked	Appr.	Rev. set or reason for issue
A	04/17/16	GS	GS	JR	ISSUED FOR PLANNING CONSULTATION
	10/04/17	GS	GS	JR	ISSUED FOR PLANNING

**General Notes**  
 Do not scale from drawing. Use marked dimensions.  
 To be read in conjunction with all other Consultant's drawings.  
 The Architect to be invariably notified of any discrepancies.  
 Copyright on this drawing retained by the Architect.

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**Project Title**  
**NEWPORT ROAD, CARDIFF**



**Drawing Title**  
**SITE LOCATION PLAN**

**Drawing Number**  
**6505-A-B500-P-00-001**

**Revision**  
**A**

**Drawing Status**  
**PLANNING**





No.	Date	Dr'n	C'n	App	Revision or reason for issue
-	04/11/16	PT	PT	JR	ISSUED FOR PLANNING CONSULTATION
A	16/12/16	PT	CS	JR	ISSUED FOR INFORMATION
B	07/04/17	PT	CS	JR	ISSUED FOR PLANNING

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 Email mail@dentoncorkermarshall.co.uk

**Project Title**  
**NEWPORT ROAD, CARDIFF**  
 Scale / North Point  
 1:200 @ A1 / 1:400 @ A3

**Drawing Title**  
**PROPOSED WEST ELEVATION**  
 Drawing Number  
**6505-A-B500-E-W-003**  
 Drawing Status  
**PLANNING**  
 Revision  
**B**



No.	Date	Des	CHK	App	Revision or reason for issue
-	04/11/16	PT	PT	JR	ISSUED FOR PLANNING CONSULTATION
A	19/12/16	PT	GS	JR	ISSUED FOR INFORMATION
B	07/04/17	PT	GS	JR	ISSUED FOR PLANNING

**General Notes**  
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**Project Title**  
**NEWPORT ROAD, CARDIFF**

**Scale / North Point**  
 1:200 @ A1 / 1:400 @ A3

**Drawing Title**  
**PROPOSED NORTH ELEVATION**

**Drawing Number**  
**6505-A-B500-E-N-003**

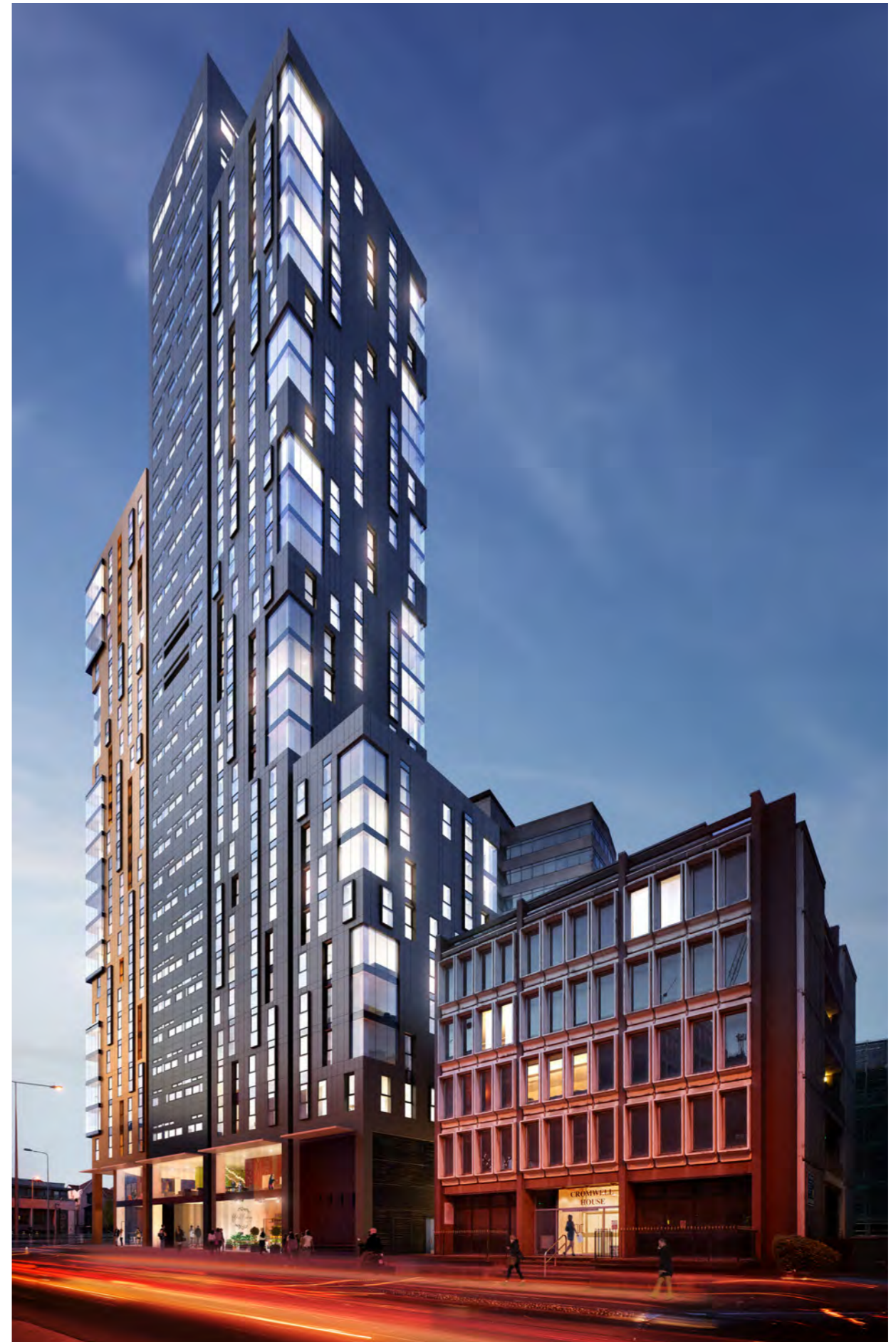
**Drawing Status**  
**PLANNING**

**Revision**  
**B**

## 5.6 GROUND FLOOR VIEW 2

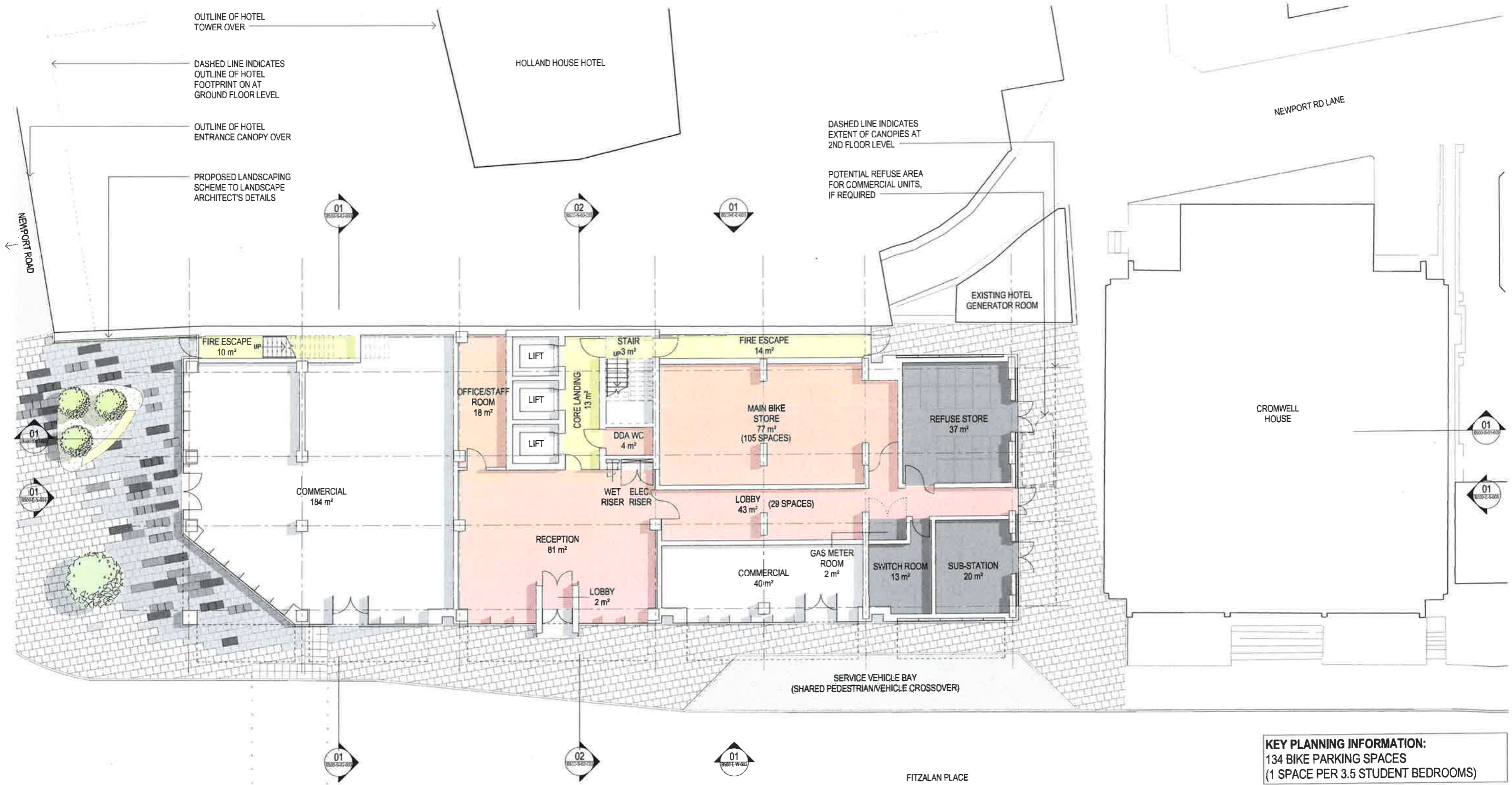


View from Newport Road



View from Fitzalan Place





**KEY PLANNING INFORMATION:**  
 134 BIKE PARKING SPACES  
 (1 SPACE PER 3.5 STUDENT BEDROOMS)

EXTERNAL HIGHWAY WORKS GENERALLY AS PER THE CITY OF CARDIFF COUNCIL  
 NEWPORT ROAD/FITZALAN PLACE JUNCTION  
 GENERAL ARRANGEMENT PLAN REF.  
 SPHTT15031-10.

EXTERNAL LANDSCAPING PROPOSALS AS PER SOLTYS BREWSTER DRG. NO.  
 1770701/SK/GA/001

No.	Date	Drawn	Checked	Appr.	Revision or reason for issue
A	17/09/16	GS	GS	JR	ISSUED FOR INFORMATION ONLY
A	25/09/16	GS	GS	JR	PREVIOUSLY ISSUED AS C200-P-000 REISSUED FOR INFORMATION
B	04/11/16	GS	GS	JR	ISSUED FOR PLANNING CONSULTATION
C	17/03/17	GS	GS	JR	ISSUED FOR INFORMATION
D	21/03/17	GS	GS	JR	ISSUED FOR INFORMATION
E	10/04/17	GS	GS	JR	ISSUED FOR PLANNING
F	21/08/17	GS	GS	JR	REISSUED FOR PLANNING

**General Notes**  
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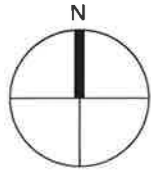
**Project Title**  
**NEWPORT ROAD, CARDIFF**

Scale / North Point  
 1:100 @ A1  
 1:200 @ A2

**Drawing Title**  
**PROPOSED GROUND FLOOR GA PLAN**

**Drawing Number**  
**6505-A-B500-P-00-003**  
**Drawing Status**  
**PLANNING**

**Revision**  
**F**



- KEY:**
- Site Boundary (Provided by Others)
  - Existing Lime Tree
  - Proposed Standard Tree Planting (*Acer labellii*, 16-18cm girth, tree grille to approval) refer to Sketch Green Wall General Arrangement drawing ref. 1770701/SK/GA/002
  - Proposed Raised Planter Tree Planting - Species TBC refer to Sketch Green Wall General Arrangement drawing ref. 1770701/SK/GA/002
  - Proposed Ground Cover Shrub Planting (3-SL pots, 4-10 per m2, mixed species) refer to Sketch Green Wall General Arrangement drawing ref. 1770701/SK/GA/002
  - Existing Paving Retained (Silver Grey)
  - Existing Blister Paving Retained
  - Proposed Feature Paving (Multiple Greys)
  - Proposed Planter refer to Sketch Raised Planter General Arrangement drawing ref. 1770701/SK/GA/003
  - Proposed 'Living Wall' refer to Sketch Green Wall General Arrangement drawing ref. 1770701/SK/GA/002
  - Above Ground Service Information - Not Comprehensive, Based on Topographic Information. Some Service Positions Placed Indicatively Where Visible

- Notes:**
- Design to be coordinated with missing above and below ground service information.
  - Detailed planting plan subject to services resolution and consultation.
  - Tree pits and planter details subject to services resolution.
  - 'Living Wall' ground level finish and irrigation subject to agreement.

## PLANNING

B	10.07.17	Planning issue	EL
A	06.07.17	Update to planter position, trees and drawing key for team comment	EL
A	13.04.17	First issue	NH
Rev.	Date	Comment	Drawn

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client	Boardroom Properties Ltd		
project	22 Newport Road Redevelopment		
drawing title	Hard and Soft Landscape Layout		
scale	drawn	approved	date
1:100 @ A2	NH	EL	Apr 2017
drawing no.			revision
1770701/SK/GA/001			B

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COMMITTEE DATE: 13/09/2017

APPLICATION No. **17/01751/MJR** APPLICATION DATE: 14/07/2017

ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: Rightacres Property Company Ltd

LOCATION: LAND NORTH OF WOOD STREET, WEST OF HAVELOCK STREET, SOUTH OF PARK STREET AND EAST OF NO.6 PARK STREET. (THE SITE ENCOMPASSES PLOTS 6 (IN PART), 7 AND 8 OF THE CENTRAL SQUARE MASTERPLAN AREA)

PROPOSAL: 31,630 SQ M (GIA) / 24,837 SQ M (NIA) OF USE CLASS B1 (OFFICE) FLOORSPACE, OF WHICH UP TO 372 SQ M OF USE CLASS A1/A3 (RETAIL/CAFE) WILL BE PROVIDED AT GROUND FLOOR LEVEL, WITH CAR AND CYCLE PARKING AND PUBLIC REALM WORKS

**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **Section 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in Section 9.3 of this report, planning permission be **GRANTED** subject to the following conditions:

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

Description	Drawing Number
• Existing Location Plan	A0.001B
• Proposed Location Plan	A0.002B
• Site Plan	A0.003B
• Basement Level Floor Plan	A0.109B
• Ground Floor Plan	A0.110B
• Level 1 Floor Plan	A0.111B
• Level 2 Floor Plan	A0.112B
• Level 3 Floor Plan	A0.113B
• Level 4 Floor Plan	A0.114B
• Level 5 Floor Plan	A0.115B
• Level 6 Floor Plan	A0.116B
• Level 7 Floor Plan	A0.117B
• Level 8 Floor Plan	A0.118B
• Level 9 Floor Plan	A0.119B
• Level 10 Floor Plan	A0.120B

- Level 11 (Amenities) Floor Plan A0.121B
- Level 12 (Plant) Floor Plan A0.122B
- Roof Plan A0.160B
- Section 1-1 A0.300B
- Section 2-2 A0.301B
- South Elevation A0.401B
- North Elevation A0.402B
- West Elevation A0.403B
- East Elevation A0.404B

Reason: For the avoidance of doubt.

3. *Phasing plan:* Excluding demolition, site preparation and ground works (foundations and basement structures to ground floor slab) no other development shall take place until a comprehensive phasing plan for the development, to include the public realm works, is submitted to and agreed with the LPA. Unless otherwise agreed in writing with the LPA the development shall be carried out in accordance with the approved phasing plan.

Reason: To ensure an orderly form of development.

4. A minimum of 372 sqm of use class A1/A3 (retail/café) floorspace will be provided at ground floor level fronting the new square.

Reason: To ensure an active frontage to the new square.

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

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

6. *Architectural detailing:* No above-ground development shall take place until a scheme showing the architectural detailing of the principal elevations has been submitted to and approved in writing by the LPA and the development shall not be brought into beneficial use until the approved scheme is implemented.

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

7. *Surface water drainage:* Only foul water from the development site shall be allowed to discharge to the public sewerage system in accordance with the submitted Proposed Foul and Stormwater Drainage dwg. ref. 248507 CSK001 P1. Thereafter, no surface water shall connect directly or indirectly to the public sewer network.

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

8. *Hydraulic Assessment:* Unless otherwise agreed in writing with the LPA no development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local



Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason: To ensure the site is served by a suitable potable water supply.

9. *Cycle parking:* Prior to beneficial occupation details showing the provision of cycle parking spaces have been submitted to and approved in writing by the LPA. The approved scheme shall be implemented in accordance with the approved details.

Reason: To ensure adequate provision is made for the secure parking of bicycles.

10. A scheme of environmental improvements to the adjacent footway/ carriageway of Park Street and the adjacent footway of Havelock Street shall be submitted to and approved in writing by the LPA prior to the commencement of above-ground works. The improvement works shall include details of surfacing, kerbs, edging, drainage, lighting, lining, signing, street furniture, soft and hard landscaping, and traffic Orders as may be required as a consequence of the development.

Reason: To facilitate safe and efficient access to and egress from the development and improve/ reinstate the adjacent public highway in the interests of highway and pedestrian safety.

11. *Public realm:* - Notwithstanding the submitted plans an amended public realm scheme for the new square shall be submitted to and approved in writing by the LPA prior to commencement of above-ground development. The scheme shall include details of surfacing, kerbs, edging, drainage, lighting, lining, signing, telematics/ signals/ CCTV and communications, street furniture, cycle stands, soft and hard landscaping, public art, and indicative phase 2 public realm proposals. The phase 2 proposals shall include for the provision of an A3 pavillion unless otherwise agreed in writing with the LPA, and shall provide sufficient detail and clarity to enable the phase 1 scheme to be properly assessed. The agreed phase 1 scheme to be implemented in accordance with the approved details prior to beneficial occupation.

Reason: In the interests of visual amenity and highway and pedestrian safety.

12. *Inclusive access:* In support of the amended public realm scheme a detailed access strategy setting out the measures proposed to ensure inclusive access to the new square for all groups shall be submitted to and approved in writing by the LPA prior to commencement of above-ground development. The measures shall include signage and wayfinding, the use of guidance path and other interpretive tactile paving within the public realm proposals where appropriate, and the design and siting of on-street furniture, including lighting. The measures shall be implemented in accordance with the approved details prior to beneficial

use of the building.

Reason: To ensure inclusive access in accordance with LDP Policy KP5.

13. C4P Landscaping Design & Implementation Pro
14. C4R Landscaping Implementation
15. *Construction Environmental Management Plan*: Prior to commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority to include details of construction traffic routes, site hoardings, site access, wheel washing facilities, storage of plant and materials, parking of contractors vehicles, details of how dust and dirt emissions will be controlled and how pollution risks to controlled waters will be managed during the works, and a scheme for recycling/ disposing of waste resulting from demolition and construction works. The construction of the development shall be managed strictly in accordance with the scheme so approved.  
Reason: In the interests of highway safety and public amenity and to prevent pollution of the water environment.
16. *Plant noise*: The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level minus 10dBA at any time at any residential property when measured and corrected in accordance with BS 4142: 1997 (or any British Standard amending or superseding that standard).  
Reason: To ensure that the amenities of future occupiers of the development and occupiers of other premises in the vicinity are protected.
17. *Future kitchen extraction*: If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. 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. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.  
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
18. *Waste storage*: Details of facilities for the storage of refuse containers shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided before the development is brought into beneficial use.  
Reason: To secure an orderly form of development and to protect the

amenities of the area.

19. *Ground gas protection:* Prior to the commencement of any development works and following completion of the 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 then no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

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

20. *Contaminated land – assessment:* Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. 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:

- 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;
- an assessment of the potential risks to: human health; groundwater 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;
- an appraisal of remedial options, and justification for the preferred remedial option(s).

Reason: To ensure that information provided for the assessment of the risks from land contamination is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

21. *Submission of Remediation Scheme and Verification Plan:* Excluding demolition and site preparation no other development shall commence until 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, and buildings is submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

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

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

Reason: 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.

23. *Identification of Unsuspected Contamination:* In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, 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.

24. *Importation of Aggregates:* Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation.

Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

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

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

26. *Use of Site Won Material:* Any site won recycled aggregate materials shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its reuse. Only material approved by the 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.

27. *Piling works:* Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

28. *Independent energy assessment:* Unless otherwise agreed in writing with the LPA no above-ground development shall take place until an independent energy assessment of the financial viability and technical feasibility of incorporating renewable energy and low carbon technologies has been submitted to and approved in writing by the LPA and the development shall not be brought into beneficial use until the approved scheme is implemented. Reason: To ensure that the potential for renewable energy and low carbon technologies is maximised in

accordance with policy EN12 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 highway works conditions 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 the Local Highway Authority.

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

- determining the extent and effects of such constraints;
- (i) 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 the safe development and secure occupancy of the site rests with the developer. Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination

**RECOMMENDATION 5:** The applicant is advised that the design and construction of the building should facilitate future connection to an area wide district heating network; through the adoption of a low temperature hot water based internal heating system. In formulating the design, reference should be made to the Building Engineering Services Association (BESA) District Heating

and Cooling – Early Design Building Connections Guidance.

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

- 1.1 The application seeks detailed planning permission for a 12 storey office block with ground floor retail/café use and store for 158 bikes, basement parking for 14 cars accessed from Park Street, and a new public square on Wood Street. The application is for Phase 1 of the development of the land north of Wood Street.
- 1.2 The office block will occupy the greater part of the vacant site that was formerly occupied by Thomson House printing works. The square will be located on the eastern half of St. David's House. Prior approval was recently granted for demolition of St. David's House, and makes allowance for phased demolition if necessary.
- 1.3 *Office building:* The building is split into 2 wings divided by a recessed glazed element. The east wing is higher by one storey and has a double height fully glazed ground floor set back behind a colonnade. The main entrance foyer and an ancillary café use front the square. The bulkier rooftop plant is enclosed in a plant room located on the eastern wing and concealed behind a top floor portico formed by extending the structural frame by a storey and a half.
- 1.4 The lower western wing also has a double height ground floor but it is not set back behind a colonnade. At roof level there is a terrace fronting the square and rooftop plant is set back behind the terrace and screened.
- 1.5 The plan of the building is splayed on its eastern façade to take account of critical underground BT infrastructure. The resulting plan form creates space at the north east corner of the site for a secure drop-off and parking area (6 spaces) screened by a raised planting bed.
- 1.6 The façade is expressed as an external precast concrete clad frame enclosing recessed full height curtain wall glazing. The building is given a vertical emphasis by vertically joining pairs of windows to creating a double height order to the façade. Intermediate floors are concealed by opaque glazed spandrel panels. The façade treatment is repeated on all the elevations of the building.
- 1.7 The precast concrete cladding to the building's structural frame is coloured and finished to take on the appearance of natural Portland stone, a material chosen to complement the stone work of the listed building on the corner of Park Street and Westgate Street.
- 1.8 The first cornice and eaves lines of the listed building establish rough datum heights for the building in principal views from the south, and the horizontal frame elements of the new building at first floor and fourth floor levels are aligned with these heights.

- 1.9 *Public realm:* The application includes a new square between the building and Wood Street. The area immediately to the front of the office building is physically separated from the main square by raised, landscaped areas with seating areas and by security bollards. This area has a different format paving treatment from the main square and is referred to on the plans as 'Park Street Lane pedestrian street'.
- 1.10 The main square fronting Wood Street is divided into an outdoor seating area with 5 street trees, and a flexible open space with public art located on the corner of Wood Street and Havelock Street. Diagonal routes demarcated by paving treatment cut across the square and through the raised landscaped areas to converge on the main entrance of the office building.
- 1.11 *Central Square Masterplan & Phasing:* The application forms part of the wider Central Square regeneration proposals. The masterplan for the area, approved as part of the hybrid planning permission for the new BBC HQ, Plot 2 offices and Central Square public realm, indicates a mixture of student residential in a tall tower adjacent to the BT tower, and 10-12 storey blocks of private rented sector, and office development fronting Scott road and Wood Street with retail uses at ground floor. A large L-shaped public 'square' threads its way between the blocks with limited presence on to Wood Street.
- 1.12 The key difference between the application and the indicative masterplan is the concentration of office uses into one large block set back from Wood Street, and the provision of a large south-facing public Square fronting Wood Street and the new BBC building.
- 1.13 Phase 2 of the development is likely to be more office development located on the western part of the site, and will require the demolition of St. David's House in its entirety. The DAS shows the Phase 2 office building wrapping around the Media Wales building, and illustrates different scenarios in terms of the extent of the building's footprint along Wood Street.
- 1.14 *Inclusive Design and Access:* In contrast to Central Square, which serves the railway station, the character of the square will be different and is likely to be more of an area for sitting and relaxation with the potential for café/restaurant type uses, and the incorporation of a significant piece of public art. The design of the new square will reflect its different nature, and will incorporate measures to ensure inclusive access in accordance with statutory requirements.
- 1.15 *Waste Management:* Waste storage areas are located to the rear of the development and are accessed from a pull-in on Park Street.
- 1.16 *Environmental screening opinion:* A screening opinion was issued on 4.5.17 stating that an environmental statement is not required for the following reasons:
- In relation to the characteristics of the development the proposals are in keeping with the scale of neighbouring city centre development, and proposed uses are in accordance with the LDP.



- The development is not located within, nor is it close to, an environmentally sensitive location as defined by Schedule 3 of the regulations, and there are no areas around the location which contain important, high quality or scarce resources which could be affected by the development. The impact of the development on the setting of the Grade II listed Old Post Office building immediately to the NE of the site will be considered as part of the normal planning application process.
- The site is in a sustainable location, with bus and rail services, the City Centre and Bay areas in easy walking distance. The proposals include 20 parking spaces and facilities for the storage of up to 144 cycles. In this case, having regard for the previous industrial uses on this site (and the surrounding sites), it is considered that the proposals will not result in any significant additional traffic movements or associated noise and emissions, and will not give rise to any unusually complex or potentially hazardous environmental effects.

1.17 In conclusion the environmental impact of the redevelopment proposals is capable of being considered as part of the normal planning application process, and the application does not therefore require the submission of an Environmental Statement.

1.18 The following supporting information is submitted:

- Pre-application consultation report
- Design and Access Statement
- Planning Statement
- Transport Statement including Outline/Framework Travel Plan
- Heritage Impact Assessment
- Townscape & Visual Impact Assessment
- Geotechnical Desk Study (ARUP, 2017)
- Ground Investigation Planning Application Support (ARUP, 2017)
- Flood Consequences Assessment
- Archaeological Desk-Based Assessment
- Drainage & Utilities Strategy

## 2. **DESCRIPTION OF SITE**

2.1 The application site is located on a vacant 0.6ha site in the city centre, bounded by Havelock Street to the east, Park Street to the north, the Media Wales building to the west and St. David's House and Wood Street to the south. The site was formerly part of the Thomson House printing works demolished in 2008.

2.2 To the north of the site lies the Principality Stadium, the 17 storey BT Stadium House office building, and Cardiff Civil Justice Centre, occupying the listed old Post Office building. To the east is the 13 storey Southgate House office building. St Davids House to the south has prior approval for demolition. Immediately to the west of the site is the 7 storey high Media Wales building.

- 2.3 The application site lies within the Central Business Area, just to the west of the Primary Shopping Area. The site forms part of Local Development Plan Strategic Site KP2(A) Cardiff Central Enterprise Zone which is allocated for major employment-led mixed use development. The main entrance to the Grade II listed Cardiff Central Station lies to the south of the site, separated by Central Square.
- 2.4 The St Mary Street Conservation Area is located immediately to the northeast of the application site and includes the Cardiff Civil Justice Centre building. The eastern half of this building (former Head Post Office), which sits on the corner of Westgate Street and Park Street, is Grade II listed.
- 2.5 The immediate area is characterised by transport, office, retail and leisure uses.

### 3. **PLANNING HISTORY**

- 17/01286/MJR Planning permission granted for site preparation and ground works on land north of Wood Street in advance of a full planning application for a proposed office development.
- 11/840/DCI Resolution to Grant detailed planning permission for 240 bed hotel, Havelock Street.
- 10/431/C Permission granted in December 2010 to vary condition 1 of outline planning permission 06/1379/C to extend time period for submission of reserved matters.
- 09/1370/DCI Permission granted in December 2010 to vary condition 1 of outline planning permission 06/1385/C to extend time period for submission of reserved matters.
- 06/1379/C Planning Permission granted in September 2009 for erection of 231 residential apartments at Thomson House, Park Street.
- 06/1385/DCI Outline PP granted June 2009 for a 250 bed hotel, Havelock Street.

#### Related planning history

- 17/714/MNR Planning permission refused June 2017 for external alterations to Media Wales building.
- 17/841/MJR Prior approval granted 22.6.17 for the demolition of St. David's House
- 14/2405/MJR Hybrid planning permission granted August 2015 for demolition of Marland House and construction of media centre with ground floor retail units, basement parking to plots 2 and 3, and Central Square public realm. Outline application for B1 office floorspace on Plot 2, all matters reserved except access. The application included an indicative masterplan for the wider Central Square, including land north of Wood Street.
- 06/1378/C Planning permission granted in October 2006 for erection of 6,096 sqm of office accommodation (Media Wales building) with associated parking and public realm improvements.

- 3.1 Applications 06/1378/C, 06/1379/C, and 06/1385/C comprised the three related applications on the site of the former Thomson House printing works,

demolished and cleared 9 years ago. Of these only the Media Wales building at the western end of the site has been implemented.

- 3.2 The Central Square masterplan was approved as part of application 14/2405/MJR as a supporting document to provide context for the BBCHQ hybrid application, primarily to address the requirement to assess environmental effects of relocation of bus station and provide a framework for wider Central Square regeneration. It has the status of an indicative masterplan only. Similarly the LDP Schematic Framework: Strategic Site A, which shows development blocks to the north of Wood Street, is intended as a schematic framework.
- 3.3 Pre-application process: A formal pre-application enquiry was registered in October 2016. Informal feedback from the LPA on the proposed use and design of the building was positive. ■
- 3.4 The scheme was presented to the Design Commission for Wales (DCfW) in February 2017. DCfW supported the principle of a new square but raised concerns over its design: nature of the square and future management; integration of square with wider masterplan; perceived barrier around the perimeter of the building; location of main entrance (off-axis); inclusion of space outside Southgate House; certainty over footprint of phase 2; and continuation of Central Street through new public square. In relation to the design of the building comments focused on the design of the facades and were generally positive.
- 3.5 Statutory pre-application public consultation was carried out between 8<sup>th</sup> May and 6<sup>th</sup> June 2017. Site notices were posted, and adjoining landowners and occupiers and ward councillors (Cathays, Riverside, Butetown and Grangetown) were notified. Specialist consultees (Welsh ministers and the local highway authority) were consulted in accordance with the Development Management (Wales) Procedure Order 2012.
- 3.6 No responses were received from Ward Councillors. The following are the main comments received from members of the public:
  - Another bland office building;
  - Square too small;
  - Suggestion for naming the square and statue;
  - Scheme by virtue of its proximity to neighbouring buildings prejudices new development and alterations;
  - No justification provided for non-compliance with the Central Square masterplan;
  - Concerns over the impact of construction operations on neighbouring users (primarily BT House);
- 3.7 Welsh Government raised no objection to the proposals.
- 3.8 As a consequence of the consultation process some further design work was undertaken in relation to the new square.

#### 4. **POLICY FRAMEWORK**

The following national planning policy and guidance is considered to be of particular relevance:

4.1 Planning Policy Wales (PPW) 2016: Ch. 4 Planning for Sustainability; Chapter 6 Conserving the Historic Environment; Ch. 7 Economic Development.

4.2 The following Technical Advice Notes (TANs) are relevant:

- TAN 12: Design
- TAN 18: Transport
- TAN 22: Sustainable Buildings
- TAN 23: Planning for Economic Development

The following local planning policy and guidance is considered to be of particular relevance:

4.3 Cardiff Local Development Plan 2006-2026:

- KP2 Strategic Sites
- KP2A Cardiff Central Enterprise Zone and Regional Transport Hub
- KP4 Masterplanning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP10 Central & Bay Business Areas
- KP17 Built Heritage
- EN9 Conservation of the Historic Environment
- EN13 Air, Noise, Light Pollution & Land Contamination
- R6 Retail Development (Out of Centre)
- T1 Walking & Cycling

4.4 Supplementary Planning Guidance

The following Supplementary Planning Guidance (SPG) is of relevance:

- Tall Buildings (2017)
- Access, Circulation and Parking Requirements (2010)
- Cardiff City Centre Public Realm Manual (2009)
- Waste Collection and Storage Facilities (2016)
- Planning Obligations (2017)
- Cardiff Public Art Strategy (2005)
- Cardiff Public Art SPG (June 2006)

#### 5. **INTERNAL CONSULTEE RESPONSES**

5.1 Strategic Planning (Land Use policy): The site is located within the Central Business Area (CBA) and the Central Enterprise Zone (CEZ) of the adopted Cardiff Local Development Plan 2006-2026 (LDP). As such, the main land use planning policy issues relate to:

- 5.2 *Whether the proposed Class B1 (Office) use is acceptable at this location:* The application site is located within the boundary of LDP Policy KP2A (Central Enterprise Zone and Regional Transport Hub), which is allocated for major employment led initiatives, focussing on financial and business services and Policy KP10 (Central and Bay Business Areas), which identifies that new office uses are considered appropriate within the CBA. As such, the proposed Class B1 (office) use is considered acceptable from a land use policy perspective.
- 5.3 *Whether the proposed ancillary Class A1 (Retail) and A3 (café) uses are acceptable at this location:* The application site is located outside, but on the edge of the Central Shopping Area (CSA – LDP Policy R6). Taking into consideration both the previous established retail floorspace within the Central Square area and the relatively small scale / ancillary nature of the unit, an element of Class A1 retail floorspace could be considered acceptable at this location. LDP Policy R8 (Food and Drink Uses) identifies the Central Business Area as a suitable location for Class A3 uses, subject to amenity considerations. The proposed use, as a café / coffee shop would be considered acceptable in this context.
- 5.4 *Public Realm Enhancements:* This is a large scale development, where the introduction of circa 24,837sqm of office floorspace will place increased pressure on the surrounding pedestrian environment.
- 5.5 Planning Policy Wales, Paragraph 3.4.3 states that 'When a new building is proposed, an existing building is being extended or altered, or a change of use is proposed, developers should consider the need to make it accessible for all those who might use the building. The appropriate design and layout of spaces in, between and around buildings, including parking provision and movement routes, is particularly important in ensuring good accessibility'. Cardiff Local Development Plan Policy KP6 (New Infrastructure) seeks that new developments will make appropriate provision for, or contribute towards, necessary infrastructure required as a consequence of proposed development, including public realm improvements and public art.
- 5.6 The application includes the provision of a new public square to the south side of the building and the upgrading of the northern and eastern footways bordering the site. It is identified that the design of the space and use of paving materials will be consistent with the wider public realm design principles set out in the overarching Central Square Masterplan and, as such, the proposal is considered acceptable from a planning policy perspective, subject to detailed design considerations.
- 5.7 The 'public realm – proposed plan' at page 25 of the applicants Design and Access Statement identifies a 'focal point' within the square for a 'sculpture / wayfinding / placemaking element'. The new public square will be situated at one of the main gateways into the city centre and, as such, the provision of public art would be sought as part of this application to create a landmark feature.

- 5.8 For the above reasons, the proposal is considered acceptable in land use policy terms. Subject to the application being acceptable in all other respects, the applicant is requested to include the provision of public art as part of the new public space at Wood Street.
- 5.9 Transportation: The Transportation Officer's formal consultation response will be reported to committee as a late representation.
- 5.10 Trees and Landscaping: The Council's Tree Preservation Officer makes the following observations:
- 5.11 It is proposed to retain an existing street tree on the SE corner adjacent to Havelock Street. Street-view suggests this is a lime (*Tilia* sp.). Its appropriateness for retention and the constraints it places on development should be determined via a BS 5837:2012 tree assessment. Assuming it is good condition, it could be harmed directly via new paving and tree grille installation, or indirectly via construction operations. Furthermore, its current and likely future branch spread may conflict with the establishment and future growth of the new street tree proposed to its NW, leading to mutual suppression and the development of structural vulnerabilities in both trees. My provisional view, assuming it is a large species *Tilia* with a 40+ life expectancy, is that the proposed street tree should be deleted, and the new planting bed to the north of this street tree increased in size such that it can accommodate a large species tree that will not mutually suppress with the existing street tree, but will provide considerable visual amenity and environmental benefits to the development.
- 5.12 It makes sense to use large, soft landscape planting beds to plant large, long-lived trees, rather than vice versa, placing large species trees in hard-landscape pits and small multi-stemmed trees or shrubs in large planting beds. It would be possible to accommodate both in a large enough bed.
- 5.13 The three soft landscape beds on the south side of the proposed building, subject to detailed design, could accommodate large(r) species trees, and need not be so constrained in terms of palette compared with hard landscape pits.
- 5.14 The planting of large and medium sized trees in soft landscape planting beds will not prevent the use of multi-stemmed trees in the under-storey.
- 5.15 The capacity of soft landscape beds to support trees is dependent on detailed design, so full sectional details and details of planting soils would be required as part of a detailed landscape design, comprising scaled planting plan, tree pit section and plan view, topsoil and subsoil specification, planting methodology and aftercare methodology.
- 5.16 The spacing of the proposed hard landscape pits is far too tight to support the proposed species. Whichever tree is selected for hard landscape pits, there must be full details concerning the pits, demonstrating how each tree will have access to adequate root available soil.

- 5.17 Before planting plans are finalised, it should be certain that soil volumes can be achieved in relation to existing and proposed service constraints. I note that a sewer, gas and electric pass through the proposed position of the soft landscape bed on the NE corner of the site onto Havelock Street, which is to accommodate multi-stemmed trees, and services may conflict with or run close to the south-eastern most proposed street tree onto Wood Street.
- 5.18 The full consultation response contains further detailed comments on planting beds and choice of tree species etc. The Tree Officer's consultation response has been sent to the agent.
- 5.19 Highways and Waste Management (Drainage): No comments received. Any comments from the Drainage Engineer will be reported to committee as a late representation.
- 5.20 Pollution Control (Noise): No objection subject to a standard plant noise compliance condition, a future kitchen extraction condition, and an advisory on construction site noise limiting demolition/ construction works to 8.00 to 6.00pm Mondays to Fridays and 8.00 to 1.00pm Saturdays.
- 5.21 Pollution Control (Air): No comments.
- 5.22 Pollution Control (Contaminated land): Information is submitted in relation to ongoing contamination and ground gas assessments for the proposed development. The 'desk study' element of this assessment is complete and there is no further information required in relation to this aspect of the assessments.
- 5.23 Although the above reports are relevant and informative, the completion of both assessments is required in order to establish fully the risks to human health and the environment from potential contamination and ground gases. I therefore recommend amended versions of the contamination assessment and ground gas assessment conditions, plus the standard contamination remediation conditions.
- 5.24 In addition, the development proposals potentially incorporate areas of permanent and temporary soft landscaping as well as hard landscaping, necessitating further conditions for imported soils and materials.
- 5.25 Pollution Control (Contaminated Land) requests the inclusion of standard ground gas, contaminated land, and imported materials 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.
- 5.26 Waste Management: The plans detailing the refuse storage are acceptable.

## 6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Welsh Water (DCWW): It is unlikely that the proposed development can be accommodated within the existing potable water infrastructure and therefore the applicant is required to commission a hydraulic assessment to establish the impact and identify solutions to overcome our concerns. DCWW has no objection subject to a condition requiring the undertaking of a hydraulic modelling assessment prior to commencement of development, and a compliance condition requiring foul water discharge only to the public sewer system.
- 6.2 Natural Resources Wales (NRW): Note that the site was previously occupied by Thompson House between 1963 and 2008. A print room occupied the basement of this building which contained a machine room, boiler room, fuel store, sub-station, electricians work shop, a switch room and an engineer's workshop. This former use may have resulted in land contamination which may pose a significant risk to controlled waters.
- 6.3 NRW recommend that planning permission should only be granted if a suite of land contamination conditions are attached to address significant concerns over potential pollution of controlled waters.
- 6.4 *Additional comments*: NRW consider that the requirements of part 1 of condition 1 (preliminary risk assessment) have been satisfactorily completed by the submission of the Desk Study and we are in general agreement with the conclusions and recommendations set out within section 7.2 of the report.
- 6.5 NRW acknowledge that work has and is taking place to fulfil these requirements as summarised within the Arup file note provided. NRW will be able to review the full controlled waters risk assessment alluded to within section 1.7 of the file note once the results of the factual investigation and groundwater monitoring are available.
- 6.6 Having regard to the Flood Consequences Assessment report NRW have no objection to the proposals from a flood risk perspective.
- 6.7 The NRW consultation response has been forwarded to the applicant.
- 6.8 Police Architectural Liaison: South Wales Police have had pre-application discussions with the developers and have no objection to the proposals. Advice is offered on public safety in the new square, and safety and security of the building.
- 6.9 Glamorgan Gwent Archaeological Trust: No consultation response received. An archaeological desk-based assessment submitted with the application concludes as follows:
- Based on current evidence, it is considered that the archaeological potential of the study site prior to the construction of Temperance Town is very low. While there is high theoretical potential for remains of Temperance Town to be present within the study site, any such remains will have been adversely impacted by the construction of the modern buildings which occupied or still occupy the site.



- Any archaeological remains that do survive within the study site are likely to be severely truncated/ disturbed and therefore will be of no more than local significance.
- Given the very low potential and likely heavily truncated/disturbed state of any archaeological remains of significance to be present within the study site, it is concluded that no further works would be required to understand the very limited archaeological interest which may survive.

6.10 CADW: It was not considered necessary to consult CADW for the following reason: Application 14/2405/MJR for the new BBC HQ included assessment of the wider Central Square masterplan area. The masterplan included buildings up to 20 storeys on the application site under consideration. The CADW response concluded that the cumulative impact of the wider Central square masterplan development on the setting of Cardiff Castle and Roman Fort (GM171) and of PGW (Gm) 22 (CDF) Cardiff Castle and Bute Park and PGW (Gm) 26 (CDF) Cathays Park will be very slight.

6.11 Wales & West Utilities: No objection. A plan and general conditions for guidance are provided.

## 7. REPRESENTATIONS

7.1 The proposals were advertised in the press and on site as major development affecting the setting of a listed building (old Post Office building), and the character and appearance of the St. Mary Street Conservation Area, and Local Members and neighbours were notified. Statutory pre-application consultation was undertaken by the applicant.

7.2 No representations have been received.

## 8. ASSESSMENT

8.1 The main issues to be assessed are:

- Proposed land use in this location.
- Design of the office building and associated public realm.
- Access and Parking.
- Impact on the character and appearance of the conservation area and the setting of the listed buildings.
- Impact on the amenity of neighbours.
- Planning obligations.

### **a. Proposed land use**

8.2 The proposed office use fully complies with Key Policy KP2A Cardiff Central Enterprise Zone and Regional Transport Hub, and will bring significant economic, social and environmental benefits to the city.

## **a. Design of the office building and associated public realm**

- 8.3 Policy KP5 of the LDP states that all new development will be required to be of a high quality, sustainable design that makes a positive contribution to the creation of distinctive communities, places and spaces.
- 8.4 *Height:* The proposed development will be 12 storeys in height (plus a rooftop plant area) and will rise to a maximum height of 55.1 metres above ground level. The Tall Buildings SPG states that tall buildings will only be acceptable in locations that are highly accessible to a range of public transport options. The central location of the site in close proximity to Cardiff Central Station and the forthcoming Transport Interchange, renders the site highly sustainable. The SPG also states that proposals for tall buildings should be located within an existing cluster of tall buildings. There are numerous tall buildings adjacent to the site and within close proximity including the Stadium House (17 storeys), Southgate House (13 storeys) and Maldron Hotel (12 storeys).
- 8.5 The proposed building does not overshadow or overlook adjacent properties and the proposal has a minimal visual impact on important vistas and sensitive historic environments. It is considered that the height of the proposal is appropriate at this location.
- 8.6 *Density:* The compact nature of the site lends itself to a high density development that is promoted by Policy KP2(A) of the LDP. The policy states that densities will be maximised to make efficient use of city centre land and that high rise. This is achieved by the proposed development.
- 8.7 *Appearance:* The civic quality of the architecture and the use of quality modern materials complements and contrasts with existing and future development in and around Central Square, and with nearby heritage assets.
- 8.8 The proposed development also allows for the incorporation of a café or small-scale retail operator at ground floor level which, together with regular movements of employees and visitors into and out of the building, will provide active frontage.
- 8.9 The scale and design of the office building is appropriate for its city centre location and is in accordance with policy KP5 and the Tall Buildings SPG.
- 8.10 *Public Realm works:* Submitted plans for the new square are not acceptable for the following reasons:
- Undue emphasis in the public realm design on entrance to new office block.
  - Square arbitrarily divided by landscaped beds and change in surface treatment. Notwithstanding security concerns this significantly reduces the 'public' element and compromises the integrity of the Square
  - More thought to be given to the location of the public art and how it integrates into the public realm design.
  - More clarity required on extent and design of phase 2 public realm, including footprint and main entrance of phase 2 office, legibility of

north-south route to Stadium, and siting/design of pavilion building(s). This information is needed to enable us to properly assess phase 1 public realm proposals.

- Relationship to Central Square (routes/materiality/landscaping) and Wood Street not resolved. A key component of the wider masterplan for the Central Square area is a unifying ground floor plane.

- 8.11 Notwithstanding the submitted plans a condition is therefore imposed requiring the submission of amended plans of the public realm prior to commencement of above-ground works.
- 8.12 A further condition is attached requiring a detailed access strategy setting out the measures proposed to ensure inclusive access to and from the square for all groups.
- 8.13 A financial contribution of £1,200,000 by means of a Section 106 agreement is secured towards funding the delivery of the wider Central Square public realm works which include Wood Street. The works will be implemented as part of the wider Central Square public realm improvements.

#### **c. Access and parking**

- 8.14 Access and Transport: The Transport Statement concludes that the proposed development is forecast to generate 131 additional two-way vehicle movements in the AM peak hour and 121 additional two-way vehicle movements in the PM peak hour. Given the limited onsite parking proposed, employees are anticipated to park in one of the eleven public car parks located within walking distance of the site. A Travel Plan will also be prepared to encourage non-car modes of transport to the site – which will be facilitated by the development's location in very close proximity to rail and bus facilities.
- 8.15 There will also be benefits to pedestrians and cyclists in terms of locating the development proposals within desirable active travel distances of facilities (including the Transport Interchange cycle hub), the provision of on-site cycle facilities including secure cycle parking and showers/changing facilities inside the building, and public cycle parking stands within the public realm fronting Wood Street and Havelock Street.

#### **d. Impact on the character and appearance of the conservation area and the setting of the listed buildings.**

- 8.16 LDP Policy KP17 states that Cardiff's distinctive heritage assets will be protected, managed and enhanced. Policy EN9 states that development relating to a heritage asset will only be permitted where it preserves or enhances that asset's architectural quality, historic and cultural significance, character, integrity and/or setting.
- 8.17 The submitted Heritage Impact Assessment assessed a total of 41 above ground heritage assets. The assessment concludes that the proposed

development will have an impact ranging from neutral/negligible to moderate beneficial on the above ground heritage assets within the surrounding area.

8.18 The magnitude of change apparent in the setting of the of the assets, varies from high for the assets immediately surrounding the site to negligible for those assets further north along St Mary's Street and Westgate Street.

8.19 The high quality of architectural design ensures that the setting of the old PO listed building and the character and appearance of the St Mary Street Conservation Area is enhanced by the introduction of an attractive contemporary office building and new public square.

**a. Impact on the amenity of neighbours.**

8.20 There will be no adverse impact on the amenity enjoyed by the occupiers of any of the neighbouring buildings as a result of this development.

**b. Section 106 Planning obligations**

8.21 In accordance with the LDP and Planning Obligations SPG (Jan 2017) the office building triggers a requirement for public realm works. The public realm works will be required to integrate fully with the wider Central Square public realm proposals.

8.22 *Public realm:* Submitted plans for the square are not acceptable (see above) and a condition is imposed requiring amended plans to be submitted and approved prior to the commencement of above-ground development.

8.23 The applicant has agreed a financial contribution of £1,200,000 for wider Central Square public realm improvements to be secured by a Section 106 legal agreement. This is over and above the public realm works north of Wood Street which are within the red line and form part of the application, and will therefore be delivered as part of the scheme. This sum is in accordance with an agreement between the Council and the applicant on the funding and delivery of the wider Central Square public realm improvements.

**Representations**

8.24 None received.

**Other Matters**

8.25 *Trees:* The Tree Officer raises concerns over the proposed soft landscaping and offers detailed advice. The advice has been forwarded to the agent and will be a material consideration in assessing the amended design for the new square.

8.26 *NRW consultation response:* The contaminated land conditions required by NRW to minimise the potential risk to controlled waters are covered by the conditions requested by Pollution Control (Contaminated Land) with the

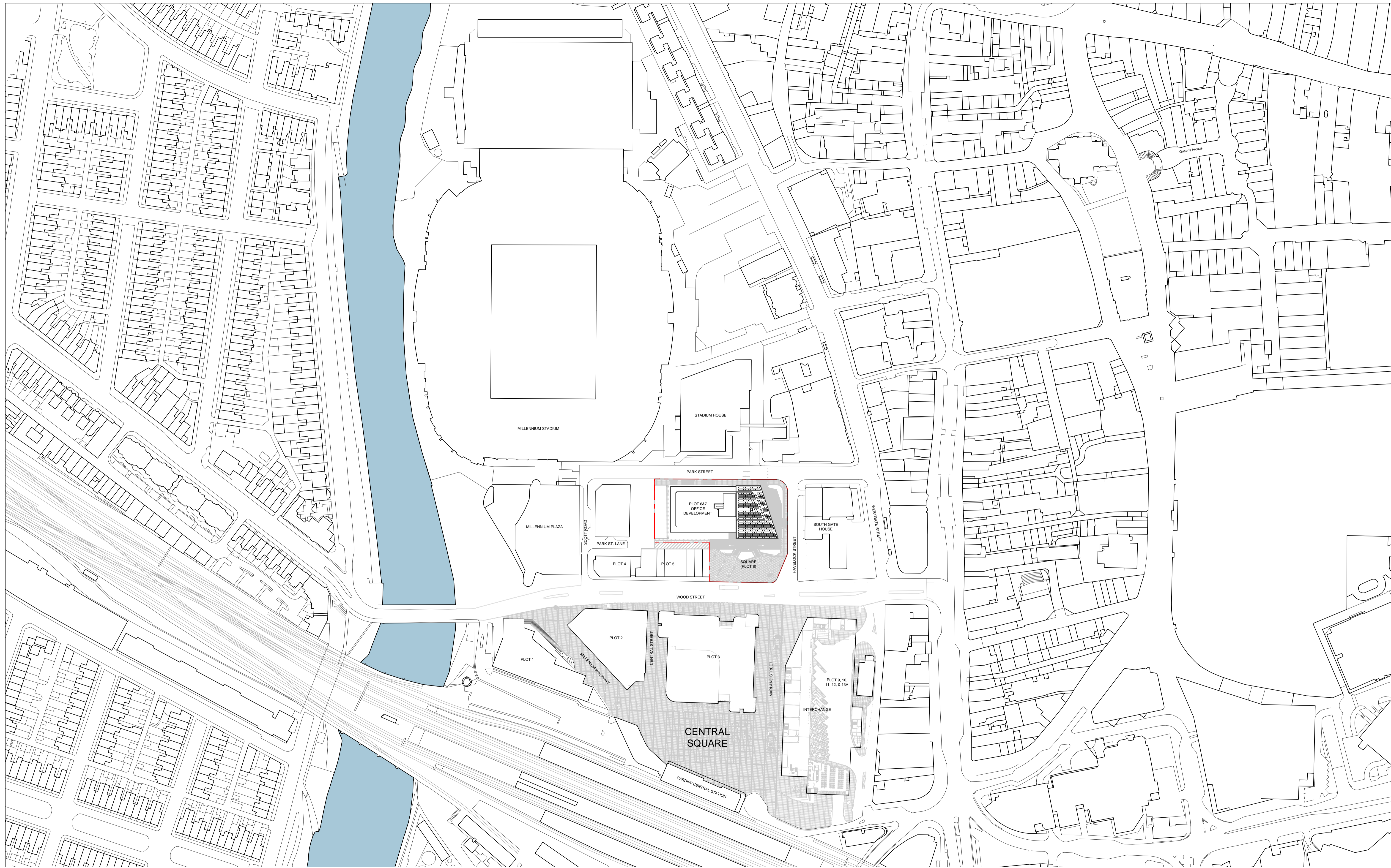
exception of a condition related to piling works. The NRW piling works condition has been attached.

- 8.27 *DCWW consultation response:* As requested by DCWW a pre-commencement condition requiring the submission of a hydraulic assessment has been attached, unless otherwise agreed in writing by the LPA in consultation with DCWW.
- 8.28 *Waste Management:* Waste Management arrangements are acceptable subject to a condition for more details.
- 8.29 *Equalities Impact Assessment:* The Public Sector Equality Duty (Section 149 of the Act 2010) requires the Council to have due regard to the need to eliminate discrimination, promote equality of opportunity and foster good relations between different communities. The Act 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.
- 8.30 In terms of the promotion of inclusive access, equality and diversity, there will be no apparent abnormal differential impact on any people protected under the Equality Act 2010 as assessed at this stage, noting that the detailed design of the public realm, including any highway improvement works is the subject of planning conditions and/or section 106 legal agreement.
- 8.31 *Wellbeing of Future Generations (Wales) Act 2015:* Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 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).
- 8.32 This duty has been considered in the evaluation of this application and it is concluded that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.
- 8.33 *Statutory pre-application public consultation:* The statutory pre-application public consultation was carried out in accordance with legislation and is considered acceptable.

## 9. **CONCLUSION**

- 9.1 The proposals deliver a high quality prestige office development in the Cardiff Enterprise Zone in accordance with LDP policy for the Central Square strategic site. The creation of a new public square is a significant gain for Cardiff and further realises the vision for the area in accordance with the 2016 local development plan.

- 9.2 The proposals are fully policy compliant. There are no objections from service areas, and no objections from external consultees.
- 9.3 Section 106: In terms of Section 106 planning obligations the applicant has agreed to enter into a legal agreement with the council to secure a financial contribution of £1,200,000 to be used towards the wider Central Square public realm works in accordance with the development agreement between the Council and the developer, Rightacres.
- 9.4 It is recommended that planning permission be granted, subject to conditions and a Section 106 agreement.



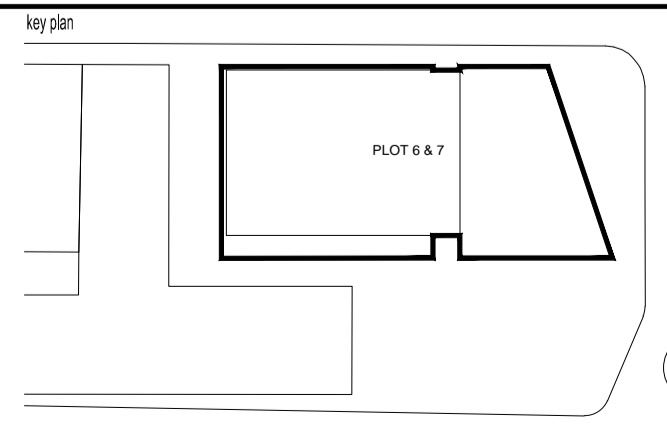
notes:  
 Do not scale from drawings. All discrepancies to be reported to Gensler architect immediately.  
 Dimensions and area are indicative and may vary during design development.  
 RB&B Stage 1 Drawings. Layout subject to design development. Drawing not for construction purposes.  
 All dimensions to be verified by contractor on site prior to any works.

**KEY**  
 - - - - - PROPOSED PLOT BOUNDARY

rev	date	revision note	author	checked
B	19.06.17	ISSUE FOR PLANNING	AC	MG
A	05.05.17	ISSUE FOR PLANNING CONSULTATION (DRAFT)	AC	MG

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 33 Aldgate High Street  
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 UK  
 Tel: (0)20 7073 9600  
 Fax: (0)20 7539 1917

client  
**RIGHTACRES PROPERTY COMPANY LTD**  
 8TH FLOOR  
 ONE CENTRAL SQUARE  
 CARDIFF



category  
**PLANNING SUBMISSION SET**  
 family  
**GENERAL**  
 title  
**PROPOSED LOCATION PLAN**

project  
**OFFICE DEVELOPMENT CARDIFF - PHASE 1**

project no  
 08.7186.002  
 scale  
 1:500@A1  
 date  
 19.06.17  
 drawn  
 AC  
 checked  
 MG

number  
**A0.002**  
 rev  
**B**

**Gensler**

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Applications decided by Delegated Powers between 01/08/2017 and 31/08/2017

Total Count of Applications: 208

**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>
17/00230/MJR	08/02/2017	Fusion Cardiff Metropolitan Ltd	TEMPORARY CHANGE OF USE (UNTIL 31/08/18) OF PART OF THE BUILDING FROM STUDENT ACCOMMODATION (SUI GENERIS) TO PROFESSIONAL SERVICED APARTMENTS (C1)	ECLIPSE, NEWPORT ROAD LANE, ADAMSDOWN	198	False	Permission be granted	25/08/2017

**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>
17/01276/DCH	19/06/2017	Vara	PROPOSED REAR AND SIDE GARDEN TWO STOREY EXTENSION. DETACHED REAR GARAGE WITH CROSSOVER. DEMOLITION OF EXISTING CONSERVATORY	7 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	56	True	Permission be granted	14/08/2017

17/01813/DCH	24/07/2017	Deans	ALTERATIONS TO 15/01238/DCH - FOLLOWING REMOVAL OF THE EXISTING SIDE WINDOW (CONSISTENT WITH 17/00972/DCH AND 17/00973/DCH) IT HAS BECOME APPARENT THAT THE WOODEN FRAMED UNIT THAT HAS BEEN REMOVED FROM THE SIDE ELEVATION IS NOT IN A CONDITION THAT WOULD ALLOW IT TO BE RE-INSTALLED INTO THE REAR ELEVATION. AS A RESULT AN ALL NEW WINDOW WILL BE REQUIRED. TO THAT END THIS AMENDMENT PROVIDES THE DETAILS OF THAT REPLACEMENT WINDOW	6 WINDSOR ESPLANADE, CARDIFF BAY, CARDIFF, CF10 5BG	24	True	Permission be granted	17/08/2017
<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>
17/01479/MNR	22/06/2017	Gauci	CHANGE OF USE FROM STORAGE TO OFFICES AND EXTERNAL ALTERATIONS	2A-2B, CHARNWOOD PARK, CLOS MARION, CARDIFF BAY, CARDIFF, CF10 4LJ	57	False	Permission be granted	18/08/2017
17/01676/MNR	11/07/2017	Henry Schein	INSTALLATION OF ADDITIONAL AIR CONDITIONING UNITS INTO THE BUILDING REQUIRING 3 CONDENSING UNITS TO BE INSTALLED TO THE EXTERIOR OF THE BUILDING	HENRY SCHEIN UK HOLDINGS LTD, 3-7 COLUMBUS WALK, ATLANTIC WHARF, CARDIFF, CF10 4SD	43	True	Permission be granted	23/08/2017
A/17/00124/MNR	07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	TRESILLIAN WAY AT JUNCTION OF ST MARY STREET	35	True	Permission be granted	11/08/2017
17/01816/MNR	24/07/2017	Schroders UK Real Estate Fund	EXTERNAL SHOPFRONT ALTERATIONS	UNIT 9, MERMAID QUAY, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BZ	30	True	Permission be granted	23/08/2017

A/17/00139/MNR	24/07/2017	Schroders UK Real Estate Fund	2X SETS OF 'MERMAID QUAY' LETTERING	UNIT 9, MERMAID QUAY, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BZ	30	True	Permission be granted	23/08/2017
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**CAER**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00427/MNR	27/02/2017	Harrington	ERECTION OF DETACHED HOUSE	4 DYFRIG CLOSE, CAERAU, CARDIFF, CF5 5AE	156	False	Permission be granted	02/08/2017
17/01495/MNR	26/06/2017	The Social Work Company	CHANGE OF USE TO A CHILDREN'S CARE HOME	TREVENE HOUSE, CAERAU LANE, CAERAU, CARDIFF, CF5 5HJ	42	True	Permission be granted	07/08/2017
16/03011/MNR	19/12/2016	Shikdar	GROUND FLOOR EXTENSION OF AN EXISTING A3 (HOTFOOD TAKEAWAY) TO INCORPORATE AN ADDITIONAL A3 (HOTFOOD TAKEAWAY UNIT) UNIT (FISH AND CHIP SHOP) WITH FIRST FLOOR RESIDENTIAL EXTENSIONS.	103 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TA	233	False	Planning Permission be refused	09/08/2017

**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>
17/01487/DCH	26/06/2017	Rahman	PROPOSED TWO STOREY REAR EXTENSION	62 ST DONAT'S ROAD, CANTON, CARDIFF, CF11 8AL	42	True	Permission be granted	07/08/2017
17/01568/DCH	05/07/2017	Clark	DEMOLITION OF EXISTING, DETACHED GARAGE. SINGLE STOREY EXTENSION TO REAR AND MIXED SINGLE AND DOUBLE STORE EXTENSION TO SIDE.	18 BROADSTAIRS ROAD, CANTON, CARDIFF, CF11 8DE	30	True	Permission be granted	04/08/2017

17/01700/DCH	18/07/2017	OE Freitas	FIRST FLOOR EXTENSION TO NEW GROUND FLOOR EXTENSION	5 BROAD STREET, CANTON, CARDIFF, CF11 8BY	38	True	Planning Permission be refused	25/08/2017
<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>
16/01465/MJR	15/06/2016	Ely Bridge Developemnt Company Ltd	DISCHARGE OF CONDITION 26 (LANDSCAPING) OF PLANNING PERMISSION NUMBER 14/02277/MNR	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	414	False	Partial Discharge of Condition (s)	03/08/2017
17/01002/MJR	18/05/2017	Lovell Partnerships Ltd	DISCHARGE OF CONDITIONS 6 (TOPSOIL) AND 7 (AGGREGATES) OF 14/02277/MNR	FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	88	False	Partial Discharge of Condition (s)	14/08/2017
<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>
17/01089/MNR	12/05/2017	Roberts	CHANGE OF USE OF EXISTING PROPERTY FROM OFFICE TO TWO BEDROOM HOUSE WITH ROOF AMENITY AREA IN APEX OF NEW ROOF WITH BALCONY	7 THURSTON STREET, CANTON, CARDIFF, CF5 1PN	91	False	Permission be granted	11/08/2017
17/01325/MNR	21/06/2017	Goharjouy	CREATION OF 2 ADDITIONAL DWELLING UNITS AND ALTERATIONS	324 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1HD	56	True	Planning Permission be refused	16/08/2017
17/01333/MNR	08/06/2017	Fettah	REAR GROUND FLOOR EXTENSION A REAR DORMER EXTENSION AND A CONVERSION TO 4 FLATS	74 CLIVE ROAD, CANTON, CARDIFF, CF5 1HH	56	True	Permission be granted	03/08/2017

A/17/00106/MNR	06/06/2017	PRIMESIGHT	1NO. SINGLE SIDED 48-SHEET LED MEDIA DISPLAY	CARDIFF AMATEUR ATHLETICS CLUB, CARDIFF INTERNATIONAL SPORTS STADIUM, LECKWITH ROAD, CANTON, CARDIFF, CF11 8AZ	84	False	Planning Permission be refused	29/08/2017
17/01529/MNR	05/07/2017	CR Engl Holdings Ltd.	CHANGE OF USE OF EXISTING COMMERCIAL UNITS (CLASS B2) TO OPEN RETAIL (CLASS A1) USE, IN ADDITION TO EXTERNAL ALTERATIONS	HALFORDS AUTOCENTRES LIMITED UNIT 1, NINIAN PARK GARAGES, LECKWITH ROAD, CANTON, CARDIFF, CF11 8AP	51	True	Permission be granted	25/08/2017
17/01726/MNR	11/07/2017	Lovell Partnerships Ltd	DISCHARGE OF CONDITION 15 (TRAVEL PLAN) OF 14/02277/MNR	FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	36	True	Partial Discharge of Condition (s)	16/08/2017

#### CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00720/DCH	04/07/2017	Ghorashi Kermani	PROPOSED SINGLE STOREY REAR EXTENSION	106 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AE	51	True	Planning Permission be refused	24/08/2017
17/01367/DCH	13/06/2017	Hathaway	REAR DORMER ROOF EXTENSION, 2 NO. ROOFLIGHTS TO FRONT PITCHED ROOF, 1 NO. ROOFLIGHT TO LOW LEVEL LEAN TO ROOF, 1 NO. ROOFLIGHT TO SIDE PITCHED ROOF POSITIONED OVER 1800MM FROM FFL. ASSOCIATED INTERNAL ALTERATIONS. INCREASE FROM FOUR OCCUPANTS (C4) TO SIX OCCUPANTS (C4)	15 CRANBROOK STREET, CATHAYS, CARDIFF, CF24 4AL	52	True	Permission be granted	04/08/2017

17/01434/DCH	22/06/2017	Illyas	GROUND AND FIRST FLOOR REAR EXTENSION PLUS HIP TO GABLE AND REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF TO EXISTING C4 HMO CREATING SIX BEDROOMS	206 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	48	True	Permission be granted	09/08/2017
17/01550/DCH	30/06/2017	Yapp	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE INSTALLATION OF NEW REAR DOORS & INTERNAL ALTERATIONS.	5 CRANBROOK STREET, CATHAYS, CARDIFF, CF24 4AL	48	True	Permission be granted	17/08/2017
<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>
17/00886/MJR	20/04/2017	Ministry of Justice Estates Directorate	INSTALLATION OF SUPPLEMENTARY HEATING SYSTEM, INCLUDING NEW PIPEWORK, RADIATORS AND OTHER HEAT EMITTING DEVICES	LAW COURTS, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NL	109	False	Permission be granted	07/08/2017
17/01039/MJR	08/05/2017	Mace	REPAIR OF EXISTING DAMAGED / CORRODED, SINGLE GLAZED, SMALL PANE, METAL CASEMENT WINDOWS TO ENSURE THE WINDOWS ARE STRUCTURALLY SOUND (SAFE WHERE FACING ONTO PUBLIC AREAS), SECURE, THERMALLY EFFICIENT AND FULLY OPERATIONAL.	LAW COURTS, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NL	91	False	Permission be granted	07/08/2017
17/01171/MJR	13/06/2017	TH UK & Ireland Ltd	REMOVAL OF CONDITION 5 OF 16/01893/MJR TO ALLOW THE SALE OF HOT FOOD OFF THE PREMISES AND VARIATION OF CONDITION 6 SO THAT ANY EXTERNAL EXTRACTION EQUIPMENT IS APPROVED BY THE AUTHORITY PRIOR TO INSTALLATION	32 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BY	55	True	Permission be granted	07/08/2017

17/01286/MJR	05/06/2017	Rightacres Property Company Limited	ENABLING APPLICATION FOR SITE PREPARATION AND GROUND WORKS IN ADVANCE OF A FULL PLANNING APPLICATION FOR A PROPOSED OFFICE DEVELOPMENT.	LAND NORTH OF WOOD STREET, PARK STREET, CITY CENTRE, CARDIFF	58	False	Permission be granted	02/08/2017
17/00855/MJR	20/04/2017	Watkin Jones	DISCHARGE OF CONDITIONS 12 (PILING), 20 (CYCLE PARKING), 21 (CONSTRUCTION MANAGEMENT PLAN) AND 26 (ARCHAEOLOGY) OF 15/02820/MJR	LAND BOUND BY CUSTOM HOUSE STREET, BUTE STREET AND HOPE STREET, CARDIFF	126	False	Partial Discharge of Condition (s)	24/08/2017
17/01925/MJR	04/08/2017	Rightacres Property Company Limited	REMOVAL OF CONDITION 3 RELATING TO THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN OF 17/01286/MJR AS DETAILS ALREADY SUBMITTED	LAND NORTH OF WOOD STREET, PARK STREET, CITY CENTRE, CARDIFF	5	True	Permission be granted	09/08/2017
17/01833/MJR	01/08/2017	Thomas Cook UK Ltd	REPLACE THE DOUBLE ENTRANCE DOORS WITH A SINGLE DOOR AT UNIT 37. MATCH THE EXTERNAL CONCRETE FINISH AT GROUND FLOOR TO COLUMN C5 (BETWEEN UNIT 37 & UNIT 39) PREVIOUSLY APPROVED UNDER 15/02518/MJR	DOMINIONS HOUSE, DOMINIONS ARCADE, CITY CENTRE	3	True	Permission be granted	04/08/2017

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17/01713/MNR	10/07/2017	Hurst	CHANGE OF USE FROM A1 (RETAIL) TO A3 (FOOD AND DRINK)	47 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AB	46	True	Permission be granted	25/08/2017
A/17/00108/MNR	15/06/2017	Sports Direct Retail Ltd	5 INTERNALLY ILLUMINATED FASCIA SIGNS	FLANNELS, LANDMARK PLACE, CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2HS	48	True	Permission be granted	02/08/2017
17/01456/MNR	20/06/2017	Malik	EXISTING USES FOR A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	7 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AA	51	True	Permission be granted	10/08/2017

17/01064/MNR	15/06/2017	Cable	REFURBISHMENT OF ORIGINAL TERRACED FROM TWO FLATS (C3) BACK TO SINGLE OCCUPANCY AS RENTED ACCOMMODATION (C4) INCLUDING SINGLE STOREY REAR EXTENSION	131 WYEVERNE ROAD, CATHAYS, CARDIFF, CF24 4BJ	55	True	Permission be granted	09/08/2017
17/01483/MNR	23/06/2017	Sheikh	CONVERSION OF RETAIL GROUND FLOOR & RESIDENTIAL UPPER FLOOR INTO FOUR SELF CONTAINED FLATS WITH EXTERNAL ALTERATIONS	92 MALEFANT STREET, CATHAYS, CARDIFF, CF24 4QE	54	True	Permission be granted	16/08/2017
A/17/00087/MNR	21/06/2017	Mrs B's Preschool	A SMALL BANNER ADVERTISING THE NURSERY CONTACT DETAILS	ST MICHAELS CHURCH, WHITCHURCH ROAD, CATHAYS	51	True	Permission be granted	11/08/2017
17/01324/MNR	09/06/2017	McDonald's Restaurant Ltd	GENERAL MAINTENANCE WORKS	MCDONALDS, 28-29 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AB	66	False	Permission be granted	14/08/2017
A/17/00136/MNR	19/07/2017	TUI UK	FASCIA SIGN AND PROJECTOR	THOMSON, 8 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BU	35	True	Permission be granted	23/08/2017
17/01861/MNR	31/07/2017	Godiva Chocolates	NEW EXTERNAL GLAZED SHOPFRONT WITH NEW IRONMONGERY	27 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	30	True	Permission be granted	30/08/2017
A/17/00142/MNR	31/07/2017	Godiva Chocolates	SIGNAGE	27 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	30	True	Permission be granted	30/08/2017
A/17/00127/MNR	17/07/2017	Supergroup Plc	SIGNAGE	Unit LG 17-20 St David's Dewi Sant, Grand Arcade, Cathays, CARDIFF, CF10 2ER	31	True	Permission be granted	17/08/2017
17/01673/MNR	17/07/2017	Supergroup Plc	NEW SHOPFRONT	Unit LG 17-20 St David's Dewi Sant, Grand Arcade, Cathays, CARDIFF, CF10 2ER	31	True	Permission be granted	17/08/2017



A/17/00137/MNR 21/07/2017	Discovery Adventure Golf	THE ERECTION OF 1 NO. NON-ILLUMINATED FASCIA SIGN.	TREETOP ADVENTURE GOLF LEVEL P3, 109 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2EL	27	True	Permission be granted	17/08/2017
A/17/00138/MNR 21/07/2017	Oliver Bonas	INSTALLATION OF NEW ILLUMINATED FASCIA LETTERING AND A PROJECTING SIGN (NON-ILLUMINATED)	37 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	27	True	Permission be granted	17/08/2017
A/17/00116/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	OUTSIDE CHURCHILL HOUSE, 17-21 CHURCHILL WAY, CITY CENTRE	35	True	Permission be granted	11/08/2017
A/17/00117/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	OUTSIDE THE ASPECT, 140 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2GP	35	True	Permission be granted	11/08/2017
A/17/00118/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	ADJACENT TO BRIDGE STREET JUNCTION CHURCHILL WAY, CITY CENTRE, CARDIFF	35	True	Permission be granted	11/08/2017
A/17/00119/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	CUSTOMHOUSE STREET CORNER OF BUTE STREET, CITY CENTRE	35	True	Permission be granted	11/08/2017
A/17/00120/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	DAVID STREET CORNER OF MARY ANN STREET, CITY CENTRE	35	True	Permission be granted	11/08/2017
A/17/00121/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	OUTSIDE 20-22 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BU	35	True	Permission be granted	11/08/2017
A/17/00122/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	SAUNDERS ROAD ADJACENT TO CARDIFF CENTRAL STATION, CITY CENTRE	35	True	Permission be granted	11/08/2017

A/17/00123/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	OUTSIDE JOHN LEWIS, THE HAYES, CITY CENTRE, CARDIFF, CF10 1EG	35	True	Permission be granted	11/08/2017
A/17/00125/MNR 07/07/2017	Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	WOOD STREET CORNER OF WESTGATE STREET, CITY CENTRE	35	True	Permission be granted	11/08/2017
A/17/00126/MNR 07/07/2017	Nathan Still	SINGLE SIDED LED ILLUMINATED SEQUENTIAL DISPLAY AFFIXED TO THE FRAME OF THE PAYPHONE KIOSK	OUTSIDE 3-6 ST DAVIDS DEWI SANT, HILL'S STREET, CITY CENTRE, CARDIFF, CF10 2LE	35	True	Permission be granted	11/08/2017

## CRE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00539/DCH	17/03/2017	Parmar	DEMOLITION OF FIRST FLOOR EXTENSION BUILT UNDER PLANNING PERMISSION 05/01130/W. REMODELLING OF EXISTING FRONT ( NORTH ) ELEVATION. CONSTRUCTION OF ADDITIONAL ACCOMMODATION ABOVE EXISTING GAMES ROOM. REMODELLING OF WEST ELEVATION OF EXISTING ANNEXE BUILT UNDER PLANNING PERMISSION 09/00825/W. CONSTRUCTION OF TWO STOREY EXTENSION ON NORTH OF EXISTING HOUSE	OLD TREGYRNOG FARM, HEOL ST Y NYLL, CAPEL LLANILLTERN, CARDIFF, CF5 6EZ	143	False	Permission be granted	07/08/2017
17/00322/DCH	17/02/2017	Davison-Sebry	EXTENSIONS AND ALTERATIONS TO MAIN DWELLING. CONVERSION AND ADAPTATION OF EXISTING GARAGE AS GRANNY ANNEXE. REFURBISHMENT AND ALTERATIONS TO STABLE BLOCK.	MICHAELSTON COTTAGE, PERSONDY LANE, ST FAGANS, CARDIFF, CF5 6DW	166	False	Permission be granted	02/08/2017

17/00569/DCH	25/05/2017	Dunne	REPLACEMENT OF WINDOWS. TWO WINDOWS TO THE FRONT OF THE PROPERTY ONE TO THE SIDE AND ONE TO THE REAR. THIS WILL INCLUDE REPLACEMENT OF THE ROTTEN FRAMES AND REMOVAL CLEANING AND RENOVATION OF THE EXISTING LEADED LIGHTS WHICH WILL THEN GO BACK IN PLACE.	HOLLYTREE COTTAGE, 2 CARDIFF ROAD, ST FAGANS, CARDIFF, CF5 6EB	70	False	Permission be granted	03/08/2017
17/00570/DCH	25/05/2017	Dunne	REPLACEMENT OF WINDOWS. TWO WINDOWS TO THE FRONT OF THE PROPERTY ONE TO THE SIDE AND ONE TO THE REAR. THIS WILL INCLUDE REPLACEMENT OF THE ROTTEN FRAMES AND REMOVAL CLEANING AND RENOVATION OF THE EXISTING LEADED LIGHTS WHICH WILL THEN GO BACK IN PLACE.	HOLLYTREE COTTAGE, 2 CARDIFF ROAD, ST FAGANS, CARDIFF, CF5 6EB	70	False	Permission be granted	03/08/2017
17/01742/DCH	13/07/2017	Blake	SINGLE STOREY EXTENSION TO REAR OF PROPERTY. REMOVAL OF CONSERVATORY	65 PARC-Y-COED, CREIGIAU, CARDIFF, CF15 9LZ	42	True	Permission be granted	24/08/2017
<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>
17/01741/MNR	14/07/2017	St fagans National Museum of History	TO RECREATE BRONZE AGE ROUND BARROW	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	42	True	Permission be granted	25/08/2017
17/01556/MNR	10/07/2017	Morgan	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	plot 21, mulberry grove, cardiff	43	True	Permission be granted	22/08/2017
17/01520/MNR	03/07/2017	CANADA LAKE & LODGE LTD	TO CONSTRUCT A NEW LOG CABIN FOR USE AS GUEST DINING/ANGLERS FACILITY ALL ANCILLARY TO THE USE OF THE EXISTING PREMISES AND BUSINESS	CANADA LAKE LODGE, HEOL PANT-Y-GORED, CREIGIAU, CARDIFF, CF15 9NF	52	True	Permission be granted	24/08/2017

17/00091/MNR	18/01/2017	Bricknell	PROPOSED EXTENSION AND ALTERATIONS TO CONVERT EXISTING BARN STRUCTURE TO FORM A TWO BEDROOM DWELLING	LLANFAIR FACH FARM, HEOL ST Y NYLL, CAPEL LLANILLTERN, CARDIFF, CF5 6HF	203	False	Permission be granted	09/08/2017
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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>
17/01311/DCH	06/06/2017	Davies	HIP TO GABLE ROOF CONVERSION AND REAR DORMER	7 PEN-Y-BRYN ROAD, CYNCOED, CARDIFF, CF23 6QS	59	False	Permission be granted	04/08/2017
17/01527/DCH	03/07/2017	Drury	RETENTION OF A 6.3 SQ.M FRONT PORCH AND SMALL REAR DORMER BUILT AS PART OF THE RECENT LOFT CONVERSION. SUBSTITUTION OF A REAR PATIO IN LIEU OF THE PREVIOUSLY APPLIED FOR REAR DECKING.	6 LEVEN CLOSE, LAKESIDE, CARDIFF, CF23 6DN	52	True	Permission be granted	24/08/2017
17/01679/DCH	06/07/2017	Probert	PROPOSED GARDEN LOUNGE ON THE REAR ELEVATION	20 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DD	49	True	Permission be granted	24/08/2017
17/01693/DCH	10/07/2017	Davies	PROPOSAL INTENDS TO CONSTRUCT A CONSERVATORY TO THE REAR ELEVATION OF THE PROPERTY	73 OGWEN DRIVE, LAKESIDE, CARDIFF, CF23 6LJ	43	True	Permission be granted	22/08/2017
17/01540/DCH	30/06/2017	Beere	GROUND FLOOR REAR EXTENSION	44 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0ND	35	True	Permission be granted	04/08/2017
17/01512/DCH	13/07/2017	Poontaub	ALTERATIONS TO 16/02355/DCH - ADDITION OF WINDOW COMPLETE WITH OBSCURE GLASS TO PROPOSED REAR DORMER	25 LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EE	25	True	Permission be granted	07/08/2017

17/01682/DCH	07/07/2017	Van Rijn	REAR EXTENSION TO CREATE BOOT ROOM. BLOCKING UP OF ONE EXISTING WINDOW AND ONE EXISTING DOOR. ADAPT EXISTING OPENING AND INSTALL BI-FOLD DOORS	159 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PL	26	True	Permission be granted	02/08/2017
17/01697/DCH	10/07/2017	Tata	GROUND FLOOR REAR EXTENSION AND ALTERATIONS TO STORE.	19 HURON CRESCENT, LAKESIDE, CARDIFF, CF23 6DT	25	True	Permission be granted	04/08/2017
17/01536/DCH	10/07/2017	Hursley	GARDEN BUILDING FOR USE BY CURRENT SITE OCCUPANTS - TO BE USED AS A STORE/TABLE TENNIS ROOM.	26 CLEARWATER WAY, LAKESIDE, CARDIFF, CF23 6DJ	38	True	Permission be granted	17/08/2017
17/01764/DCH	18/07/2017	Hiscox	TWO STOREY SIDE EXTENSION TO IMPROVE KITCHEN. REBUILD GARAGE WITH UKS & PROVIDE AN EN-SUITE AT FIRST FLOOR	HAZELDENE, 22 ST EDEYRN'S ROAD, CYNCOED, CARDIFF, CF23 6TB	36	True	Permission be granted	23/08/2017

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16/02506/MNR	19/10/2016	Kiddy	DEMOLITION OF EXISTING HOUSE AND PROVISION OF A NEW 4 BEDROOM HOUSE WITH 3 PARKING PLACES IN FORECOURT WITH REVISED POSITION OF CROSSOVER	8 BRYN-AWELON ROAD, CYNCOED, CARDIFF, CF23 6QQ	307	False	Permission be granted	22/08/2017
17/01410/MNR	14/06/2017	Western Power Distribution (South Wales)	THE ERECTION OF ACOUSTIC/VISUAL ENCLOSURES AROUND 2 No. RECENTLY REPLACED 33/11KV TRANSFORMERS	CYNCOED 33/11KV SUBSTATION, WERNGOCH ROAD, CYNCOED	51	True	Permission be granted	04/08/2017

#### 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>
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17/01218/DCH	06/06/2017	Yadgari	DEMOLISH GARAGE, BUILD SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION. ATTIC CONVERSION WITH DORMER TO THE REAR, FRONT PORCH.	18 CHARTERIS CRESCENT, ELY, CARDIFF, CF5 4EX	57	False	Permission be granted	02/08/2017
17/01403/DCH	30/06/2017	Yates	FRONT ENTRANCE PORCH AND SINGLE STOREY SIDE EXTENSION TO REPLACE EXISTING LEAN-TO	47 STIRLING ROAD, ELY, CARDIFF, CF5 4SQ	53	True	Permission be granted	22/08/2017
17/01558/DCH	04/07/2017	Taylor	CREATE NEW ACCESS TO FLAT BY REMOVING L/R WINDOW & REPLACING WITH POWERED DOOR WITH PATH & RAMP TO FRONT OF PROPERTY	2 HIGHMEAD ROAD, ELY, CARDIFF, CF5 4GU	44	True	Permission be granted	17/08/2017
17/01504/DCH	03/07/2017	Mohammed	HIP TO GABLE AND REAR DORMER LOFT EXTENSION AND FIRST FLOOR REAR EXTENSION	320 COWBRIDGE ROAD WEST, ELY, CARDIFF, CF5 5BY	57	False	Permission be granted	29/08/2017
17/01506/DCH	06/07/2017	Terrar	2 STOREY SIDE REAR EXTENSION	3 MEYRICK ROAD, ELY, CARDIFF, CF5 4RN	50	True	Planning Permission be refused	25/08/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/17/00115/MNR	05/07/2017	Greggs plc	TWO NEW INTERNALLY ILLUMINATED SIGNS ON THE TOWER	CROWN HOUSE, 364-372 COWBRIDGE ROAD WEST, ELY, CARDIFF, CF5 5BY	56	True	Planning Permission be refused	30/08/2017
17/01727/MNR	17/07/2017	City of Cardiff Council	CONSTRUCTION OF A BIN STORE WITHIN COURTYARD TO REAR SIDE OF FLATS. REMOVE LARGE TREE TO ALLOW ACCESS FOR WASTE MANAGEMENT OPERATIVES. INSTALL DROP CURB TO ENABLE EASY MOVEMENT OF BINS	15 MILL ROAD, ELY, CARDIFF, CF5 4AD	37	True	Permission be granted	23/08/2017

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>
17/01507/DCH	27/06/2017	Graham	PROPOSED ALTERATIONS TO NO 35 TO PROVIDE SUITABLE ACCESS TO LIVING ROOM FOR THE COMFORT & SAFETY OF DISABLED PERSONS DWELLING FLAT.	35 CHESTNUT ROAD, FAIRWATER, CARDIFF, CF5 3HR	51	True	Permission be granted	17/08/2017

#### GABA

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/01775/MNR	20/07/2017	Cardiff University	AMENDMENTS TO 16/00935/MNR - TO THE CLADDING MATERIALS	FIELD HALL, BEVAN PLACE, GABALFA, CARDIFF, CF14 3UX	28	True	Permission be granted	17/08/2017

#### 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>
17/01680/DCH	14/07/2017	Bowen	FIRST FLOOR EXTENSION TO FORM BEDROOM	7 RUTLAND STREET, GRANGETOWN, CARDIFF, CF11 6TD	41	True	Planning Permission be refused	24/08/2017
17/01668/DCH	05/07/2017	LARSEN	PROPOSED DOUBLE GARAGE TO REAR	FLAT 1, 84 CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7JD	56	True	Permission be granted	30/08/2017
17/01096/DCH	19/07/2017	Colley	REAR SINGLE STOREY KITCHEN EXTENSION	94 SOUTH CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7EF	42	True	Permission be granted	30/08/2017
17/01530/DCH	29/06/2017	Cooh	GROUND FLOOR WC AND SHOWER EXTENSION TO SIDE	18 ARUNDEL PLACE, LECKWITH, CARDIFF, CF11 8DP	46	True	Permission be granted	14/08/2017

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A/17/00133/MNR	10/07/2017	Jaguar Land Rover	9 INTERNALLY ILLUMINATED AND 5 NON ILLUMINATED SIGNS	JLR STRATSTONES, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	44	True	Permission be granted	23/08/2017
A/17/00129/MNR	12/07/2017	Pets at Home Plc	TO REFURBISH EXISTING SIGNAGE AND INSTALL 2 ADDITIONAL EXTERNAL SIGNS	PETS AT HOME UNIT C, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	42	True	Permission be granted	23/08/2017
A/17/00145/MNR	07/08/2017	Iceland Foods Ltd	HIGH LEVEL SIGN TO NORTH ELEVATION	PART UNITS G AND H, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	16	True	Permission be granted	23/08/2017

## 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>
17/01702/DCH	10/07/2017	Garman	CHANGE OF USE OF HOME OFFICE TO ANCILLARY ACCOMMODATION TO EXISTING DWELLING FOR USE BY DEPENDANT RELATIVE.	53 ST ALBAN AVENUE, HEATH, CARDIFF, CF14 4AS	43	True	Permission be granted	22/08/2017
17/01531/DCH	06/07/2017	Sehrawat	LOFT CONVERSION WITH REAR DORMER.	7 MILESTONE CLOSE, HEATH, CARDIFF, CF14 4NQ	50	True	Permission be granted	25/08/2017
17/01402/DCH	15/06/2017	AUBREY	SINGLE STOREY REAR EXTENSION	45 HEOL POWIS, BIRCHGROVE, CARDIFF, CF14 4PG	48	True	Permission be granted	02/08/2017
17/01336/DCH	09/06/2017	Couch	SINGLE STOREY EXTENSION TO REAR AND SIDE	155 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BL	53	True	Permission be granted	01/08/2017



17/01671/DCH	07/07/2017	Cooper	REAR GROUND FLOOR EXTENSION, HIP TO GABLE ROOF EXTENSION, REAR DORMER AND REAR GARDEN STORE	150 HEATH PARK AVENUE, HEATH, CARDIFF, CF14 3RJ	40	True	Permission be granted	16/08/2017
17/01739/DCH	18/07/2017	Pearce	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO CREATE LARGER KITCHEN, LOUNGE AND UTILITY ROOM AND LARGER BEDROOM AND BATHROOM	39 HOMELANDS ROAD, BIRCHGROVE, CARDIFF, CF14 1UH	30	True	Permission be granted	17/08/2017
17/01706/DCH	10/07/2017	James	LOFT CONVERSION WITH REAR DORMER & HIP TO GABLE ROOF EXTENSION & GARDEN ANNEX	17 LLWYNFEDW GARDENS, BIRCHGROVE, CARDIFF, CF14 4NX	38	True	Permission be granted	17/08/2017
17/01806/DCH	24/07/2017	Lucas	PROPOSED SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS.	19 THORNBURY CLOSE, BIRCHGROVE, CARDIFF, CF14 1UT	25	True	Permission be granted	18/08/2017
17/01502/DCH	29/06/2017	Jones & R Davis	GROUND FLOOR REAR EXTENSION WITH HIP TO GABLE END ROOF EXTENSION	217 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4ER	34	True	Permission be granted	02/08/2017
17/01694/DCH	07/07/2017	Luckwell	EXTEND EXISTING GARAGE TOWARD REAR OF PROPERTY	36 ST ANTHONY ROAD, HEATH, CARDIFF, CF14 4DJ	34	True	Permission be granted	10/08/2017

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17/00793/MNR	11/04/2017	Lakeside Properties Ltd	DEMOLITION OF PART OF EXISTING HOUSE AND CONSTRUCTION OF TWO STOREY DETACHED DWELLING	PART OF LAND AT 149 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BL	113	False	Permission be granted	02/08/2017
17/00796/MNR	11/04/2017	Poole	DEMOLITION OF PART OF EXISTING HOUSE CONSTRUCTION OF TWO STOREY DETACHED DWELLING	PART OF LAND AT 149 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BL	113	False	Permission be granted	02/08/2017

17/00797/MNR	13/04/2017	Memory Lane Cakes Ltd	TWO SEPARATE EXTENSIONS TO EXISTING PRODUCTION BUILDING; ONE AN ENCLOSURE TO HOUSE EQUIPMENT AND PLANT ONLY, SECOND, ONE STORY EXTENSION PROVIDING ADDITIONAL GOODS-IN, EQUIPMENT AND STORAGE AREAS WITH TWO ASSOCIATED STAND ALONE AIR HANDLING UNIT'S AND ONE GLYCOL CHILLER	MEMORY LANE CAKES LTD, MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4XR	111	False	Permission be granted	02/08/2017
17/01678/MNR	06/07/2017	Majid	CHANGE OF USE OF GROUND FLOOR SHOP TO CAFE/COFFEE SHOP	THE MUNCH BOX, 125 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QA	41	True	Planning Permission be refused	16/08/2017
17/01513/MNR	27/06/2017	HAWKES	PROPOSED DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF DETACHED DWELLING WITH CAR PARKING	LAND AT 164A PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1UG	59	False	Planning Permission be refused	25/08/2017
17/01835/MNR	26/07/2017	Base Support Services	MINOR INCREASE IN GROUND FLOOR CONFIGURATION TO 'OUTBUILDING' PREVIOUSLY APPROVED UNDER 17/00186/MNR	179 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3QY	28	True	Permission be granted	23/08/2017

## LISV

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/01299/DCH	03/07/2017	Pinkney	NEW 2 STOREY EXTENSION TO SIDE AND REAR	FOREST LYN, OLD MILL ROAD, LISVANE, CARDIFF, CF14 0XP	39	True	Permission be granted	11/08/2017
17/01786/DCH	20/07/2017	Edwards	NON MATERIAL AMENDMENT TO 16/02811/DCH TO CHANGE THE POSITION OF THE WINDOWS AND FRONT DOOR	BAYTREES, CHERRY ORCHARD ROAD, LISVANE, CARDIFF, CF14 0UF	15	True	Permission be granted	04/08/2017
17/01564/DCH	07/07/2017	Jenkins	ALTERATIONS AND EXTENSIONS TO: 46 HEOL Y DELYN LISVANE	46 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SR	31	True	Permission be granted	07/08/2017

**LLAN**

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17/01424/DCH	15/06/2017	Lilly	TWO STOREY REAR EXTENSION FORMING A PLAYROOM AND EXTENDED BEDROOM SPACE	23 CLOS Y HEBOG, THORNHILL, CARDIFF, CF14 9JL	55	True	Permission be granted	09/08/2017
17/00791/DCH	12/04/2017	Riseborough	THE EXISTING EXTENSION TO THE REAR NORTH ELEVATION WILL BE REMOVED, AND THE ORIGINAL PROFILE OF THE COTTAGE REINSTATED. IN ITS PLACE A LOW KEY, SINGLE STOREY EXTENSION WILL TAKE ITS PLACE. THE DEVELOPMENT WILL PROVIDE ADDITIONAL, ACCESSIBLE RESIDENTIAL ACCOMMODATION AS WELL AS IMMEDIATE LANDSCAPE ALTERATIONS AROUND THE COTTAGE'S IMMEDIATE CURTILAGE	BRIDGE COTTAGE, 148 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 0NE	131	False	Permission be granted	21/08/2017
17/00792/DCH	12/04/2017	Riseborough	THE EXISTING EXTENSION TO THE REAR NORTH ELEVATION WILL BE REMOVED, AND THE ORIGINAL PROFILE OF THE COTTAGE REINSTATED. IN ITS PLACE A LOW KEY, SINGLE STOREY EXTENSION WILL TAKE ITS PLACE. THE DEVELOPMENT WILL PROVIDE ADDITIONAL, ACCESSIBLE RESIDENTIAL ACCOMMODATION AS WELL AS IMMEDIATE LANDSCAPE ALTERATIONS AROUND THE COTTAGE'S IMMEDIATE CURTILAGE	BRIDGE COTTAGE, 148 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 0NE	131	False	Permission be granted	21/08/2017
17/01533/DCH	29/06/2017	Hedge-Hogs	DOUBLE STORY EXTENSION TO SIDE OF PROPERTY	2 HILLCREST CLOSE, THORNHILL, CARDIFF, CF14 9ER	54	True	Permission be granted	22/08/2017

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17/01287/MNR	12/06/2017	Sadler	SINGLE STOREY REAR EXTENSION AND BALCONY AREA AND CONVERSION INTO 2 FLATS.	23 TASKER SQUARE, LLANISHEN, CARDIFF, CF14 5ET	74	False	Permission be granted	25/08/2017
17/01471/MNR	22/06/2017	Acorns Nurseries Ltd	Proposed External Storage Building	ACORN NURSERIES PRIORY HOUSE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	48	True	Permission be granted	09/08/2017
17/01396/MNR	13/06/2017	Jenco Developments Ltd	DEMOLITION OF SINGLE STOREY SIDE EXTENSION TO 59 TY GLAS AVENUE. CONSTRUCTION OF ATTACHED DWELLING WITH OFF ROAD PARKING	59 TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DX	55	True	Planning Permission be refused	07/08/2017

#### LLDF

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/01407/DCH	14/06/2017	Williams	PROPOSED LOFT CONVERSION TO A SINGLE ROOM INCLUDING NEW CONSERVATION STYLE ROOF LIGHTS TO REAR ELEVATION.	2 MITRE COURT, MITRE PLACE, LLANDAFF, CARDIFF, CF5 2EZ	56	True	Permission be granted	09/08/2017
17/01207/DCH	30/05/2017	Barry	HIP TO GABLE ROOF EXTENSION, REAR DORMER WITH JULIET BALCONY, SINGLE STOREY EXTENSION TO REAR, AND NEW DETACHED STOREHOUSE TO REAR	389 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BD	64	False	Permission be granted	02/08/2017
17/00779/DCH	11/04/2017	WONG	DEMOLISH EXISTING SINGLE STOREY ANNEX. CONSTRUCTION OF BASEMENT EXTENSION, GROUND FLOOR REAR EXTENSION, REAR DORMER AND INTERNAL ALTERATIONS	52 BRIDGE STREET, LLANDAFF, CARDIFF, CF5 2EN	142	False	Permission be granted	31/08/2017

17/01710/DCH	19/07/2017	Dyddgen-Jones	INFILL EXTENSION AT REAR OF PROPERTY	2 ROOKWOOD CLOSE, LLANDAFF, CARDIFF, CF5 2NS	37	True	Permission be granted	25/08/2017
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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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17/01803/MJR	31/07/2017	Redrow Homes Ltd	AMENDMENT TO WORDING OF CONDITION 9 OF OUTLINE PERMISSION 14/02157/MJR IN ORDER TO EXCLUDE THE GATEWAY LINEAR PARK FROM THE DESIGN CODE REQUIREMENTS	Land North and South of Llantrisant Road, North West Cardiff	3	True	Permission be granted	03/08/2017
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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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17/01768/MNR	18/07/2017	LLANDAFF RUGBY CLUB	AMENDMENTS TO 16/03017/MNR - REAR OF BUILDING TO ACCOMODATE REVISED INTERNAL CHANGES BY MOVING CELLAR DOORS ( SMALLER SIZES ) ADDING AN ADDITIONAL DOOR TO THE MEDICAL ROOM. (LARGER REFEREES ROOM )	LLANDAFF RUGBY FOOTBALL CLUB, WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2AZ	27	True	Permission be granted	14/08/2017
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#### LLDN

<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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17/01326/DCH	14/06/2017	Toynnton	DEMOLITION OF EXISTING OUTBUILDING AND PROPOSED DOUBLE STOREY SIDE EXTENSION WITH ALTERATIONS TO FRONT OF HOUSE (PORCH)	198 ABERPORTH ROAD, GABALFA, CARDIFF, CF14 2PR	56	True	Permission be granted	09/08/2017
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17/01521/DCH	28/06/2017	Evans	SINGLE STOREY SIDE & REAR EXTENSION, SINGLE STOREY FLAT ROOF PORCH EXTENSION WITH ASSOCIATION INTERNAL ALTERATIONS	5 COLWINSTONE STREET, LLANDAFF NORTH, CARDIFF, CF14 2LA	37	True	Permission be granted	04/08/2017
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#### LLRU

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/01284/MNR	14/06/2017	Papa Johns (GB) Ltd	CHANGE OF USE TO CLASS A3 (FOOD AND DRINK) PIZZA DELIVERY AND TAKE AWAY AND INSTALLATION OF ASSOCIATED PLANT	70 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5SN	72	False	Permission be granted	25/08/2017

#### PENT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/01452/DCH	28/06/2017	Owen	SINGLE STOREY - REAR EXTENSION	6 WYNCLIFFE GARDENS, PENTWYN, CARDIFF, CF23 7FA	43	True	Permission be granted	10/08/2017
17/01510/DCH	29/06/2017	Watson	GARAGE CONVERSION INTO HABITABLE ROOM, INCORPORATING THE REPLACEMENT OF THE GARAGE DOOR WITH A WINDOW	34 WYNCLIFFE GARDENS, PENTWYN, CARDIFF, CF23 7FA	43	True	Permission be granted	11/08/2017

#### PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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17/01549/DCH	30/06/2017	Donnelly	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE. INSTALLATION OF REAR DOORS AND JULIET BALCONY	12 KIMBERLEY ROAD, PENYLAN, CARDIFF, CF23 5DH	49	True	Permission be granted	18/08/2017
17/01362/DCH	14/06/2017	Moorcraft	SINGLE STOREY REAR EXTENSION, LOFT CONVERSION WITH 'HIP TO GABLE' EXTENSION AND REAR DORMER PLUS THE CONVERSION OF AN EXISTING GARAGE INTO AN ANCILLARY GRANNY ANNEX	50 WATERLOO ROAD, PENYLAN, CARDIFF, CF23 9BH	64	False	Planning Permission be refused	17/08/2017
17/01394/DCH	26/06/2017	Cottrell	REPLACEMENT UPVC WINDOWS TO FRONT ELEVATION AT GROUND FLOOR LEVEL	36 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HB	52	True	Permission be granted	17/08/2017
17/01233/DCH	02/06/2017	Price	GROUND FLOOR REAR EXTENSION AND LOFT CONVERSION WITH DORMER	48 WATERLOO ROAD, PENYLAN, CARDIFF, CF23 9BG	63	False	Permission be granted	04/08/2017
17/01560/DCH	04/07/2017	Cartlidge	PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND REPLACEMENT THEREOF WITH SINGLE STOREY LEAN-TO INFILL EXTENSION	51 PEN-Y-LAN ROAD, PENYLAN, CARDIFF, CF23 5HZ	52	True	Permission be granted	25/08/2017
17/01747/DCH	14/07/2017	Hooper	TWO STOREY EXTENSION TO SIDE AND TWO STOREY EXTENSION TO THE REAR	53 OAK WOOD AVENUE, PENYLAN, CARDIFF, CF23 9EZ	42	True	Planning Permission be refused	25/08/2017
17/01514/DCH	11/07/2017	Hedlund	DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION. PROPOSED REAR AND SIDE EXTENSIONS AND INTERNAL ALTERATIONS	125 WESTVILLE ROAD, PENYLAN, CARDIFF, CF23 5AG	42	True	Permission be granted	22/08/2017
17/01695/DCH	11/07/2017	LANE	PROPOSED DEMOLITION OF EXISTING SINGLE STOREY REAR ANNEX. CONSTRUCTION OF SINGLE STOREY REAR EXTENSIONS AND OTHER ALTERATIONS TO PROPERTY.	8 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HA	44	True	Permission be granted	24/08/2017

17/01738/DCH	13/07/2017	Newton	BOX DORMER TO REAR, ROOFLIGHTS TO FRONT AND OBSCURED GABLE WINDOW TO SIDE	6 PATERDALE CLOSE, PENYLAN, CARDIFF, CF23 5NU	29	True	Permission be granted	11/08/2017
17/01812/DCH	28/07/2017	Jenkins	PROPOSED SINGLE STOREY REAR EXTENSION	93 MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9AT	28	True	Permission be granted	25/08/2017

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17/01467/MNR	21/06/2017	Clubbers Escape Rooms Cardiff	PROPOSED CHANGE OF USE FROM B2 GENERAL INDUSTRIAL TO D2 ASSEMBLY AND LEISURE.	UNIT 2, SENLAN INDUSTRIAL ESTATE, RHYMNEY RIVER BRIDGE ROAD, PENYLAN, CARDIFF, CF23 9AF	47	True	Permission be granted	07/08/2017
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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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17/01295/DCH	09/06/2017	Hamood	GROUND FLOOR REAR / SIDE EXTENSION	REAR FLAT 67 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RF	59	False	Permission be granted	07/08/2017
17/01329/DCH	16/06/2017	Rozycka	REPLACEMENT WINDOWS	FLAT 2, 115 CLAUDE ROAD, ROATH, CARDIFF, CF24 3QE	54	True	Permission be granted	09/08/2017
17/01254/DCH	08/06/2017	Challans	REPLACEMENT OF THE EXISTING SINGLE GLAZED WOOD FRAMED SASH WINDOWS ON THE FRONT ELEVATION OF THE FLAT WITH SIMILAR WOODEN FRAMED DOUBLE GLAZED SASH WINDOWS	FLAT B, 6 NINIAN ROAD, ROATH, CARDIFF, CF23 5EE	57	False	Permission be granted	04/08/2017



17/01141/DCH	06/06/2017	Rae	TO FIT NEW WOODEN SLIDING SASH WINDOWS AT THE ABOVE PROPERTY. ALL WINDOWS ARE ON THE FRONT ELEVATION OF THE PROPERTY AND THERE ARE NINE IN TOTAL (2 BAYS OF 4 PLUS 1 SINGLE). THE EXISTING WINDOWS AT THE PROPERTY ARE ORIGINAL AND OF SLIDING SASH TYPE. THE REPLACEMENT WINDOWS WILL BE IDENTICAL IN SECTIONS AND WILL INCORPORATE TRADITIONAL WEIGHTS AND CORDS	16 BOVERTON STREET, ROATH, CARDIFF, CF23 5ES	56	True	Permission be granted	01/08/2017
17/01100/DCH	16/05/2017	Wallis	NEW SINGLE-STOREY SIDE EXTENSION AND NEW ATTIC CONVERSION WITH ASSOCIATED DORMER	15 MORLAIS STREET, ROATH, CARDIFF, CF23 5HQ	90	False	Permission be granted	14/08/2017
<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>
17/00100/MNR	17/01/2017	Mr A Sheikh	TWO AND SINGLE STOREY SIDE EXTENSION TO CREATE TWO SELF CONTAINED FLATS. DEMOLITION OF EXISTING UN-USED GARAGE AND ASSOCIATED WORKS TO THE PROPERTY AT NO. 158 TO INCREASE THE PROPERTY FROM A 5-BED TO 6-BED HOUSE IN MULTIPLE OCCUPATION	158 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BX	212	False	Permission be granted	17/08/2017
A/17/00110/MNR	22/06/2017	Redkite Solicitors	FREE-STANDING EXTERIOR SIGN	51 THE PARADE, ROATH, CARDIFF, CF24 3AY	56	True	Permission be granted	17/08/2017
17/01461/MNR	07/07/2017	Haris	VARIATION OF CONDITION 2 OF 17/00211/MNR TO ALLOW SUBSTITUTION OF APPROVED PLANS SHOWING REDUCED EXTENT OF REAR EXTENSION TO THAT APPROVED, AND ALTERATIONS TO ENLARGED REAR WINDOW UNIT AT FIRST FLOOR LEVEL FROM DOOR (AS INSTALLED), TO WINDOW (AS PROPOSED)	2 DIANA STREET, ROATH, CARDIFF, CF24 4TS	46	True	Permission be granted	22/08/2017

17/01025/MNR	05/05/2017	O'Neil	SINGLE STOREY EXTENSION TO FORM A SELF CONTAINED APARTMENT- DEMOLITION OF EXISTING LEAN - TO STRUCTURES AND REMOVAL OF GARAGE/WORKSHOP	147 MOY ROAD, ROATH, CARDIFF, CF24 4TG	103	False	Planning Permission be refused	16/08/2017
17/01282/MNR	06/06/2017	Rafique	CHANGE OF USE FROM 6 BED NURSING HOME TO AN 8 BEDROOM HOUSE IN MULTIPLE OCCUPATION DWELLING INCLUDING SINGLE STOREY REAR EXTENSION	74 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AT	56	True	Permission be granted	01/08/2017
17/01351/MNR	12/06/2017	Rafiq	FIRST FLOOR REAR EXTENSIONS TO FLATS APPROVED UNDER 13/01077/DCI	28-30 CITY ROAD, ROATH, CARDIFF, CF24 3DL	56	True	Permission be granted	07/08/2017
16/01834/MNR	03/10/2016	Elio Leo Architect	CONSTRUCTION OF 10No. APARTMENTS FOR STUDENTS AND NEW FACILITIES	RAVENS COURT, 108-114 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BW	310	False	Permission be granted	09/08/2017
17/01936/MNR	07/08/2017	Lane	REMOVAL OF CONDITIONS 8, 9 AND 10 OF 12/00788/DCI RELATING TO THE CODE FOR SUSTAINABLE HOMES	36A MOY ROAD, ROATH, CARDIFF, CF24 4TD	4	True	Permission be granted	11/08/2017
17/01829/MNR	26/07/2017	Jelos Ltd	STUDENT TENANTED DWELLING	22 STRATHNAIRN STREET, ROATH, CARDIFF, CF24 3JN	12	True	Permission be granted	07/08/2017
17/01539/MNR	30/06/2017	Salih	GROUND AND FIRST FLOOR REAR EXTENSION AND ALTERATIONS TO EXISTING 5 FLATS	117 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BS	38	True	Planning Permission be refused	07/08/2017

**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>
17/01231/DCH	04/07/2017	Sheehan	PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY EXTENSION TO REAR	9 GAULDEN GROVE, PONTPRENNAU, CARDIFF, CF23 8SD	29	True	Permission be granted	02/08/2017

17/01821/DCH	25/07/2017	Heath	ERECTION OF A SINGLE STOREY REAR EXTENSION WITH ULTRAFRAME LIVIN ROOF MADE OF COMPOSITE PANELS AND GLASS INSERTS	1 MAES YR HEDYDD, PONTPRENNAU, CARDIFF, CF23 8LJ	37	True	Permission be granted	31/08/2017
17/01847/DCH	28/07/2017	Irwin	TWO STOREY SIDE EXTENSION	2 OAKLEAFE DRIVE, PONTPRENNAU, CARDIFF, CF23 8AL	34	True	Permission be granted	31/08/2017

<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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17/01704/MJR	12/07/2017	Wates Residential	REMOVAL OF CONDITION 20 (SCHEME OF IMPROVEMENT TO EXISTING FOOTPATH) OF 16/01592/MJR	TY-TO-MAEN CLOSE 11-22, TY-TO-MAEN CLOSE, OLD ST MELLONS	36	True	Permission be granted	17/08/2017
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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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17/00717/MNR	11/04/2017	Loosemore	SUBMISSION OF RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) IN RESPECT OF PLANNING PERMISSION 14/00922/DCO FOR THE CONSTRUCTION OF 4 NO. DWELLINGS	HIGH TREES, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	136	False	Permission be granted	25/08/2017
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## 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>
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17/01307/DCH	06/06/2017	Hall	RETENTION OF A DETACHED DOMESTIC GARAGE	2 HEOL DANYRODYN, PENTYRCH, CARDIFF, CF15 9QB	80	False	Planning Permission be refused	25/08/2017
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**RADY**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/01503/DCH	27/06/2017	Rivron	WIDENING OF EXISTING GATED VEHICLE ENTRANCE TO ACCESS DOUBLE GARAGE BY 100CMS THIS INVOLVES REMOVING 100CMS OF STONE WALL AND THE EXISTING BRICK PILLAR, AND REBUILDING THE BRICK PILLAR TO ABUT THE NEW END OF THE STONE WALL.	24 STATION ROAD, RADYR, CARDIFF, CF15 8AA	56	True	Permission be granted	22/08/2017
17/01214/DCH	26/05/2017	McBride	TWO STOREY EXTENSION TO SIDE AND REAR. LOFT CONVERSION COMPLETE WITH DORMER TO REAR	13 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	82	False	Planning Permission be refused	16/08/2017
17/01309/DCH	07/06/2017	Browne	THE CONSTRUCTION OF A FIRST FLOOR SIDE EXTENSION ABOVE THE EXISTING GARAGE ALTERATIONS TO THE FRONT ENTRANCE AREA AND REAR COVERED AREA	84 DAN-Y-BRYN AVENUE, RADYR, CARDIFF, CF15 8DD	70	False	Permission be granted	16/08/2017
17/01753/DCH	24/07/2017	Rahman	HIP TO GABLE ROOF EXTENSION AND REAR DORMER	15 HEOL SYR LEWIS, MORGANSTOWN, CARDIFF, CF15 8LE	29	True	Permission be granted	22/08/2017
17/01440/DCH	17/07/2017	Hider	FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE. INTERNAL ALTERATIONS TO EXISTING FIRST FLOOR. REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF GROUND FLOOR SINGLE STOREY EXTENSION.	6 ASH TREE CLOSE, RADYR, CARDIFF, CF15 8RX	37	True	Permission be granted	23/08/2017

17/01804/DCH	24/07/2017	Shariff	17/00220/DCH - CHANGE FROM SIDE ANNEX TO DOUBLE GARAGE ON SAME FOOTPRINT & SAME HEIGHT AS PREVIOUSLY CONSENTED ANNEX. ONLY EXTERNAL DIFFERENCE WILL BE THE FRONT DOUBLE UP AND OVER GARAGE DOOR REPLACING THE FRONT DOOR AND WINDOWS	40 HEOL ISAF, RADYR, CARDIFF, CF15 8DY	22	True	Permission be granted	15/08/2017
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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>
17/00560/MJR	07/03/2017	Redrow Homes Ltd	DISCHARGE OF CONDITION 4 (SAMPLES OF SURFACE MATERIALS) OF 16/02016/MJR	LAND NORTH OF LLANTRISANT ROAD, ADJACENT TO CLOS PARC RADYR, CARDIFF	150	False	Full Discharge of Condition	04/08/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/17/00132/MNR	14/07/2017	Food Programme Delivery Orchid Group	2 X NON-ILLUMINATED FASCIA 1 X FASCIA ONLY LOGO ILLUMINATED 1 X INTERNALLY ILLUMINATED PROJECTOR	4 STATION ROAD, RADYR, CARDIFF, CF15 8BN	40	True	Permission be granted	23/08/2017

#### 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>
17/01289/DCH	05/06/2017	Thomas	TWO STOREY EXTENSION TO REAR	175 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 6AD	58	False	Permission be granted	02/08/2017
17/01505/DCH	27/06/2017	Griffiths	PROPOSED SECOND STOREY BEDROOM DORMER CONSTRUCTION	32 LANSDOWNE AVENUE, RHIWBINA, CARDIFF, CF14 6AT	45	True	Permission be granted	11/08/2017

17/01315/DCH	12/06/2017	Hudson	PROPOSED SINGLE STOREY AT SIDE & REAR WITH LOFT CONVERSION	10 PEN-Y-GROES AVENUE, RHIWBINA, CARDIFF, CF14 4SP	66	False	Permission be granted	17/08/2017
17/01800/DCH	21/07/2017	Jones	CERTIFICATE OF LAWFULNESS APPLICATION FOR A SINGLE STOREY REAR EXTENSION	14 COED YR YNN, RHIWBINA, CARDIFF, CF14 6PH	40	True	Permission be granted	30/08/2017
17/01559/DCH	05/07/2017	Enticknap	CONSTRUCTION OF SINGLE STOREY EXTENSION ON REAR ELEVATION OF HOUSE	6 PORTHAMAL GARDENS, RHIWBINA, CARDIFF, CF14 6AH	27	True	Permission be granted	01/08/2017

<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>
17/01256/MNR	01/06/2017	Drane	RETENTION OF THREE BEDROOM DETACHED DWELLING.AS BUILT:	REAR OF 363 AND 365 CAERPHILLY ROAD, RHIWBINA, CARDIFF, CF14 4SH	84	False	Planning Permission be refused	24/08/2017

## 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>
17/01469/DCH	21/06/2017	Reardon Smith	REPLACEMENT OLD STYLE UPVC FRONT ELEVATION WINDOWS WITH SASH UPVC WINDOWS. ANTHRACITE GREY. ALSO REPLACEMENT TWO UPVC WINDOWS TO REAR OF PROPERTY. BEDROOM ONE & TWO FACING ONTO REAR ALLEYWAY	69 HAMILTON STREET, RIVERSIDE, CARDIFF, CF11 9BQ	56	True	Permission be granted	16/08/2017
17/01551/DCH	03/07/2017	Rhys	PROPOSE SINGLE STOREY REAR DINING ROOM EXTENSION. DEMOLISH AND ENLARGE GARAGE TO SIDE ELEVATION INCLUDING MINOR ASSOCIATED WORKS	6 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HR	45	True	Permission be granted	17/08/2017

17/01468/DCH	21/06/2017	Roberts	INSERTION OF CONSERVATION STYLE ROOFLIGHTS TO THE REAR ELEVATION	7 PITMAN STREET, RIVERSIDE, CARDIFF, CF11 9DJ	51	True	Permission be granted	11/08/2017
17/01268/DCH	15/06/2017	Peel	RETENTION OF DOUBLE GLAZING WINDOWS	11 HAMILTON STREET, RIVERSIDE, CARDIFF, CF11 9BP	55	True	Planning Permission be refused	09/08/2017

<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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17/01689/MNR	07/07/2017	Singh	CONSTRUCTION OF STORAGE BUILDING WITHIN EXISTING WALLED YARD	FEDERATION OF CITY FARMS AND COMMUNITY GARDENS, 46 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6JA	38	True	Permission be granted	14/08/2017
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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>
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17/01779/DCH		Lewis	PROVIDING A SMALLER SIDE EXTENSION THAT DOESN'T EXTEND SO FAR FORWARD. PROVIDING A SMALLER REAR EXTENSION.	73 NEW ROAD, RUMNEY, CARDIFF, CF3 3AD			Permission be granted	11/08/2017
17/01049/DCH	20/06/2017	Naish	SINGLE STOREY REAR EXTENSION	3 THE MOAT, CASTLE RISE, RUMNEY, CARDIFF, CF3 4AZ	55	True	Permission be granted	14/08/2017
17/01405/DCH	26/06/2017	Jonas	GROUND FLOOR KITCHEN/DINING ROOM EXTENSION, AND HIP TO GABLE ROOF EXTENSION AND REAR DORMERS TO EXISTING BUILDING	28 DOWNTON RISE, RUMNEY, CARDIFF, CF3 3BH	53	True	Permission be granted	18/08/2017

<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>
17/01181/MNR	26/05/2017	Carroll	PROPOSED 3 BEDROOM DWELLING	LAND ADJACENT TO 217 NEW ROAD, RUMNEY, CARDIFF CF3 3BP	77	False	Permission be granted	11/08/2017
17/00847/MNR	24/04/2017	Micallef	PROPOSED CONVERSION OF DOUBLE GARAGE WITH NEW RAISED ROOF & DORMERS TO FORM A 2 BEDROOM DWELLING	2 PENTWYN VILLAS, GREENWAY ROAD, RUMNEY, CARDIFF, CF3 1UL	123	False	Planning Permission be refused	25/08/2017

#### 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>
17/01703/DCH	10/07/2017	Stowe	SINGLE STOREY FLAT ROOF EXTENSION BUILT BETWEEN REAR ANNEXES PLAYROOM	6 COVENY STREET, SPLOTT, CARDIFF, CF24 2NL	45	True	Permission be granted	24/08/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/17/00131/MNR	06/07/2017	Cardiff Vineyard Church	2NO. FASCIA SIGNS	CARDIFF VINEYARD CENTRE, OCEAN WAY, SPLOTT, CARDIFF, CF24 5HF	48	True	Permission be granted	23/08/2017

#### TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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17/01426/DCH	15/06/2017	Gwilliam	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS WITH INTERNAL ALTERATIONS	4 FENNEL CLOSE, ST MELLONS, CARDIFF, CF3 0ND	56	True	Permission be granted	10/08/2017
17/01784/DCH	19/07/2017	Singh	SINGLE STOREY SIDE AND REAR EXTENSIONS	1 SANDERLING DRIVE, ST MELLONS, CARDIFF, CF3 0DA	35	True	Permission be granted	23/08/2017
17/01698/DCH	10/07/2017	Griffiths	CHANGE OF USE OF GARAGE TO BEDROOM. WORKS TO INCLUDE FORMING CONNECTION TO EXISTING BUNGALOW.	12 CLEDDAU CLOSE, ST MELLONS, CARDIFF, CF3 0SG	31	True	Permission be granted	10/08/2017

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17/01401/MNR	14/06/2017	Atlantic Recycling Ltd	RETENTION OF BIOMASS BOILER SHED	Atlantic Eco Park, Ty To Maen Farm, Newton Road, Trowbridge, CARDIFF, CF3 2EJ	63	False	Permission be granted	16/08/2017

#### 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>
17/01489/DCH	10/07/2017	Patterson	DEMOLITION OF EXISTING CONSERVATORY & GARAGE. NEW SINGLE STOREY REAR EXTENSION	9 CORYTON RISE, WHITCHURCH, CARDIFF, CF14 7EJ	43	True	Permission be granted	22/08/2017
17/01472/DCH	22/06/2017	Southgate	DEMOLITION OF EXISTING OUTBUILDING AND THE CONSTRUCTION OF A NEW OUTBUILDING AS A HABITABLE ROOM AND WC.	9 LLANCAIACH ROAD, WHITCHURCH, CARDIFF, CF14 1PX	53	True	Permission be granted	14/08/2017

17/01446/DCH	19/06/2017	Wicks	AMEND 17/00904/DCH BY WIDENING THE FIRST FLOOR EXTENSION FROM 3.5m 2m FROM EITHER BOUNDARY TO 4.5m(1.5m FROM EITHER BOUNDARY) TO CREATE A DOUBLE BEDROOM ON THE FIRST FLOOR & ALSO A USEABLE SPACE FOR A BATHROOM IN THE ATTIC	50 ATHELSTAN ROAD, WHITCHURCH, CARDIFF, CF14 2EP	52	True	Planning Permission be refused	10/08/2017
17/01304/DCH	12/06/2017	SABS (Cardiff) Ltd	DEMOLISH REAR LEAKING GARAGE WITH ASBESTOS ROOF, ERECT NEW SINGLE STOREY EXTENSION TO REAR AND HIP TO GABLE SIDE EXTENSION WITH DORMER TO REAR TO LOFT	64 PARK AVENUE, WHITCHURCH, CARDIFF, CF14 7AN	53	True	Permission be granted	04/08/2017
17/00983/DCH	05/05/2017	BBS Building Limited	400 MM INCREASE TO HEIGHT OF PITCHED ROOF AND RETENTION OF EXISTING REAR DORMER	55 PARK AVENUE, WHITCHURCH, CARDIFF, CF14 7AP	112	False	Planning Permission be refused	25/08/2017
17/01716/DCH	12/07/2017	Bailey	EXTENSION TO REAR OF GARAGE AS SUMMER HOUSE	11 HANBURY CLOSE, WHITCHURCH, CARDIFF, CF14 2TB	36	True	Permission be granted	17/08/2017
17/01732/DCH	12/07/2017	Coray	PROPOSED SINGLE STOREY REAR / SIDE EXTENSION ( FLAT ROOF )	84 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	36	True	Permission be granted	17/08/2017
17/01546/DCH	10/07/2017	Coleman	TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION.	34 HEOL Y GORS, WHITCHURCH, CARDIFF, CF14 1HF	32	True	Permission be granted	11/08/2017
17/01733/DCH	19/07/2017	Burton	ALTERATIONS TO 16/01762/DCH - ALTERATIONS TO ALLOW EXISTING AND NEW ROOF TO RUN PARALLEL WITH EACH OTHER, THREE ROOF LIGHTS AND A SMALL OBSCURE GLAZED WINDOW TO THE REAR ROOF WALL ELEVATION	2 LLWYNDERW ROAD, WHITCHURCH, CARDIFF, CF14 1HW	22	True	Permission be granted	10/08/2017
17/01832/DCH	26/07/2017	Paget-Miles	ALTERATIONS TO 16/02612/DCH- TO AMEND THE DORMER TILE COLOUR FROM GREY TO RED	87 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LX	9	True	Permission be granted	04/08/2017

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17/01412/MNR	14/06/2017	WBS Ltd	TO AMEND THE ELEVATIONS OF A PREVIOUSLY APPROVED BUILDING WHICH IS UNDER CONSTRUCTION.	57 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DD	72	False	Permission be granted	25/08/2017
17/00716/MNR	21/06/2017	Cardiff and Vale University Health Board	TEMPORARY MODULAR ACCOMMODATION TO SERVE CARDIFF AND VALE UNIVERSITY HEALTH BOARD LOCALITY TEAM FOR THE DURATION OF 5 YEARS	WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH, CARDIFF, CF14 7XB	43	True	Permission be granted	03/08/2017
17/01444/MNR	19/06/2017	Ahmed	PROPOSED NEW FRONT CONSERVATORY EXTENSION FOR RESTAURANT	13 PENLLINE ROAD, WHITCHURCH	53	True	Planning Permission be refused	11/08/2017
17/01526/MNR	18/07/2017	SABS (CARDIFF) LTD	DEMOLISH EXISTING LEAKING BUNGALOW AND REPLACE WITH 4 TERRACED HOUSES WITH PARKING AND REAR GARDENS	THE BUNGALOW, LLANCAIACH ROAD, WHITCHURCH, CARDIFF, CF14 1PX	37	True	Planning Permission be refused	24/08/2017
17/01709/MNR	11/07/2017	HJW Estates Ltd	AMENDMENTS TO 16/02688/MNR- RE-LOCATION OF CAR SPACES AND INSTALLATION OF SLIDING GATE	88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	27	True	Permission be granted	07/08/2017

Mae'r dudalen hon yn cael ei adael yn wag yn fwiadol