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AGENDA

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 17 OCTOBER 2018, 1.30 PM

Venue COMMITTEE ROOM 4 - COUNTY HALL

Membership Councillor Keith Jones (Chair)
Councillors Lay, Ahmed, Asghar Ali, Congreve, Driscoll, Gordon,
Hudson, Jacobsen, Jones-Pritchard, Murphy and Sattar

1 Apologies for Absence

2 Minutes

To approve as a correct record the minutes of the meeting held on 19 September 2018.

3 Declarations of Interest

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

4 Petitions

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

Application, 18/00455/MJR, Holiday Inn Express, Longueil Close, Atlantic Wharf, Cardiff Bay

Application no, 18/01028/MJR, 56 Wern Goch West, Llanedeyrn

Application no, 18/01627/MNR, 10 Windermere Avenue, Cyncoed

5 Development Control Applications

a 18/01114/MNR, Broadawel, Druidstone Road, Old St Mellons

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- b** 18/00576/MJR, Youth Offending Team - The Rise, Pen-Hill Road, Llandaff
- c** 18/00455/MJR, Holiday Inn Express, Longueil Close, Atlantic Wharf, Cardiff Bay
- d** 18/012028/MJR, 56 Wern Goch West, Llanedeyrn
- e** 18/01462/MNR, The Caerau, Bishopston Road, Caerau
- f** 18/01627/MNR, 10 Windermere Avenue, Cyncoed
- 6** **Applications decided by Delegated Powers - September 2018**
- 7** **Urgent Items (if any)**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 11 October 2018

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

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PLANNING COMMITTEE

19 SEPTEMBER 2018

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

19 : APOLOGIES FOR ABSENCE

None

20 : MINUTES

The minutes of the meeting held on 11 July 2018 were approved as a correct record and signed by the Chairperson.

21 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Hudson	18/01545/MJR	Work Interest with Funeral Director
Jacobson	18/01545/MJR	Expressed view on Social Media

22 : PETITIONS

Application no 18/01545/MJR, Land to the East Side of Thornhill Road and North of M4, Lisvane.

The Petitioner spoke and the Applicant responded.

23 : 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 recommendations as set out in the report of the Director 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 Act 1990)

APPLICATIONS GRANTED

18/01545/MJR – LISVANE

LAND ON THE EAST SIDE OF THORNHILL ROAD AND NORTH OF M4, LISVANE, CARDIFF

Change of use from agricultural land to a burial site and associated buildings, infrastructure and engineering works, including new and altered vehicular access to/from Thornhill Road, provision of roads, footpaths, car park, toilet block, public footpaths, car park, toilet block, public shelters, burial areas, landscaping works (including suds) and re-grading of site levels.

18/01563/MJR – CATHAYS

24 PARK LANE STUDENT LIVING, PARK LANE, CATHAYS PARK
Change of use of 34 student apartments (Sui Generis) to 34 Apart-Hotel rooms (Class C1)

APPLICATIONS DEFERRED

18/00576/MJR – LLANDAFF

YOUTH OFFENDING TEAM – THE RISE, PEN-HILL ROAD, PONTCANNA
Erection of 8-4 bed townhouses, garages and associated parking.

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

18/01114/MNR – PONTPRENNAU/OLD ST MELLONS

BROADAWEL, DRUIDSTONE ROAD, OLD ST MELLONS
Demolition of existing attached garage to Bro Dawel and erection of new double garage for Bro Dawel. Construction of new detached dwelling.
REASON: In order for a site visit to this location to take place.

24 : APPLICATIONS DECIDED BY DELEGATED POWERS - AUGUST 2018

Noted

25 : URGENT ITEMS (IF ANY)

None

The meeting terminated at 3.50 pm

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 17/10/2018

APPLICATION No. **18/01114/MNR** APPLICATION DATE: 22/05/2018ED: **PONTPRENNAU/ST MELLONS**

APP: TYPE: Full Planning Permission

APPLICANT: Mr & Mrs Smith

LOCATION: BRODAWEL, DRUIDSTONE ROAD, OLD ST MELLONS,
CARDIFF, CF3 6XDPROPOSAL: DEMOLITION OF EXISTING ATTACHED GARAGE TO
BRO DAWEL AND ERECTION OF NEW DOUBLE
GARAGE FOR BRO DAWEL. CONSTRUCTION OF
NEW DETACHED DWELLING

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

1. C01 Statutory Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - A101 Rev. G, A102 Rev D
 - Bat Survey Report dated 06/06/18

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

3. Prior to the construction of the building above foundation level, details 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: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

4. Notwithstanding the submitted plans, details of the means of site enclosure shall be submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.

Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff

Local Development Plan.

5. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, hard surfacing materials, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The landscaping shall be carried out in accordance with the approved design and implementation programme.
Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no further windows shall be inserted in the dwelling house hereby approved.
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan 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 off-site receptors, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.
8. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation.

Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

9. 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: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

10. Prior to the erection of the dwelling hereby approved, a scheme for the drainage of the site and any connection to the existing drainage system shall be submitted to and approved in writing to the local planning authority. Prior to the submission of the drainage details, ground permeability tests shall be undertaken to ascertain whether sustainable drainage techniques can be utilised and the results of the tests shall be incorporated in the submitted scheme. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan.

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

Reason : To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.

12. The first floor bathroom and en-suite windows on the rear elevation of the dwelling, shown on drawing reference A102 Rev D, shall be non-opening below a height of 1.7 metres above internal floor level, glazed with obscure glass and thereafter be so retained. The roof lights in the rear roof plane shall be installed such that their lower sill level is a minimum of 1.7 metres above the internal floor level of the bedroom and thereafter they shall be so retained.
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
13. Further details of the footway to be constructed along the site frontage, as shown on drawing A101 Rev G, shall be submitted to and approved by the Local Planning Authority. The footway shall be constructed in accordance with the approved details prior to the beneficial occupation of the dwelling and thereafter shall be retained at all times.
Reason: In the interests of highway and pedestrian safety, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan

RECOMMENDATION 2: The applicant is informed that WelshWater/Dwr Cymru has advised the site is crossed by a public sewer and that no operational development should be carried out within 3.0 metres either side of its centre line. For further information please contact developer.services@dwrwymru.com

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4 : 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 5: The applicant is advised to secure the consent of the Operational Manager, Asset Management (via 'highwaysnetworkmanagement@cardiff.gov.uk') prior to undertaking any works within the adopted highway in relation to the proposed development.

RECOMMENDATION 6: The applicant is advised that developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 20717500.

RECOMMENDATION 7: 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 for advice.

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.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result in a fine and/or imprisonment.

NRW can be contacted at:-
Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP,
0300 065 3000

Bat Conservation Trust can be contacted at:-
5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845
1300228'

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to a dwelling house known as Brodowel, Druidstone Road where permission is sought to construct a two storey house in the side garden. The application also proposed a new replacement garage for the existing house.
- 1.2 Details of the siting and appearance of the proposed dwelling and garage are shown the plans submitted with the application. The dwelling comprises a two storey hipped roof structure with a single storey element attached to the side. It rises to a main ridge height of approximately 8.5 metres with the lower element rising to approximately 4.8 metres.
- 1.3 A separation distance of approximately 4.8 metres would be retained between both properties. To the rear, the site backs onto the large garden of a neighbouring property at Pwll Coch Uchaf. The rear elevation of the proposed dwelling is shown to be sited between 8.8 metres and 11.6 metres from the boundary with this property.
- 1.4 The side elevation of the proposed dwelling would be positioned between 6.2 metres and 6.7 metres from eastern boundary of the site. This boundary comprises a hedge which runs alongside the driveway serving Pwll Coch Uchaf and a single storey dwelling known as Ty Win. The front garden of Ty Win lies opposite the eastern boundary of the application site on the other side of the lane.
- 1.5 The proposed replacement garage for Brodowel would be sited to the front of the house, approximately 2.5 metres from the boundary with the front garden of the neighbouring property at Bron y Coed. The garage comprises a pitched roof structure measuring 6.6 metres by 6.6 metres in plan and rising to an eaves and ridge height of 2.1 metres and 4.9 metres respectively.
- 1.6 Vehicular access serving both houses would be provided from Druidstone Road, propositioned mid-way along the site frontage, as existing. A new footway would also be provided as part of the development. To facilitate the provision of the footway, the existing hedge would be removed and a new hedge planted in mitigation.
- 1.7 The subdivision of the plot, as proposed, would retain a side and rear garden of approximately 385 sq metres with the existing house and a rear garden of approximately 240 sq metres would be provided for the new dwelling.

- 1.8 The application is supported by a bat survey which states that no evidence of bats was found and that the potential impact of the development on bats is low.
- 1.9 A drainage strategy has also been included with the application which proposes a sustainable drainage solution for surface water (soakaway) with foul drainage proposed to be connected into the mains sewer.

2. **DESCRIPTION OF SITE**

- 2.1 Brodowel is a detached hipped roof property located on the south eastern side of Druidstone Road, approximately 600.0 metres from its junction with Tyr Winch Road.
- 2.2 Although Druidstone Road has the character of a rural lane, Brodowel lies within an established row of houses fronting this section of road. Planning permission has been granted on many occasions in recent years for the development of new houses in the gardens of existing properties at Druidstone Road and several of these developments have been carried out.
- 2.3 To the rear, the site backs onto the garden of a neighbouring property at Pwll Coch Uchaf. The eastern boundary of the site comprises a hedge which runs alongside the driveway serving Pwll Coch Uchaf and a single storey dwelling known as Ty Win. The front garden of Ty Win lies opposite the eastern boundary of the application site on the other side of the lane.
- 2.4 To the west, the site adjoins a large detached property known as Bron y Coed. The boundary with this neighbour is enclosed by a close boarded fence, approximately 1.8 metres in height.
- 2.5 The boundary of the site with Druidstone Road is enclosed by a hedge. The property is access from a point mid-way along this boundary. On the opposite side of the road lies another detached house known as The Cottage, with fields on either side.
- 2.5 At the time of the officer site visit it was noted that some ground clearance works had commenced, some vegetation/trees had been removed and that work was also underway on the refurbishment of the existing house. An attached garage had been removed.

3. **SITE HISTORY**

- 3.1 No recent planning applications.
- 3.2 There is an extant planning permission to demolish the bungalow at the neighbouring Ty Win and the construction of a new two storey house sited forward of its existing footprint (ref:14/00380/DCO).

4. **POLICY FRAMEWORK**

4.1 The Cardiff Local Development Plan 2006-2026 provides the local planning policy framework. Relevant policies include:

KP3 (B): Settlement Boundaries

KP5: Good Quality and Sustainable Design

KP8: Sustainable Transport

KP 15: Climate Change

EN11: Water Sensitive Design

EN13: Air, Noise, Light Pollution and Land Contamination

T1: Walking and Cycling

T5: Managing Transport Impacts

EN1: Countryside Protection

EN3: Landscape Protection

EN7: Priority Habitats and Species

EN8: Trees, Woodlands and Hedgerows

4.2 Supplementary Planning Guidance: Cardiff Infill Sites (2017);
Supplementary Planning Guidance: Managing Transport Impacts (Incorporating Parking Standards)(2018);
Supplementary Planning Guidance: Waste and Collection and Storage Facilities (2016);
Supplementary Planning Guidance: Green Infrastructure (November, 2017);

4.5 *Planning Policy Wales Edition 9 (2016):*

1.2.5 Provided that a consideration is material in planning terms, it must be taken into account in dealing with a planning application even though other machinery may exist for its regulation. Even where consent is needed under other legislation, the planning system may have an important part to play, for example in deciding whether the development is appropriate for the particular location. The grant of planning permission does not remove the need to obtain any other consent that may be necessary, nor does it imply that such consents will be forthcoming.

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

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites
- Minimise the risks posed by, or to, development on or adjacent to unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the consequences of climate change by building resilience into the natural and built environment.
- Locate developments so as to minimise the demand for travel, especially by private car
- Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods

4.7.4: 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.

4.7.8 Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

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

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

5.2.9 Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. They also play a role in tackling climate change by trapping carbon and can provide a sustainable energy source. Local planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality.

5.5.11 The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

9.1.2 Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote, inter alia, development that is easily accessible by public transport, cycling and walking.

9.2.22: Many parts of the countryside have isolated groups of dwellings. Sensitive infilling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.

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

9.3.6: New house building and other new development in the open countryside, away from established settlements, should be strictly controlled. The fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation has no objection to the application subject to appropriate conditions. An informative is also requested advising the

application of the need to secure the consent of the Operational Manager, Network Management prior to undertaking any works in adopted highway.

- 5.2 The Drainage Engineer has been consulted on the application. No representations have been received.
- 5.3 Pollution Control (Noise & Air): no observations.
- 5.4 Shared Regulatory Services (Contaminated Land) requests the inclusion of conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
- 5.5 The Operational Manager, Waste Management has been notified of the application. No representations have been received.
- 5.8 The Council's Ecologist, noting the submitted bat report, raises no objections to the application but recommends the advisory note in respect of bats.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water/ Dwr Cymru advises that the site is crossed by a public sewer. The Company comments that under the Water Industry Act 1991, it has rights of access to its apparatus at all time. If the Council is minded to grant planning permission, the following condition is recommended:

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

7. **REPRESENTATIONS**

- 7.1 Councillor J Williams objects to the application and has requested that it be referred to Planning Committee for determination on the grounds of the policies KP3(B) and EN1 of the adopted Cardiff Local Development Plan.
- 7.2 Councillor D Rees also requests that the application be determined at Planning Committee.
- 7.3 Old St Mellons Community Council objects on the following grounds:

The Community Council wish to place an objection to the application on the following grounds:

- *There is a lack of connectivity, therefore traffic concerns.*
- *Lack of public transportation.*
- *Poor lighting and narrow road.*
- *The site is not included in the local development plan or considered.*
- *Overdevelopment.*
- *The application is outside the settlement boundary of the current Local Plan.*

- *The application is contrary to the plan in force.*

Policy KP3 (B) – Settlement Boundaries

In order to strategically manage the spatial growth of Cardiff, settlement boundaries are proposed as shown on the Proposals Map. In all areas outside the defined settlement boundaries, otherwise referred to as countryside, there will be a corresponding presumption against inappropriate development.

Policy EN1: Countryside Protection

Development in the countryside, beyond the settlement boundaries identified on the Proposals Map, will only be permitted where the use is appropriate in the countryside, respects the landscape character and quality and biodiversity of the site and surrounding area and where it is appropriate in scale and design. A landscape assessment and landscaping scheme will be required for significant development proposals. Proposals for new housing, rural diversification and rural enterprise, will only be permitted where they comply with National Planning Policy.

The proposed dwelling is inappropriate development as it lies in the countryside outside of the defined settlement boundary. The principle of the proposal therefore conflicts with Policy KP3 (B) and EN1.

- 7.4 An Occupier of Ty Win objects to the application for the following reasons (summary):

A Local Development Plan has been in force since January 2016 to prevent spurious building applications in this area. It appears that the applicant is of the opinion that consent has been granted as substantial works have already been carried out, including the demolition of the attached garage, the removal of established mature healthy trees, and heavy duty ground work in the proposed location of the development.

There are eight properties of this nature up for sale within a mile of the address.

As the existing property is located centrally to the plot, another building would create a visual imbalance. The Council is urged to refuse the application. If granted it is feared that it would create a precedent and result in many more requests to build and destroy gardens in this manner in the area.

- 7.5 The Occupier of The Cottage, Druidstone Road objects to the application for the following reasons (summary):

The proposed dwelling is inappropriate development as it lies in the countryside outside of the defined settlement boundary. The principle of the proposal therefore conflicts with policies KP3 (B) and EN1 and should be refused on this basis.

Notwithstanding the above in principle objection, it is also considered that the proposed dwelling would overlook The Cottage and garden adversely affecting the residential amenity that is currently enjoyed. The proposed siting of the

dwelling is such that it would look directly down the occupier's driveway and into the front windows of the house and could also look directly at the side garden patio dining area.

It would also be oppressive due to the difference in levels between the site and The Cottage house being on a lower level, coupled with the height, mass and scale of the proposed dwelling. The proposal would be at odds with the pattern of development in the area as there are no examples of two houses that close together along this part of Druidstone Lane.

It is of concern that the hedge would be lost which is a strong characteristic of the area.

7.6 An occupier of Pwll Coch House objects to the application for the following reasons (summary):

The proposed development is outside the settlement boundary in the Local Development Plan (LDP) adopted on 28th January, 2016. Prior to this date there were no major restrictions to building in the gardens of houses along Druidstone Road. However, any new dwellings were constructed in the gardens behind the original houses and are discreet and barely visible from the road. The current proposal is contrary to this. The garden of Bro Dawel is small in comparison to the gardens of the other properties where developments have taken place.

The gardens of properties where new builds have taken place have provided within their own curtilage a new boundary hedge and pavement. On the submitted plans, the pavement is to be created on the road because the plot is already too small to accommodate the proposed new dwelling, double garage and a new garage for the retained house.

Bro Dowel does not have historic planning permission to build, i.e., submitted and approved before the adoption of the Local Plan in 2016. The application is proposed on land protected by the LDP and no longer in the previous building zone.

The garden has been completely cleared of mature trees, two new driveways created using deep compressed hard-core and the proposed demolition of existing garage has already taken place.

The proposed development, if approved, would create a dangerous precedent.

Druidstone Road provides a leafy rural corridor that leads to open countryside. It is not only enjoyed by the residents but is greatly used for recreational purposes by people outside the area e.g. walkers, runners, cyclists. The proposal would create a permanent eyesore. The need to fulfil the quotas of house building has been mentioned. However at present there are house building projects for 5000 new homes to take place in the area nearby, so this infill is not desperately needed.

The occupier has requested that the determination of the application be made via the committee route.

7.7 The occupier of Chandos objects to the application stating that the proposed dwelling is not in keeping with Druidstone Road and that the site lies outside the LDP settlement boundary. Approval would create an unacceptable precedent. It is considered that the dwelling is too near the road and that there is a sharp bend which will become a danger to traffic, walkers cyclists and horse riders.

7.8 The occupier of Bron y Coed objects for the following reasons (summary):

The occupier states that the applicant has already started to prepare the site by the felling of several mature trees, digging up the garden in preparation for the ground work thus destroying an established garden and has demolished the 'attached' garage.

The occupier states that it would appear the applicant is working under the assumption that planning has already been granted.

The occupier considers that the proposed dwelling is far too large for the plot and will dominate Bro Dawel creating an aesthetically unbalanced, unpleasing aspect. The occupier states that in January, 2016, a Local Development Plan was put in force to stop this type of development.

7.9 A further occupier of Pwll Coch Uchaf House objects to the application for the following reasons (summary):

- i) The proposed dwelling would be totally out of character the semi-rural character of the area
- ii) The proposed size of the dwelling is of concern. It would have an overbearing influence on the character and rural appearance within Druidstone Road.
- iii) If successful, it would set a precedent for allowing large detached houses on the main road frontage. Previous new builds along the road have been constructed at the rear of existing properties which ensures that the rural aspect of the area is maintained.
- iv) The proposed development lies outside the settlement boundary identified in the Local Development Plan.
- v) It is pointed out that the applicant has proceeded to demolish the attached garage to Brodawel prior to planning permission having been obtained and the site has also been cleared of established trees.

The occupier concludes that the site is not suitable for a development of this nature.

7.10 The occupier of The Conifers, Druidstone Road objects to the application for the following reasons:

The proposed development is outside the settlement boundary in Local Development Plan. The settlement boundary for the LDP on Druidstone Road is approximately ½ mile away from this proposed development.

The proposed dwelling is far too large for the plot and would be oppressive, completely dominating Bro Dawel.

This proposal would create a permanent eyesore on Druidstone Road, is not sympathetic infill and is completely out of character with the existing properties on Druidstone Road. If approved, it will set a very dangerous precedent for other such applications.

A pavement is to be created and the plot is already too small to accommodate this proposed new build. The build would also protrude beyond the building line.

As there are 5000 new homes currently being constructed nearby, this infill development is not needed. It is requested that the application is refused and that any decisions regarding the application are made via the committee route.

- 7.11 The occupier of The Evergreens, Druidstone Road objects to the application for the following reasons (summary):

The proposed dwelling is far too large for the plot and will dwarf Bro Dawel and is not in keeping with the properties that run along Druidstone Road .

On approaching Bro Dawel from either direction there is a nearby bend in the road that is becoming dangerous. It is considered that building yet another house particularly so close to this bend, with cars entering and leaving the property, is only adding to the likely hood of another road accident and perhaps more serious in nature.

The proposed property lies outside the LDP settlement boundary and will erode the surrounding countryside.

- 7.12 Neighbouring and nearby residents have been consulted on amended plans. The following additional representations have been received:

- 7.13 The occupier of Bron y Coed, Druidstone Road advises that her previous objections still stand (refer to paragraph 7.8).

8. **ANALYSIS**

- 8.1 This application was deferred by Planning Committee at its meeting on 19th September 2018, in order to undertake a site visit. The visit took place on Monday 8th October, 2018 and the application is reported back for determination.

- 8.2 Planning permission is sought to construct a detached dwelling in the side garden of Bro-dowel, Druidstone Road and a replacement detached garage for

the existing house.

- 8.3 The main planning issues relate to the acceptability of the proposed development on land use policy grounds having regard to the location of the site outside the settlement boundary, the effect of the proposed development on the character and appearance of the area and the general amenities of neighbouring occupiers, the acceptability of the proposal on transportation and connectivity grounds, the effect on trees and nature conservation.
- 8.4 The site lies outside the settlement boundary as defined on the Proposals Map of the Cardiff Local Development Plan. Policy KP3 (B): Settlement Boundaries seeks to control inappropriate development in the countryside outside the identified settlement boundaries as shown on the Proposals Map
- 8.5 Policy EN1: Countryside Protection provides more guidance on the interpretation of this policy approach stating that: *there will be a presumption against development in the countryside, beyond the settlement boundaries identified of the Proposals Map, except where it can be justified for agricultural and forestry needs or it is essential for facilitating sustainable access to and enjoyment of the countryside including appropriate outdoor recreation and tourism uses.*
- 8.6 The aim of Policy EN1 is to ensure that development within the countryside is strictly controlled to protect and enhance Cardiff's natural heritage and setting.
- 8.7 Policy EN3 Landscape Protection states that: *development will not be permitted that would cause unacceptable harm to the character and quality of the landscape and setting of the City.*
- 8.8 National planning policy guidance is contained in Planning Policy Wales (PPW). Paragraph 4.7.8 relating to development in the countryside states that:
- Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.*
- 8.9 Paragraph 9.2.22 of PPW provides more advice in relation to infilling and states:
- Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, in particular for affordable housing to meet local need, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.*

- 8.10 Notwithstanding the location of the application site some distance outside the settlement boundary, it comprises part of the garden of Bro Dowel. The proposed dwelling would be located within an established row of houses fronting this section of Druidstone Road. As a consequence, it would not add to unacceptable ribbon development along the road and is considered, in principle, to comply with the guidance outlined in PPW in relation to sensitive filling of small gaps. Whilst Ty Win to the north east, currently comprises a relatively modest single storey dwelling, there is an extant planning permission to demolish the bungalow and construction a new two storey house sited forward of its existing footprint.
- 8.11 It should be noted that planning permission for 2 no. detached dwellings on land adjacent to Cefn Eirwg, Druidstone Road (located approximately 350.0 metres south west of the application site) was refused in August, 2017 on grounds relating to unacceptable development into the countryside (ref.17/01206/MNR). However, that application is considered to differ from the current proposal in that the site did not comprise previously developed land and was located along a section of Druidstone Road characterised by sporadic residential development separated by areas of open countryside. It was considered that the development would have consolidating existing sporadic ribbon development along Druidstone Road and would not have constituted sensitive infilling as referred to in Planning Policy Wales.
- 8.12 Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan states that... *all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by* (inter alia):
(i) responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;
(x) ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;
- 8.13 Planning Policy Wales at paragraph 4.11.9 states that '*visual appearance, scale and relationship to surroundings and context are material planning considerations.*'
- 8.14 Further guidance on residential infill development is provided in the Council's Supplementary Planning Guidance: *Cardiff Infill Sites (2017)*.
- 8.15 The SPG advises at paragraph 2.13 that:
'It is important to strike a balance between maintaining the established positive character of a residential street and introducing additional housing. To avoid a 'town cramming' effect, any proposals must:
- *Maintain a useable amenity space or garden for new as well as any existing dwellings/occupiers.*

- *Maintain an established spacing between buildings that respects the pattern of layout in the vicinity of the site.*
- *Maintain appropriate scale and massing which respects buildings in the vicinity of the site.*
- *Respect the frontage building line and respond to the existing street scene.*

8.16 At paragraph 3.8 the SPG states that:

Infill development needs to be sensitive to its context. It is important that in residential areas where there is a clear existing pattern and form of development, that new buildings, landscaping and boundary treatments (e.g. gates, railings, walls and hedges) complement the character of the surroundings.

8.17 At paragraph 4.11 the SPG states that:

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

8.18 The proposed dwelling will be of traditional appearance with a hipped roof to match the roof design at Bro Dowel. Finished materials are to comprise roughcast render with brick detailing and a slate roof. Given the evident variety in house design in Druidstone Road, it is not considered that the appearance of proposed dwelling would cause unacceptable harm to the character of the area. Furthermore, amended plans have been submitted which reduce the scale of the dwelling. The original 1 ½ storey double garage with bedroom above has been replaced with a single storey garage of reduced width. The amended layout plan increases the distance between the structure and the eastern site boundary to between 6.2 metres and 6.7 metres.

8.19 A distance of approximately 4.8 metres would be retained between Bro Dowel and the proposed dwelling which is considered sufficient to ensure reasonable visual separation between them.

8.20 Although the existing boundary hedge would be removed to facilitate the frontage footway, a new replacement hedge is proposed in mitigation together with new tree planting. The proposed layout plan shows sufficient space to accommodate this new planting, the details of which are would be addressed by condition.

8.21 The proposed replacement garage for the existing house is to be sited forward of this property. However, a distance of approximately 11.0 metres would be retained between the structure and the front of the site which is considered sufficient to ensure that its siting would not appear incongruous in the street scene.

8.22 The subdivision of the plot, as proposed, would retain a side and rear garden of approximately 385 sq metres with the existing house and a rear garden of

approximately 240 sq metres would be provided for the new dwelling. Consequently, the provision of private amenity areas significantly exceeds the Council's guidelines as set out in the Infill Sites SPG.

- 8.23 The likely effect of the proposed development on the living conditions of neighbouring occupiers has been carefully considered.
- 8.24 The application site backs onto the garden of the neighbouring property at Pwll Coch Uchaf. The rear elevation of the proposed dwelling is shown to be sited between 8.8 metres and 11.6 metres from the boundary with this property. Where first floor windows are proposed in this elevation which would fall below the privacy guideline of 10.5 metres, they are required to be obscurely glazed. The proposed dwelling is sited approximately 15.0 metres from the front boundary of The Cottage located on the opposite side of Druidstone Road and approximately 39.0 metres from its front elevation. Having regard to these distances, it is not considered that the amenity of the neighbouring occupier would be harmed to the extent that would justify refusal of the application on this ground.
- 8.25 Following the receipt of amended plans, the side elevation of the proposed dwelling would be positioned between 6.2 metres and 6.7 metres from eastern boundary of the site. This boundary comprises a hedge which runs alongside the driveway serving Pwll Coch Uchaf and a single storey dwelling known as Ty Win. The front garden of Ty Win lies opposite the eastern boundary of the application site on the other side of the lane. It is not considered that the proposed dwelling would have an unduly overbearing or dominating effect on this neighbouring property or would impact unacceptably on light to habitable rooms having regard to the distance between them and the Council's guidelines on these matters.
- 8.26 The proposed replacement garage for Brodowel would be sited forward of the house, approximately 2.5 metres from the boundary with the front garden of the neighbouring property at Bron y Coed. The boundary is enclosed with a 1.8 metre high close boarded fence. The garage comprises a pitched roof structure rising to an eaves and ridge height of 2.1 metres and 4.9 metres respectively. It is not considered that it would impact on the living conditions of the adjoining occupiers to the extent that it would constitute an unneighbourly form of development.
- 8.27 The Operational Manager, Transportation has raised no objections to the application on parking, highway safety subject to the provision of adequate off-street parking/manoeuvring and a 1.8 metre wide frontage footway.
- 8.28 It is acknowledged that connectivity of the site with existing neighbourhoods by means of travel other than the car would be restricted having regard to the distance from a regular bus service (stop) together with the standard of Druidstone Road, which has intermittent footpath provision. However, numerous planning permissions have been granted in recent years for dwellings within the large garden of properties along the road. Although Druidstone Road has limited footway provision, it is illuminated. In considering

the transportation impact of such applications, the main highway consideration is that in the absence of footways, the visibility for vehicles emerging onto the road is often poor. The Operational Manager, Transportation has taken the view that, on balance, the benefit achieved in terms of highway safety, by securing improved visibility for existing accesses outweighs the limited increase in the numbers of vehicle/pedestrian movements which would accrue from the new dwellings and that a further consequential benefit would be the incremental improvement that would be achieved to pedestrian facilities generally along the road.

- 8.29 The Council's ecologist has raised no objections to the application on nature conservation grounds recommending informative 7.
- 8.30 On balance, the application is considered acceptable and approval is recommended subject to the attached conditions.

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.

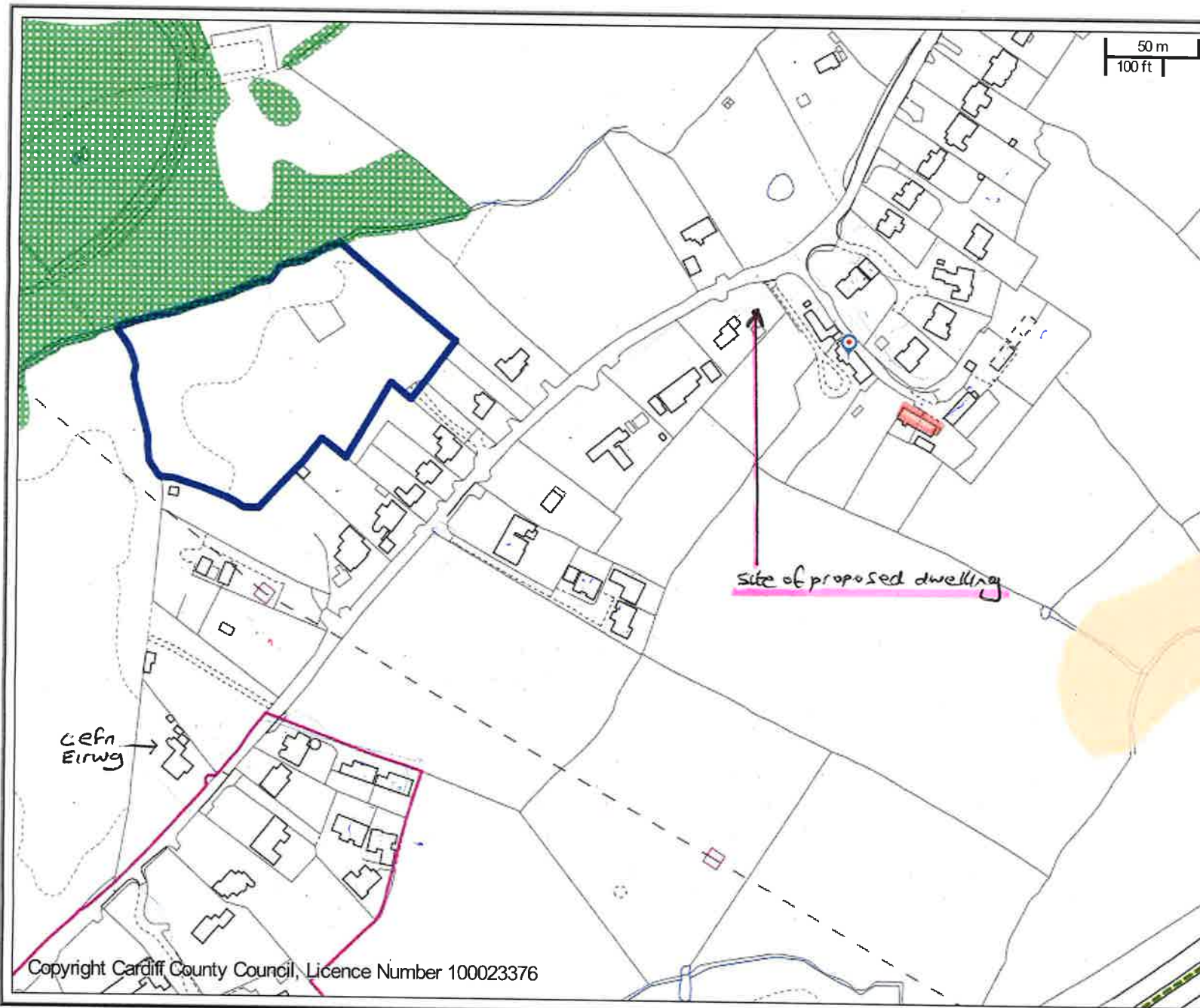
9.3 *Well-being of Future Generations (Wales) Act 2015*

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.

9.4 *Environment (Wales) Act 2016*

The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions

and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.



50 m
100 ft



City of Cardiff Council
Cyngor Dinas Caerdydd



CHIEF EXECUTIVE
Paul Orders
County Hall
Atlantic Wharf
Cardiff CF10 4UW
Tel: 029 20872000

Title
Scale: 1:3000
Printed on: 24/5/2018 at
13:05 PM

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Ordnance Survey 100023376 (2014).

Cefn Eirwg →

Site of proposed dwelling

Key

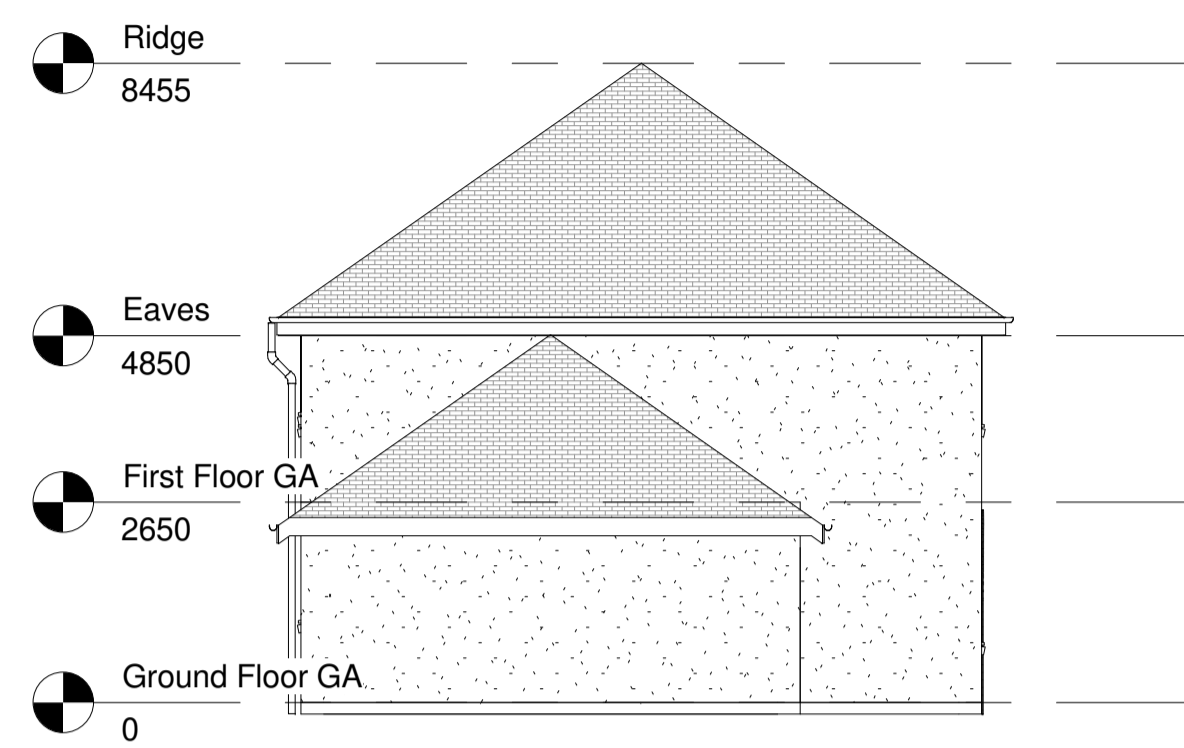
-  1.2m post and rail fence
-  1.8m close board fence
-  Timber gate
-  Paving slabs
-  Red pavans
-  Tarmac
-  Grass
-  Randy Hedge - Lonicera nitida (thubby Honeysuckle) approx 1m - 1.2m tall
-  Quercus Bet Evergreen Oak Tree - Single Stem 6-10m girth and 2.5m - 3m tall



Client			
Gary & Steve Smith			
Project			
Bro Dawel Dowlstone Road OM St Mellons, CF3 6XD			
New Detached Dwelling			
Title			
Proposed Site Layout			
Date	Scale	Dwg No.	Rev
March 2018	1:200 @ A1	A101	G
Rockfield Architecture			
<small>Do not scale. All dimensions are in millimetres unless otherwise stated.</small>			



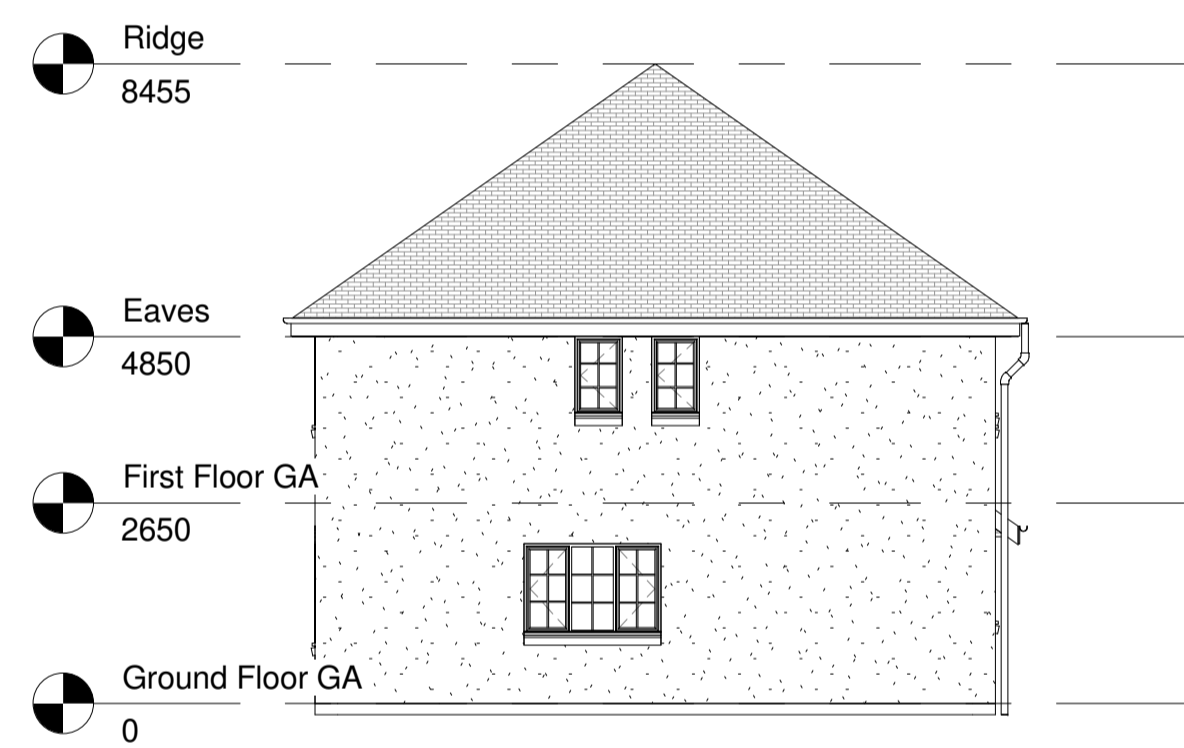
Rear Elevation
1 : 100



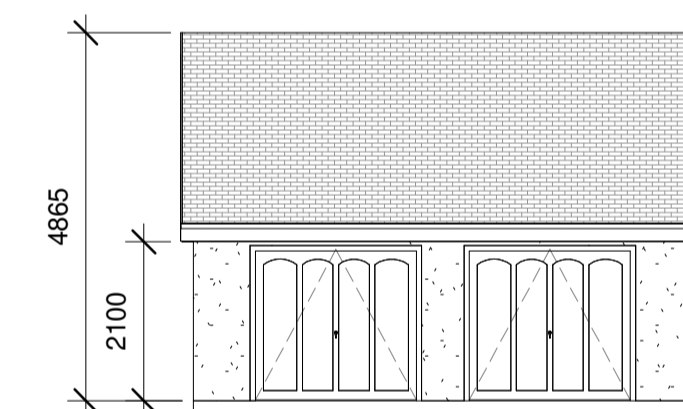
Side Elevation 2
1 : 100



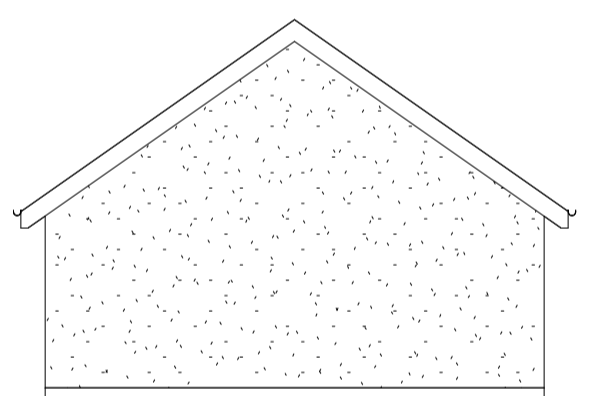
Front Elevation
1 : 100



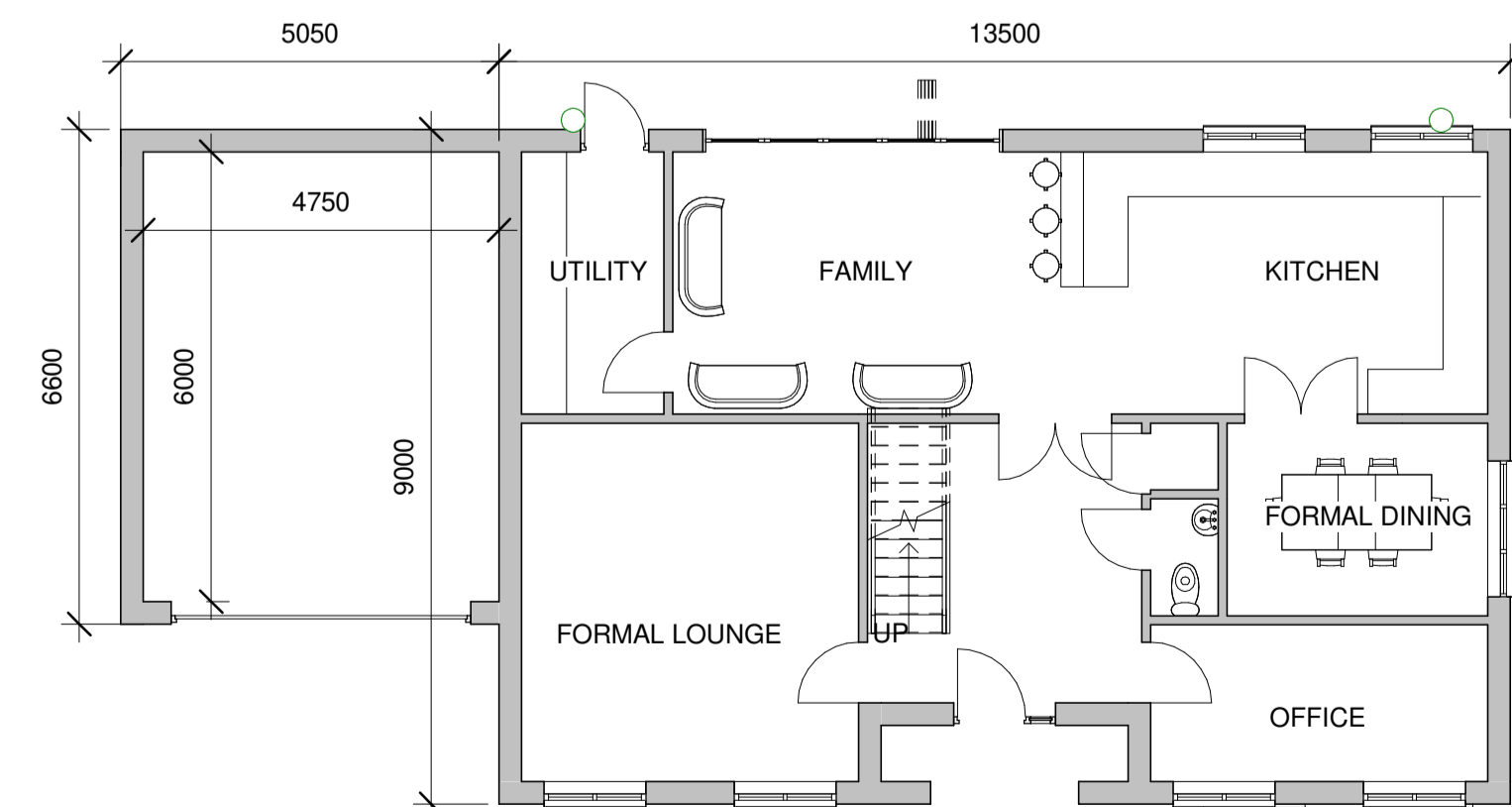
Side Elevation 1
1 : 100



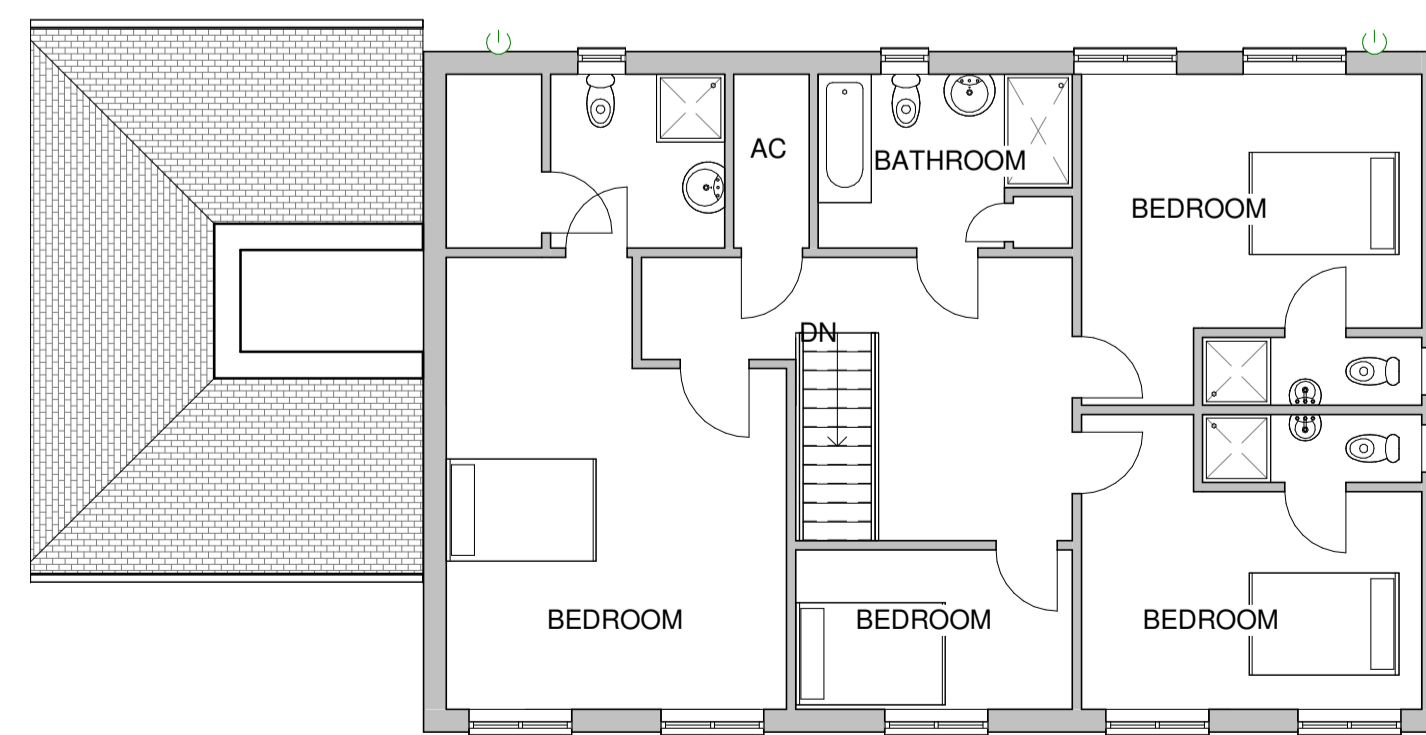
Garage Front Elevation
1 : 100



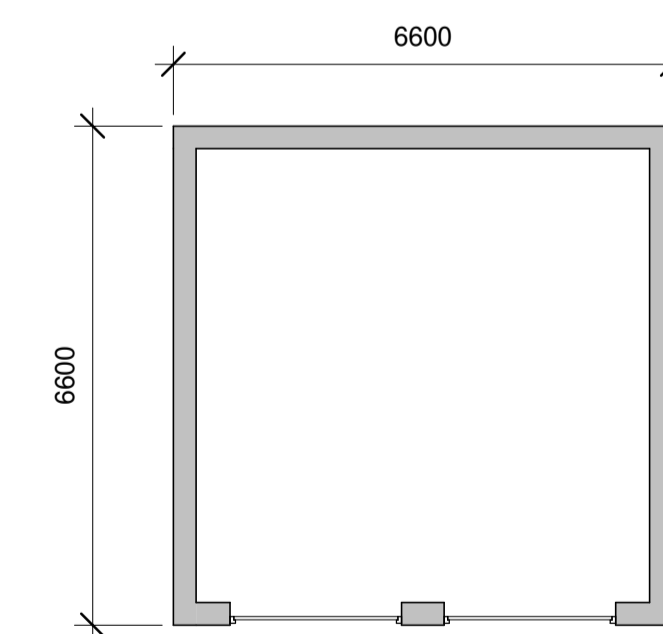
Garage Side Elevation
1 : 100



Ground Floor GA
1 : 100



First Floor GA
1 : 100



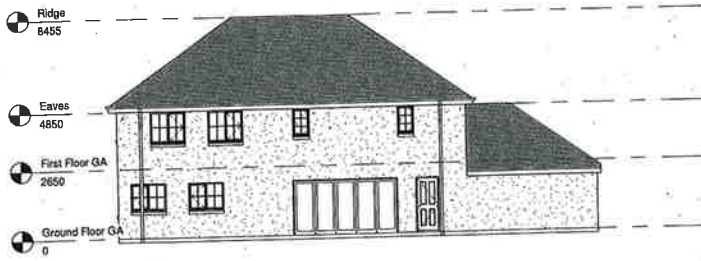
Bro Dawel Garage
1 : 100

Client - Steve and Gary Smith		
Project - New Dwelling at Bro Dawel		
Title - Proposed Plans and Elevations		
Scale - A1 1 : 100	Drawing Number A102	Rev D

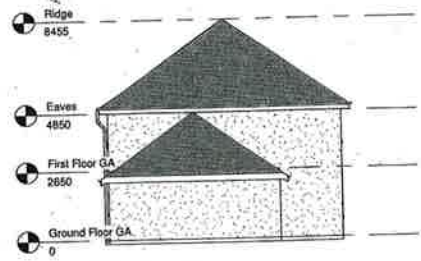
Rockfield Architecture

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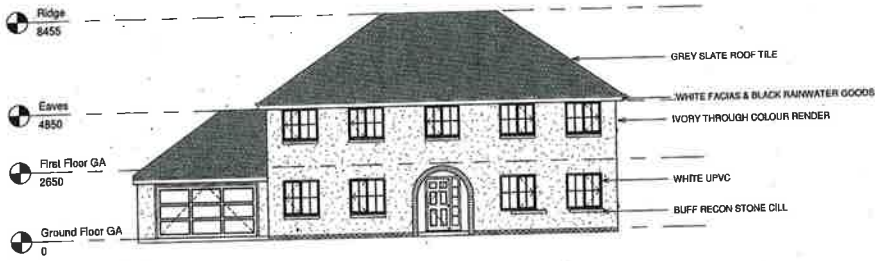
PROPOSED ELEVATIONS



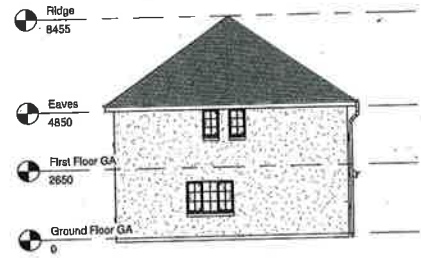
Rear Elevation
1 : 100



Side Elevation 2
1 : 100



Front Elevation
1 : 100

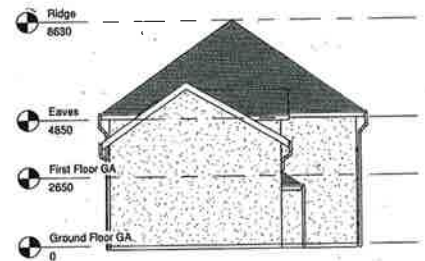


Side Elevation 1
1 : 100

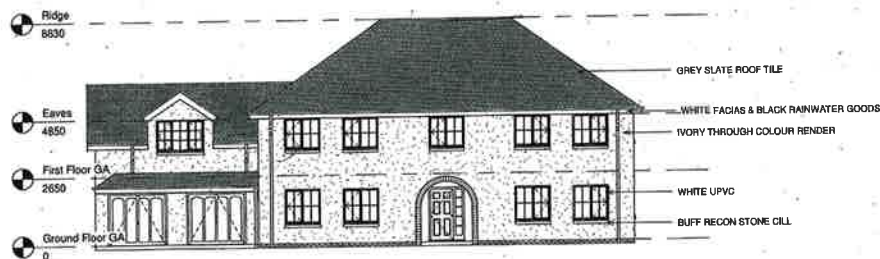
ELEVATIONS BEFORE REVISION



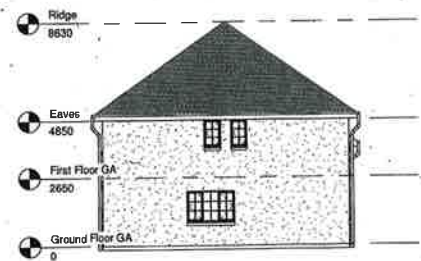
Rear Elevation
1 : 100



Side Elevation 2
1 : 100



Front Elevation
1 : 100



Side Elevation 1
1 : 100

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 17/10/2018

APPLICATION No. **18/00576/MJR** APPLICATION DATE: 13/03/2018

ED: **LLANDAFF**

APP: TYPE: Full Planning Permission

APPLICANT: THE RISE CARDIFF LTD

LOCATION: YOUTH OFFENDING TEAM - THE RISE, PEN-HILL ROAD,
PONTCANNA, CARDIFF, CF11 9PR

PROPOSAL: ERECTION OF 8 4-BED TOWNHOUSES, GARAGES AND
ASSOCIATED PARKING

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

1. Statutory Time Limit (The development permitted shall be begun before the expiration of two years from the date of this planning permission. Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.)
2. The Development shall be carried out in accordance with the following approved plans:

Plans

SP546 – P100	Site Location Plan
SP546 – P00	Existing Site Plan
SP546 – P01 Rev A	Proposed Site Plan
SP546 – P02	Proposed House Type 'A' Floor Plans
SP546 – P03	Proposed House Type 'B' Floor Plans
SP546 – P04	Proposed House Type 'C' Floor Plans
SP546 – P05	Proposed Elevations_1
SP546 – P05	Proposed Elevations_2
SP546 – P07 Rev A	Proposed Elevations_3
SP546 – P08	Proposed Section A-A and Garage Plans and Elevations

Documents

- Proposed Mitigation and Enhancement Plan (Bats) - Dated 29.06.2018 - Celtic Ecology and Conservation Ltd
- Noise Assessment for Planning Purposes – Dated 03.07.2018 – Acoustics and Noise limited
- Transport Statement – Report Ref: CC1711/REP01/A (April 2018) - Cambria
- Swept Path Analysis: Large Private Car (Sheet 1 of 2) - CAM 00 00 GA C 002 Rev P2 – Cambria

- Swept Path Analysis: Large Private Car (Sheet 2 of 2) - CAM 00 00 GA C 003 Rev P1 – Cambria
 - Swept Path Analysis: 7.5t Van - CAM 00 00 GA C 001 Rev P5 – Cambria
 - SP546 – CWA - Planning Statement (March 2018)
 - Vehicle Tracking Supporting Text. Email: dated 02.07.2018 from Chris Waterworth.
-
- SP546 – P10 3D Model View_1
 - SP546 – P11 3D Model View_2
 - SP546 – P12 Verified Views of 3D Model
 - SP546 Validated View from the Park 1
 - SP546 Validated View from the Park 2
 - SP546 Validated View from the Park 3
 - SP546 Validated View from the Park 4
-
- Arboricultural Method Statement – Rev 21 June 2018
 - Landscaping Proposals Planting Beds – 291 2018/46. Rev A
 - Landscape Existing: Drawing No. 291 2018/13. Rev B
 - Landscape Overlay and Tree Protection Plan: Drawing No. 291 2018/14. Rev D
 - Landscape: Proposals. Drawing No. 291 2018/15. Rev E
 - Planting Schedule - Rev 16th July 2018
 - Tree Pit Sections - 291 2018/68.rev A - Dated 27th July 2018
 - Planting Methodology and Aftercare Management Plan – Rev 3 August 2018 - Corscadden Associates

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

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

The report of the findings shall include:

- (i) A desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

- (ii) An intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) An assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) An appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

5. The remediation scheme approved by condition 4 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

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

6. 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

7. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

8. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

9. 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.

10. No above ground works shall be commenced until details, which may include samples, of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance to the development in accordance with Policy KP5 of the Cardiff Local Development Plan (2006 - 2026).

11. No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall include an assessment of the potential disposal of surface water via sustainable means. Where a sustainable drainage scheme is to be provided the submitted detail shall:

- (i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measure taken to prevent pollution of the receiving groundwater and/or surface waters;
- (ii) Include a period for its implementation; and
- (iii) Provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure disposal of surface water via possible sustainable means in accordance with Policy EN10 of the adopted Cardiff Local Development Plan 2006 - 2026.

12. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy EN10 of the adopted Cardiff Local Development Plan 2006 -

2026..

13. All planting, seeding and turf-laying shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner and in full accordance with approved plans and specifications.

Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan 2006 - 2026.

14. 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 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night.

The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

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

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

Reason: To ensure that the amenities of future occupiers are protected in accordance with Policy EN13 of the Cardiff Local Development Plan

(2006 - 2026).

15. No development shall take place until a Construction Management Plan (CMP) 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 plan shall provide for:
- a) access
 - b) the parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) the erection and maintenance of security hoardings
 - f) wheel washing facilities
 - g) measures to control the emission of dust and dirt during construction
 - h) a scheme for recycling/disposing of waste resulting from construction works
 - i) details of the protection of the adjoining public highway and its making good should it be damaged during construction works.

Reason: In the interests of highway safety, public amenity and to avoid any conflict situations with residents and/or staff residing/working on this site in accordance with policies T5, T6 and EN13 of the adopted Local Development Plan (2006-2026).

16. Details of the privacy screens proposed on the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the occupation of the dwellings and shall thereafter be retained and maintained.
- Reason: To ensure that the privacy of occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).

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

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

- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (ii) 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 may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

RECOMMENDATION 4: The applicant is advised that all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on **029 20717500**.

RECOMMENDATION 5 : The developer should consider undertaking a comprehensive written, drawn and photographed survey / record of the building. This would ideally be to Level 3 standard (Historic England 'Understanding Historic Buildings: A Guide to Good Recording Practice' 2016, further information from <http://www.english-heritage.org.uk/publications/understanding-historic-buildings/understandinghistoricbuildings1.pdf>).

In order that the nature and history of the structure can be understood and retained for future generations. The completed record should be deposited

in a suitable repository such as the Glamorgan Archives or the Historic Environment Record so that future historians can access it.

RECOMMENDATION 6 : It is the responsibility of the applicant to ensure that the retaining wall along the boundary of the site with Cardiff Road is designed and constructed fit for purpose. The Local Planning Authority has no duty of care over this wall.

RECOMMENDATION 7 : Prior to the commencement of any soft landscaping works within Llandaff Fields, the applicant, or their landscape contractor, shall agree a scheme of implementation works to trees and other vegetation within Parks land with the Council's Parks department in order to ensure that the approved landscaping provision is delivered acceptably. The applicant is advised to contact the Council's Parks Tree Section (Matt Wride – 02920 445924) and Western Grounds Maintenance Manager (Mark Cummings – 02920 563902) to agree implementation of works and long term maintenance.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of 8 X 4 bed town houses with associated garages and parking spaces. Each of the 8 dwellings would be partially built into the ground and would therefore appear as 3 storeys dwellings to their front elevations and 4 storeys dwelling, with 5th floor roof terrace, to their rear. Each dwelling would have an external amenity space to the rear along with a various balconies and a top floor roof terrace.
- 1.2 The proposed dwellings would be finished in buff or black brick, with rusticated rendered to their ground floor front elevations, and have double glazed powder coated aluminium windows. Each of the dwellings would have pitched roofs, finished in slate, with small dormers to their front roof slopes and large dormer/canopy features and roof terraces to their rear.
- 1.3 The split level design of the dwellings would utilise the topography of the site with the lower ground floors proposed being below ground at the front of the dwellings but at garden level at the rear. Light wells are proposed at the front of the dwellings to enable increased light provision to the lower ground floor levels.

2. DESCRPTION OF SITE

- 2.1 The application site is located to the north of the junction between Penhill Road, Llandaff Road, Pencisely Road and Cardiff Road and adjacent to Pontcanna Fields and Llandaff Fields Historic Park and Garden.
- 2.2 The site is currently occupied by a part two, part three storey Victorian villa with pitched roof and tower feature. To the rear of the villa is a large flat roofed two storey extension which is built into the ground, thereby only appearing two storey, when viewed from the east. To the southeast of the man villa is a two storey mono-pitched outbuilding, again built partially into the ground, utilising the site levels.

- 2.3 A random rubble stone wall measuring approximately 1.8m – 2.3m high externally and 1.8m – 6.5m internally encloses the site from its north-western corner around to its south-eastern corner, with only a small break for the vehicular access point and an additional pedestrian entrance. The northern and eastern boundaries of the site are enclosed by trees and landscaping, including a substantial laurel hedge.
- 2.4 Vehicular access to the site is obtained from Penhill Road, approximately 25m to the east of the Cardiff Road, Penhill Road, Llandaff Road and Pencisely Road junction. Given the close proximity of the site entrance to this junction, vehicles leaving the site are currently informally prohibited from turning right. A small, arched, break in the boundary wall is located directly adjacent to the junction providing an alternative point of access for pedestrians.
- 2.5 The application site initially slopes steeply upwards from east to west before levelling out from approximately the centre of the site towards its western boundary. Similarly, the site is level for most of its length in a north to south orientation, with a small gradient evident from, approximately the front elevation of the existing villa towards its southern boundary with Penhill Road.
- 2.6 Numerous trees are located both within the application site and immediately adjacent to it within Llandaff Fields.
- 2.7 The majority of the application site lies outside of a flood zone area, as defined by TAN 15, with just a small area on the boundary of the site with the adjacent park falling within flood zone C1.

3. SITE HISTORY

- 3.1 17/02997/MNR – Prior approval granted for the demolition of all buildings on the site.

4. POLICY FRAMEWORK

4.1 National Policy

Planning Policy Wales (Edition 9) November 2016

4.2 TAN's

TAN 12: Design (March 2016)

TAN 11: Noise (October 1997)

TAN 15: Development and Flood Risk (2004)

TAN 18: Transport (March 2007)

TAN 21: Waste (February 2014)

4.3 Cardiff Local Development Plan (Adopted January 2016)

KP5: Good Quality and Sustainable Design

KP6: New Infrastructure
KP7: Planning Obligations
KP8: Sustainable Transport
KP14: Health Living
KP15: Climate Change
KP17: Built Heritage
H3: Affordable Housing
H6: Change of Use or Redevelopment to Residential Use
EN8: Trees, Woodlands and Hedgerows
EN9: Conservation of the Historic Environment
EN10: Water Sensitive Design
EN13: Air, Noise, Light Pollution and Land Contamination
EN14: Flood Risk
T1: Walking and Cycling
T5: Managing Transport Impacts
T6: Impact on Transport Networks and Services
C3: Community Safety/Creating Safe Environments
W2: Provision for Waste Management Facilities in Development

4.4 Supplementary Planning Guidance (SPG's) adopted to the Cardiff Local Development Plan

Infill Sites (November 2017)
Waste Collection and Storage Facilities (October 2016)
Residential Design Guide (January 2017)
Green Infrastructure (November 2017)
Managing Transportation Impacts (April 2018)

5. INTERNAL CONSULTEE RESPONSES

5.1 The Operational Manager (Transportation): raises no objection to the application proposal making the following comments;

The car parking provision proposed is acceptable and as the Transport Statement indicates that the movements to and from the proposed site will be low, they would not have a detrimental effect upon the highway. As such, an objection on these grounds would be unsustainable. The site is also located in a sustainable location in term terms of transport. There are regular bus services in the area and the site is within walking distance to the shops of Pontcanna area.

The submitted tracking diagrams demonstrate that cars can safely move within the confines of the site as can a 7.5 tonne lorry, furthermore the tracking has demonstrated that such a lorry can leave site in a forward gear, thus improving driver, cyclist and pedestrian safety. Therefore an objection on these grounds would be unsustainable.

The applicant has demonstrated that the visibility splay, although restricted is adequate due to the slow speeds of traffic turning left on to Penhill Road from Cardiff Road. Concerns regarding traffic running a red light to turn on to Penhill Road from Cardiff Road are acknowledged, however this is an illegal manoeuvre

and is an enforcement issue. An objection on these grounds would be unsustainable.

- 5.2 The Affordable Housing Manager (enabling) raises no objection making the following comments;

'In line with the adopted LDP, an affordable housing contribution of 20% of the 8 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, and this site is suitable for social rented accommodation, built to Welsh Government Development Quality Requirements (DQR) for purchase by a nominated Registered Social Landlord (RSL) partner.

For information, any affordable housing scheme should be appraised on a NIL Social Housing Grant (SHG) basis, and the amount that a Registered Social Landlord (RSL) would pay for the unit is specified below:

	Social Rent	
4 bed house	£	96,000

Given the proposed design/configuration of the scheme, we would need to understand how these units can meet DQR standards and how any demarcation between the market and the affordable would work in reality.

The scheme has to be able to be managed practicality and easily maintained by the Registered Social Landlord.

*If it is not possible to deliver the units on site then, as an alternative to on-site provision, we would be willing to enter into discussions with the applicant with regard to providing the affordable housing contribution as a financial contribution in lieu. On that basis we would seek a financial contribution of **£286,636** (in lieu of 2 units (20%)) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2017).'*

- 5.3 The Tree Officer, following the submission of amended landscaping plans; raises no objection to the application proposal subject to conditions. See condition 13.

- 5.4 The Parks Officer: raises no objection to the application proposal making the following comments.

The site of the proposed development is adjacent to Llandaff Fields and therefore has the potential to impact upon it, although some of the existing building line is very close to the boundary.

A number of discussions have taken place with the applicant's landscape designers regarding the proposals and any impact on adjacent vegetation within the park. Much of the existing vegetation (which comprises of a laurel hedge and mature trees) will be retained and enhanced to provide screening. Agreement

has been reached for several poor quality trees with structural weaknesses to be removed as they are likely to cause long term issues for the park and development. The applicant has agreed to fund / carry out planting of replacement trees within the Park in lieu of those lost.

Overall, given these discussions, Parks believe that Llandaff Fields will not be adversely affected by these proposals and will receive benefits through new tree planting.

The landscape plans showing the planting within the park reflect discussions with the applicant, landscape architect and grounds maintenance manager.

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), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG).

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.

The current LDP requires developments of more than 8 units to provide an off-site POS contribution. As the current proposals are for 8 units this scheme does not reach this threshold.

- 5.5 The Waste Strategy and Minimisation Manager raises no objection to the application proposal stating the following:

The proposed storage and collection for this development has been noted and is acceptable.

- 5.6 Pollution Control – Contaminated Land: raise no objection subject to conditions in respect of contaminated land issues, with further contaminated land advice.

- 5.7 Pollution Control – Noise: Raise no objection to the application proposal subject to road traffic noise condition and an advisory note.

- 5.8 Pollution Control – Air Quality: Raise no objection to the application proposal.

- 5.9 The County Ecologist: raises no objection to the application proposal; making the following comments;

The compensation / enhancement measures proposed in respect of bats should correspond to the measures required by the EPS licence.

The development of this site presents an opportunity to remove the Laurel hedge which surrounds part of the site, and to replace it with native planting. Under Section 6 of the Environment (Wales) Act 2016 Cardiff Council has a duty to seek

to maintain and enhance biodiversity in the exercise of its functions, including the granting of planning consent. Replacement of the Laurel with native species could be of equal or greater aesthetic value, but of much greater biodiversity value. There are many native trees / shrubs which could provide equal screening of the new development, in time, and at the same time enhance the nature conservation value of the adjacent park.

- 5.10 Operational Manager Drainage: raises no objection to the application proposal subject to a condition regarding surface water disposal.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Welsh Water: Raise no objection subject to drainage details condition and an advisory note.
- 6.2 Wales and West Utilities: Raise no objection to the application proposal.
- 6.3 Natural Resources Wales: Raise no objection to the planning application and make the following comments.

European Protected Species

We are aware that a European Protected Species licence in relation to bats has already been consented at this site.

NRW note the submission of the Proposed Mitigation and Enhancement Plan (Bats) (Dated 29.06.2018) and confirm that the bat mitigation plans shown thereon correspond with those conditioned under the European Protected Species licence granted for the demolition.

Flood Risk Management

A very small part of the application site lies within Zone C1 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms a very small part of the site to be within the 0.1% (1 in 1000 year) annual probability flood outlines. However, our modelling data confirms the built development (including gardens) is predicted to be flood free. Furthermore, we are satisfied that the area described on drawing SP548-P01 as a planting scheme would have no effect on flood risk from a storage or conveyance perspective. Therefore, we raise no concerns in relation to flood risk.

- 6.4 Cadw raise no objection to the impact of the proposed development on the registered historic parks and garden Pontcanna Fields and Llandaff Fields PGW (Gm)59 (CDF).

Cadw acknowledge that the proposed development is likely to have a slight impact on the setting of the registered park, however, accept that the additional tree planting proposed within the registered park (as shown on the proposed landscape proposal plan 2018/15 Rev E) would assist in screening the development from the park; mitigating this visual impact.

- 6.5 The Glamorgan-Gwent Archaeological Trust Limited: Raise no objection to the application proposal subject to a condition requiring the accurate recording of the existing villa on the site as an historic house.
- 6.6 South Wales Fire and Rescue: Any comments received will be reported to committee.
- 6.7 South Wales Police: Any comments received will be reported to committee.

7. REPRESENTATIONS

- 7.1 The local ward members for Llandaff, Riverside and Canton have been consulted on the application proposal given the location of site on the boundary of these wards, albeit the site itself falls within the Llandaff ward.
- 7.2 Councillor, Philippa Hill-John (Llandaff) objects to the proposed development stressing that she supports the objection submitted on the behalf of the Llandaff Society (see para:7.5). She further considers that the proposal would fail to improve or enhance the potential of this dominant site.
- 7.3 The application was publicised by way site notices and neighbour notification. 21 letters have been received, including 19 letters of objection, 1 letter of support and 1 neutral letter. Objections have also been received from the Llandaff Society and the Cardiff Civic Society. A summary of the comments received are detailed below.

Neutral

- The existing building should be retained and redeveloped given its prominent position and as a local landmark.
- Access to the site is not safe, particularly for pedestrians on the adjacent footpath.
- The removal of trees should not be undertaken purely to allow improved view for the proposed dwellings. The environmental impact of their loss and any impact on the adjacent GII Llandaff Fields should be the highest priority in any consideration of their loss.
- Consideration should be given to the need to cut carbon emissions and only one parking space per dwelling should be provided.
- Any planning gain funds are used to provide protection and enhancement of facilities for the well-being of all within Pontcanna fields
- Planting schemes should be carefully considered to enhance wild life and serious consideration must be given to provision of social housing within this prestigious site.
- Photographic imagery should be taken prior to and during demolition of the existing villa for historical records. The Rise is not listed but is an imposing building which should be remembered.
- This site should allow for a maximum of 5 town houses with plots 6, 7 and 8 providing affordable housing units. Cycle racks should be installed in place of the garage proposed for plot 8. Garage plots 5, 6 and 7 should be replaced with an open green small communal area.

- Planning Policy Wales sets out the need to provide more housing of the right type and offer more choice.
- Consideration should be given for the un-met need of those requiring affordable housing.
- This house was built by one of the Thompson family who were known and respected as great benefactors to Cardiff and its institutions. The house displays a character that adds to the quality and distinctiveness that helps identify Cardiff as a notable city and distinguishes it from other important late Victorian cities. Cardiff has already lost far too many of the buildings that bear testament to its massive growth, wealth and influence in the late 1800s. This aspect of our city should be protected and enhanced before the City loses its identity and just becomes another early c21st version of a city that could be anywhere in Britain and thus not appealing as a visitor destination that projects its important history for tourists looking for unique character and atmosphere.

Support

- The site benefits from good transport links along with excellent cycling and walking routes.
- Highway safety concerns are minimal as traffic flow has reduced since the closure of The Rise facility. A 50/50 transport split for the new build would be appropriate.
- There is a variety of types and sizes of properties in the area and therefore the development will not be insensitive nor inappropriate within the locality.

Object

- The number of dwellings proposed on the site is excessive.
- The architecture of the proposed dwellings is not sympathetic to the existing tone of the area.
- We should be protecting such buildings as The Rise, not replacing them with featureless architecture in the name of profit. The character of Cardiff is slowly being eroded.
- The existing villa should be converted into flats.
- The proposal would require the removal on numerous mature trees which are of aesthetic value to the area and aid in reducing pollution on the busy junction.
- The buildings proposed are too high.
- Parking provision in the local area is inadequate and therefore the development should have greater car parking provision.
- The application site is located on an extremely busy junction and the current access is very close to the corner. Vehicular access to the site is therefore dangerous. Adding residential traffic for 8 houses to this junction will compound the problem for pedestrians walking to and from the park, cyclists, commuters turning left onto Penhill Road, as well as residents accessing or leaving their homes.
- It is unfortunate that a novel design was not considered for this prime location in Cardiff to promote forward thinking residential developments, with consideration given to renewable energy, commuting, beauty and

functionality of design, although interesting addition of lift for mobility access.

- Any impact on Llandaff Fields should be considered and any infringement will be put right by developers.
- The eight 5-storey houses over-develop this small site in terms of height and density.
- The development will be out of character within the surrounding area and will be over-bearing compared to existing buildings in the surrounding area.
- The proposed development will also potentially cause safety issues for road users on a busy corner, particularly if large delivery vehicles park on the main road because they will not be able to enter the site and exit in forward gear.
- There are no vehicle turning facilities within the site for larger vehicles such as delivery vehicles, emergency vehicles, refuse vehicles or removal vehicles. A road turning head should be provided within the site to adoptable standards, to ensure that vehicles can exit the site in forward gear.
- As the development is for eight properties will the internal access road be adopted by the local authority?
- The Street and Park Elevations shown on drawing P06 are misleading in that they show large trees obscuring a large proportion of the development. It should be noted that the trees will not have foliage on them for at least 6 months of the year. Also, many of the trees shown on the elevations are new trees which will take many years to grow to maturity.
- It is requested that the trees within the park, designated for removal, are kept unless there are grounds for removal due to safety considerations. Also, the large laurel hedge within the park provides significant screening to the existing building when viewed from the park. It is requested that this laurel hedge is kept intact.
- It is disappointing to see that tree T1 - a broad leaved lime (and the laurel hedge within the site to the right of the existing vehicle entrance) are proposed to be removed.
- There are known regular surface water flooding issues at the bottom of Penhill Road. Any proposed development on the site should take account of this.
- It would be far more in keeping with the local environment if a maximum of five properties are built on the site with a mix of 2, 3 & a maximum of 4 storey's in height.
- The development would result in neighbouring properties being overlooked thereby reducing residents privacy.
- The development would raise concerns over the safety of vehicles existing the site towards Cathedral Road given the speed at which vehicles travel around the corner from Cardiff Road onto Penhill Road.
- During construction works, no construction traffic/worker vehicles should park on the first 100m of Cardiff Road.

7.4 The Llandaff Society object to the application proposal on the following grounds:

- Llandaff Society was disappointed to see these undistinguished proposals for this prominent site. The site overlooks the listed parkland of Llandaff Fields and is located at the key gateway to Cardiff Road Conservation Area. It presents a significant opportunity, which should not be missed, to develop one or more building of prestige and quality.
- The design of this bland modern block of houses, set at an angle across the site, does not take any inspiration from the shape of its site and its surroundings.
- This outstanding site deserves a much better quality design.
- We urge you to require a re-think, taking into account the site's unique setting and - if a new design is not forthcoming - we urge you to REFUSE this application.

7.5 Cardiff Civic Society raises concerns over the application proposal on the following basis;

Firstly, we would like to re-iterate our point in our previous objection [objection to application ref: 17/02997/MNR] to the demolition of such an interesting and historic building.

As media coverage, letters to the press, a petition, and a protest at the proposed demolition highlight, this is a well-loved local landmark that deserves better than the fate meted out by Cardiff Council's planning committee.

In response to the above application, Cardiff Civic Society would like to raise the following points:

- *Eight four-bedroom townhouses is too many for the site, given the dangerous access onto Penhill Road, and the number of vehicles which will be accessing these large dwellings.*
- *There are also serious traffic issues to be addressed in the construction process.*
- *Given the sensitive location, adjoining the Grade 2 listed Llandaff Fields, and the Pontcanna and Llandaff Conservation areas, the height of the buildings raises concerns. If each were a storey lower, their impact on the local environment would be more acceptable.*
- *The site contains many beautiful, mature trees which are amenity trees for the local area, contributing to the health and wellbeing of the local population with their visual appeal and ability to absorb pollution. These trees cannot be adequately replaced with new trees as such trees take generations to reach maturity. We would ask therefore that all the mature trees at The Rise be preserved.*

7.6 Following receipt of additional information a second 14 day public consultation was undertaken with a further 2 letters being received in opposition to the proposed development. A summary of the objections are detailed below.

- The design of the proposal would be much improved if the roof line reflected the ground contours. In other words, making the buildings nearer the corner two storeys not three, for the following reasons:
- Stepping down the roof line would reflect the way the boundary wall steps down and the road slopes down as it turns the corner.
- The visual impact of the new development at the corner would be reduced.
- The small reduction in dwelling numbers would go some way toward meeting the objections on traffic grounds and overdevelopment.
- The addition of the swept path analysis is for a large family car is useful however has sufficient space been provide for modern cars to access the proposed parking spaces and garages?
- Large cars are now wider than the figures used for 2006 (5079mm long, 1872mm wide, 1525mm high) and this should be reflected in the submitted information.

8. ANALYSIS

- 8.1 This application was deferred by Planning Committee at its meeting on 19th September 2018, in order to undertake a site visit. The visit took place on Monday 8th October, 2018 and the application is reported back for determination.

Land Use

- 8.2 The existing, vacant, buildings on the site were last used by the City of Cardiff Council, Youth Offending Team. This use does not have any protection in land use policy terms, whilst prior approval has been granted for the demolition of the buildings.
- 8.3 The application site falls within a River Corridor, as designated by Policy EN4, however, given the established previous use, the redevelopment of this land for residential development does not raise any land use policy concerns.

Design / Placemaking

Density

- 8.4 The application site measures 2,885 sq. m (0.28Ha) in size. As such, the density of the proposed development would be 32 dwellings per hectare (dph). Whilst this density would be higher than that of the properties immediately to the west of the site, fronting onto Cardiff Road and Pencisely Road respectively, it would be consistent with, or lower than that of the neighbouring flats and terraced properties to the south east. The density of the proposed development is therefore considered acceptable within the context of the surrounding area.

Scale and Massing

- 8.5 Each of the 8 dwellings proposed would be approximately 1m taller than that of the tower feature of the existing villa. Whilst it is recognised that the tower represented an isolated feature of the existing building, it is not considered that the height of the proposed dwellings would be inappropriate, or inconsistent, with that of the surrounding properties given the topography of the site and area and the separation distances involved between the proposed dwellings and surrounding properties.
- 8.6 Given the number of dwellings proposed, their linear arrangement and relative spacing the proposed scheme would appear bulkier than that of the existing buildings on the site. It is however considered that the site could adequately accommodate a development of the scale and massing proposed given the relative ground levels of the site to the surrounding built form and its isolated position on a prominent corner location. Whilst the development might appear as a terrace from certain vantage points and therefore potentially heavy in terms of its massing, this collective massing is not considered to represent an inappropriate or uncharacteristic form within the locality. The variation in the building line, small, gaps between dwellings and variation in materials proposed would also aid in breaking up the perceived massing of the houses.
- 8.7 Whilst the proposed dwellings would appear 4.5 storeys in height at their rear, within Llandaff Fields, the submitted verified views demonstrate that the buildings would be no higher than that of the properties behind, along Cardiff Road, despite being closer. Given the proposed retention of numerous trees and the Laurel hedge along the boundary of the site with the park, views of the dwellings would also be significantly reduced and/or softened.
- 8.8 Taking the above into consideration, whilst the proposed development would represent an intensification of the site, it is considered that the scale, massing and general bulk of the proposed development could be acceptably accommodated with the site.

Layout

- 8.9 The proposed development would consist of 8 dwellings in total, with 2 detached properties located at either end of a run of 3 pairs of semi-detached properties. The dwellings would be arranged with small, incremental, setbacks evident between properties in plots 1 – 7, with the detached dwelling in plot 8 being positioned just forward of the pair of adjacent semis. It is considered that this subtle staggering of the building line would add interest to the development and aid in breaking up the perceived massing of the dwellings given their tight spacing relative to their height.

Architectural Approach

- 8.10 There is an evident variety in the architecture of properties within the immediate vicinity of the application site, from Victorian terraces, to post war semi-detached dwellings, to post war art deco flats. Whilst the design of the proposed dwellings

would differ somewhat from that of those properties immediately adjacent to the site, their design is considered to be of high quality and therefore acceptable given the evident range in architectural approaches locally.

- 8.11 The proposed finish of two of the 8 dwellings in a contrasting black brick to the buff brick used predominantly across the development, coupled with the staggered building line proposed, would aid in adding welcome interest to the scheme whilst subtly breaking up the massing of the development as a whole.

Amenity Considerations

- 8.12 Given the separation distances involved and layout and orientation of the proposed dwellings, the development would not result in any of the neighbouring properties, or their associated amenity spaces, being unacceptably overlooked. The nearest point between No. 188 Cardiff Road and Plot 1, the closest dwelling proposed on site to it, would be approximately 30m; whilst also being at an acute angle. Similarly, the separation distance between Melrose Court and Plot 8, the nearest property to it, would be approximately 25m and also at an acute angle. The Council's design SPG's specifies that a minimum of 21m would normally be required between facing windows to habitable rooms on the private side of a development. As such, given the separation distances and the relative angles involved here, it is considered that the proposed scheme would not unacceptably overlook any of the neighbouring properties.

Finishing materials

- 8.13 The finishing materials proposed consist of rusticated render, London stock brick (buff and black), white render, dark metal cladding, slate and powder coated aluminium windows. Whilst these are considered to be broadly acceptable, a condition requiring details of the finishing materials proposed to be submitted to and approved in writing by the Local Planning Authority prior to their use on site is considered pertinent.

Amenity Space

- 8.14 Each of the proposed dwellings would have a private rear garden of a size which meets the minimum requirements set out in the Council's Design SPG's. Whilst these spaces would be located such that they would often be in shadow from the dwellings and adjacent trees, each dwelling would also benefit from balconies at their front and rear along with a roof terrace. As such, given the size and mix of the differing amenity spaces available to each of the proposed dwellings, the amenity space provision would be considered acceptable. It should also be noted that the site is located directly adjacent to Llandaff Fields.

Transportation

Access

- 8.15 It is recognised that access and egress from the application site is restricted given its close proximity to the Penhill Road, Llandaff Road, Pencisely Road and

Cardiff Road junction, the level of congestion created at this junction, the limited visibility of vehicles turning left onto Penhill Road from Cardiff Road and the presence of two lanes of traffic on either side of the street directly outside the access. It is however noted that the existing building was previously occupied by Cardiff Council's Youth Offending Team. As such, vehicles would have been entering and leaving the site throughout the day, particularly during morning and afternoon rush hours, given the largely office based use of the building.

- 8.16 The submitted Transport Statement demonstrates that the number of vehicular movements into and out of the site as a result of the proposed development would be reduced relative to that of the former use of the site. Whilst the number of vehicles entering and leaving the site at particular times of the day would vary as a result of the proposed development, the trip generation resulting from the proposed scheme would not be objected to by Highways.
- 8.17 Tracking diagrams have been submitted which demonstrate that vehicles, including a 7.5 tonne van, can access the application site, turn acceptably within it, and leave in a forward gear. As such, an ambulance and most delivery vehicles would be able to comfortably turn within the site. Whilst larger vehicles such as a fire engine or Pantehnicon would not be able to turn on site, given the frequency at which these would likely visit the site, it would be considered unreasonable to expect a turning area to be provided to allow vehicles of this size to turn on site.

Parking

- 8.18 13 car parking spaces are proposed serving the 8 dwellings along with 8 garages, one for each property. The Council's Managing Transportation Impacts SPG sets the maximum level of car parking provision within the Central Area of the City at 1 space per dwelling. Whilst it is recognised that the level of parking provision proposed would be greater than that specified within the SPG and that the application site is located within a highly sustainable location with good public transport links and numerous goods and services available locally. Notwithstanding the above, it is recognised that the proposed scheme contains 8 x 4 bedroom houses. As such, it is likely that such properties would be occupied by families who may require more vehicles than the resident of a 1 bedroom flat located in the heart of the City Centre. Taking this into consideration, the location of the site on the periphery of the central area and given the limited availability of additional on street space locally, the provision of 2 parking spaces per dwelling, would on balance be considered acceptable in this instance.

Trees and Landscaping

- 8.19 The proposed development would result in a number of the existing trees within the site being removed, whilst elements of the proposed development would be located within close proximity of retained trees. Nevertheless, subject to the replacement tree and landscaping provision being undertaken in accordance with the approved landscaping details, statements and methodologies, the proposed scheme would not be opposed by the Council's Tree Officer.

- 8.20 The comments of the Council's Tress Officer and the County Ecologist with regard to the potential replacement of the Laurel hedge bounding the application site and Llandaff Fields are noted. Whilst it is accepted that the replacement of this hedge with native species would allow for greater biodiversity in the area, it is the applicant's intention to retain the Laurel hedge. As such, the application has been considered on this basis.
- 8.21 The retention of the existing Laurel Hedge would provide greater immediate screening of the application site when considered against the provision of a hedgerow containing more native species; given the length of time this would take to establish and provide equal overall screening. Whilst the longer term benefits of a native species hedgerow, in terms of biodiversity, are acknowledged, the retention of the Laurel hedge is preferred by the Council's Parks department, who maintain Llandaff Fields. Taking this into consideration and Cadw's concerns regarding the potential visual impact of the development on the setting of the adjacent Grade II* historic park, the retention of the Laurel Hedge would, on balance be considered acceptable in this instance.

Ecology

Bats

- 8.22 Provision has been made for bats as part of the proposed development. This includes 3 tree mounted bat boxes and 2 building mounted bat boxes. Natural Resources Wales (NRW) have been consulted on the application proposal and confirm that the bat mitigation plan submitted corresponds with those conditioned under the European Protected Species licence granted for the demolition of the building.

Laurel Hedge

- 8.23 See 8.21 para above.

Waste

- 8.24 Each of the 8 dwellings proposed would have individual bins with future owners being responsible for presenting them onto the pavement at the entrance to the site for collection. Whilst the collection lorry would need to pull in to the side of the Penhill Road to collect the bins, this is common along the street and neither the Council's Waste Minimisation Officer nor Highways Officers raise objection to this arrangement. The Council's Waste Minimisation Officer also considers the internal refuse storage areas proposed acceptable.

Flooding

- 8.25 Whilst a small part of the corner of the application site is located within a C1 flood zone, Natural Resources Wales (NRW) have confirmed that their Flood Map shows that this small corner is within the 0.1% (1 in 1000 year) annual probability flood outlines. Additionally, their modelling data confirms the built development (including gardens) is predicted to be flood free.

Archaeology

- 8.26 The suggested inclusion of a condition by Glamorgan-Gwent Archaeological Trust (GGAT) requiring the existing villa on site be recorded prior to its demolition is noted. However, prior approval for the demolition of the existing buildings on the application site was approved under application ref: 17/02997/MNR. As no requirement for the recording of the existing villa was included as part of the approval for its demolition, it would be unreasonable to require such a condition/requirement at this time.
- 8.27 An advisory note has been added detailing the suggested recording of the building for future record.

Other matters not considered above

- 8.28 The public comment suggesting historic buildings within the city need to protected are noted. However, the existing villa is neither listed nor located within a conservation area and therefore has no statutory protection. Additionally, prior approval for the demolition of the existing building has been granted under application ref: 17/02997/MNR. As such, within this planning application consideration has only been given to the planning merits of the proposed scheme.
- 8.29 In terms of the scheme proposed, planning applications must be judged on their individual merits and on the basis of the development being applied for. The Local Planning Authority cannot impose or dictate to a developer what they may apply for or where.
- 8.30 On the basis of the replacement tree planting and landscaping provision proposed, the removal of the trees required as a result of the application proposal is considered acceptable by the Council's Tree Officer and Parks Department.
- 8.31 The level of car parking provision proposed exceeds the requirement set out in the Council's Access, Circulation and Parking Standards SPG. This is considered acceptable in this instance given that is family houses proposed.
- 8.32 The Councils Transportation section raise no objection to the application proposal and note that the submitted Transport Statement indicates that movements to and from the proposed site will be low and would not have a detrimental effect upon the highway. As such, an objection on these grounds would be unsustainable.
- 8.33 The submitted visibility splay, although restricted, is adequate due to the slow speeds of traffic turning left on to Penhill Road from Cardiff Road. Concerns regarding traffic illegally running a red light to turn on to Penhill Road from Cardiff Road is an enforcement issue.
- 8.34 Tracking diagrams have been submitted which demonstrate that cars and a 7.5t van/lorry would be able to access the site, turn within it and leave in a forward

gear. Given the limited frequency at which larger vehicles than this would likely visit the site, it is not considered reasonable or necessary for a larger turning head, which could accommodate such vehicles, to be provided. It is also recognised that numerous other properties in the local area would require large vehicles to either park, or pull in, on street in order to undertake deliveries or for waste collection.

- 8.35 The access road, parking spaces and turning area within the site would not be adopted by the Council.
- 8.36 The Council's Tree officer and Parks department raise no objection to the application proposal subject to appropriate replacement planting and conditions. Whilst any replacement planting will take time to mature this does not represent sufficient justification for the application to be refused. Additionally, the retained trees and landscaping, including Laurel Hedge, would provide an appropriate level of screening to the development within Llandaff Fields whilst the replacement planting proposed matures.
- 8.37 The Laurel Hedge will be retained as part of the proposed development. The tree identified as T1 on the submitted plan is in poor health and will be replaced as part of the proposed development. The Council's Tree Officer raises no objection to this or the development as whole.
- 8.38 The height and density of the proposed development is considered acceptable within the context of the surrounding area.
- 8.39 A pre-commencement condition requiring the provision of a construction management plan has been included.
- 8.40 A suggestion that a reduction in the height/scale the proposed properties as the gradient of the site falls away towards Penhill Road would be beneficial is noted. However, the application has been assessed on the merits of the individual scheme put forward, which is considered acceptable.

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 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.

10. PLANNING OBLIGATIONS

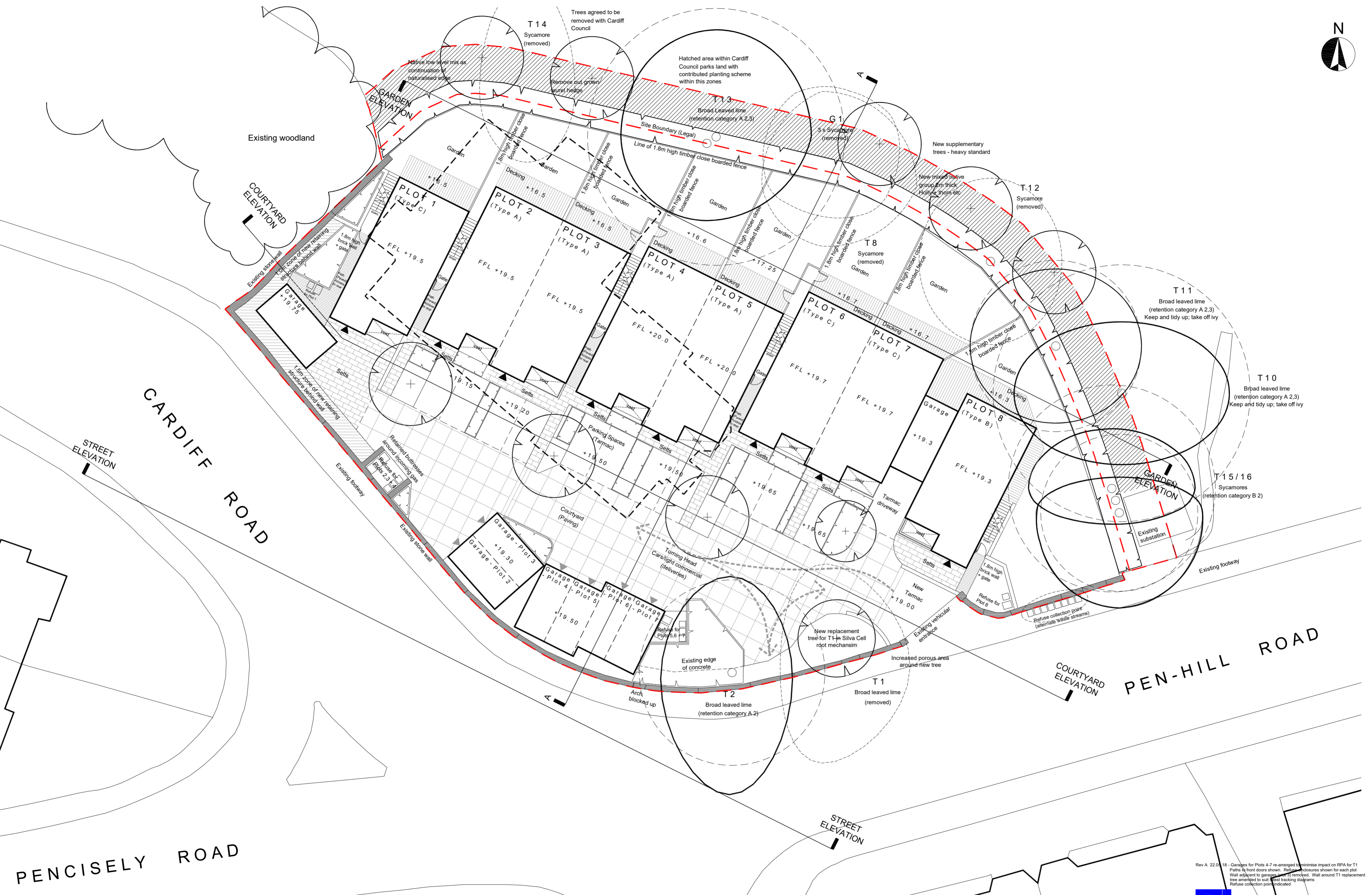
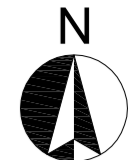
- 10.1 The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:
- Affordable Housing – The provision of 2 x 4 bed units for social rent at £96,000 or where this is not achievable, a financial contribution of £286,636 towards the provision of affordable housing in the vicinity.
- 10.2 The applicants have since appointed Savills to undertake a viability assessment for the proposed development. This was supplemented by additional cost information provided by Downies Quantity Surveyors.
- 10.3 The submitted assessment has been independently verified by the District Valuer (DVS) who find that the proposed development, if sold entirely on the open market with no S106 financial contributions would be unviable. The calculations were also based on a land use value well below that which was paid for the site.
- 10.4 The site would become viable at a developers return of some 9.47% of GDV but this is again well below that of normal market expectations.
- 10.5 The Housing Manger accepts that it would be unreasonable to request a financial contribution towards affordable housing given findings of the independently verified viability report.
- 10.6 In their report the DVS conclude that if the LPA are minded to grant planning permission on the basis of no contributions, then a time scale for delivery be agreed, which if not met, would trigger a viability review. As there would be no S106 agreement associated with this application, wherein a viability review could be requested should works have not commenced on site within a set period, it is considered reasonable that the timeframe in which the development must be commenced be reduced. As such, condition 1 of the planning permission has been recommended to reflect this.

11. CONCLUSION

- 11.1 The principle of the demolition of the existing building on the site has been previously established, whilst the proposal will redevelop a brownfield site,

providing new housing in the area. The scale, form and massing of the proposed development is considered to be acceptable within the context of the surrounding area, whilst the development would be finished to a high quality.

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



Rev A 22.04.18 - Garages for Plots 4-7 re-arranged to minimise impact on RPA for T1
 Paths to front doors shown. Radial structures shown for each plot
 Wall adjacent to garages (Plot 4) removed. Wall around T1 replacement
 tree amended to suit best tracking diagrams
 Refuse collection points indicated

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Project Name: The Rise, Pen-Hill Road, Pontcanna, Cardiff		Project Ref: SP546	
Drawing Title: Proposed Site Plan		Scale: 1:200 @ A2	
Drawing Number: SP546 - P01		Revision: A	
Revision: A		Drawn by: rb	
Revision: A		Date: MAR 2018	



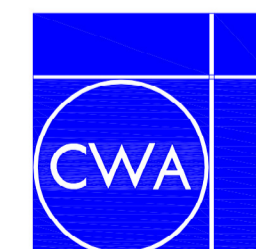
COURTYARD ELEVATION (FRONT)



GARDEN ELEVATION (REAR)

MATERIALS KEY:

- 1 Rusticated render
- 2 London stock brick
- 3 Render. White
- 4 Dark coloured metal cladding
- 5 Double glazed powder coated aluminium frame windows and doors
- 6 Slate roof
- 7 Toughened glass balustrade
- 8 Dark grey rainwater goods
- 9 Solid timber entrance doors
- 10 Iron Juliette balustrade
- 11 Conservation type rooflight
- 12 Sectional garage door
- 13 Cast iron railings
- 14 External lighting
- 15 Cast iron gate
- 16 Privacy screen



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Project Name :	The Rise, Pen-Hill Road, Pontcanna, Cardiff SP546	
Project Ref :	SP546	
Drawing Title :	Proposed Elevations_1	Scale :
Drawing Number :	SP546 - P05	1:100 @ A1
Revision:	PLANNING	Drawn by: rb Date: MAR 2018



Semi aerial view of the development



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Project Name :	The Rise, Pen-Hill Road, Pontcanna, Cardiff		
Project Ref :	SP546		
Drawing Title :	3D Model Views_2	Scale :	NTS @ A3
Drawing Number :	SP546 - P11	Revision:	PLANNING
	Drawn by: rb	Date:	MAY 2018



LOCAL MEMBER OBJECTION, AM OBJECTION & PETITION

COMMITTEE DATE: 17/10/2018

APPLICATION No. **18/00455/MJR** APPLICATION DATE: 28/02/2018ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Hospitality and Capital Management Group
 LOCATION: HOLIDAY INN EXPRESS, LONGUEIL CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4EE

PROPOSAL: PART DEMOLITION OF EXISTING HOTEL AND ERECTION OF 'EXTENDED STAY' HOTEL, ADDITIONAL PARKING AND ANCILLARY DEVELOPMENT

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

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents, unless otherwise amended by any other condition attached to this consent:

3971-014A, 010A, 011, 012, 013, 201E, 202B, 203C, 204A, 205B, 206D, 207, 208A and 18/640/03C

Reason: To avoid doubt and confusion as to the approved plans.

3. 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 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.

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

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

5. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health,

controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

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

6. The remediation scheme approved by condition 5 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

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

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

7. In the event that contamination is found at any time when carrying out

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

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

8. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

9. 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.

10. 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.
11. Prior to the development commencing a Soil Resource Plan, tree pit section and tree and shrub planting scheme shall be submitted to and approved in writing by the Local Planning Authority and then be implemented as approved during the first planting and seeding season following the completion of the development.
Reason: In the interests of the visual amenities of the area.
12. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents.
Reason: In the interests of the visual amenities of the area.
13. The development shall be carried out in accordance with the recommendation set out in the conclusions in the plant noise report conducted by Hunter Acoustics.
Reason: In the interests of residential amenities.
14. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted and approved in writing by the Local Planning Authority and then implemented in accordance with the approved scheme before the development is completed.
Reason: To ensure satisfactory surface drainage water for the site.
15. Prior to the commencement of any development a scheme (Construction Environmental Management Plan) to minimise dust emissions and minimise the impact on the highway arising from construction activities on site during the construction period shall be submitted in writing for approval by the Local Planning Authority. The scheme shall include (but not be limited to) details of site hoardings, site access and wheel washing facilities, a strategy for the delivery of plant and materials, construction staff parking, traffic management proposals and details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The demolition and

construction phases shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the demolition and construction phases.

Reason: To safeguard the amenity of nearby residents in the area and highway safety.

16. Prior to development commencing a scheme to provide for secure, covered cycle parking shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented prior to the development being brought into beneficial use and then retained thereafter.

Reason: To ensure adequate cycle parking is provided to serve this development.

17. No development shall commence on the construction of the development until samples of the external materials have been submitted to the Local Planning Authority for approval and shall then be implemented as approved.

Reason: In the interests of the visual amenities of the area.

18. Prior to development commencing the existing bench seat artwork in the north east corner of the site shall be re-sited in accordance with drawing 3971/201/E.

Reason: In the interests of the visual amenities of the area.

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

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

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

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

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: A commercial contract is required for the collection and disposal of all commercial waste Commercial Development 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 to commercial services department on 029 20717500. Please refer to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

RECOMMENDATION 5 : Should construction works encounter archaeological remains then the developer should contact Glamorgan Gwent Archaeological Trust.

RECOMMENDATION 6 : Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

1. DESCRIPTION OF DEVELOPMENT

- 1.1 The proposal is to extend the existing hotel building by the demolition of the single storey northern part of the hotel, which includes the restaurant area and entrance canopy; to demolish a 9.5m length of roof towards the northern end of the hotel and replace with a roof garden enclosed by a parapet walls; the creation of 72 extended stay suites; to reduce the number of existing hotel bedrooms from 87 to 79; and increase the number of parking spaces from 53 to 69.

- 1.2 The proposed development would be accommodated in a six storey extension on the northern side of the existing hotel building with a five storey element to the west of the main extension. The extension would result in the creation of an L-shaped building.
- 1.3 The extension would have a flat roof design with walls finished in colour panels and vertical brick features on each elevation with white framed windows. The ground floor would be finished in white render. Glazed panel balconies are proposed to 16 of the suites near the dock.
- 1.4 Extended stay suites have bathrooms and kitchen facilities and are intended to accommodate employees working away from home, temporary employees, people new to the city looking for permanent accommodation as well as tourists. The cost of the accommodation in extended stay suites will decrease with length of stay. The extended stay suites will have separate lobby/reception area from the existing hotel.
- 1.5 Walkways to the north, east, south and west around the site would be retained.

2. DESCRIPTION OF SITE

- 2.1 The site is occupied by the Holiday Inn hotel. To the south and west are residential developments, Henke Court and Amity Court respectively. Parking for these residential developments is in private courtyards with private parking controls. To the north is a canal and then a vacant site formerly occupied by a public house. To the east is Bute East Dock.
- 2.2 The existing hotel is four storeys high with a tiled pitched roof and walls that are principally finished in brick.
- 2.3 Most of the site falls within Flood Zone B and a fractional part at the northern end of the site is within Zone C2.
- 2.4 Vehicular access to the site is off Schooner Way via Longueil Close. On one side of Longueil Close and Schooner Way are double yellow lines. On one side of Schooner Way is controlled by parking tariffs.
- 2.5 There is a public work of art at the north east corner of the site.

3. PLANNING HISTORY

- 3.1 Application Site
15/00001/MJR Extension to hotel to provide 38 additional rooms approved 8/05/2015. This proposed a four storey extension on the northern end of the hotel that would increase the number of rooms from 87 to 125. That consent has not been implemented.
- 3.2 On land to the north of the application site.
16/00660/MJR Mixed use residential development of 180 dwellings with A1 and A3 uses to ground floor. This comprises 5 blocks reaching a maximum of 7

storeys in height. That consent has not yet been implemented.

- 3.3 On land to the west of the application site
Detailed consent for the Amity Court residential development was granted in 2000 (ref 00/00434/C) and has since been implemented.
- 3.4 The existing hotel was operational prior to the construction of the apartments at Amity Court.

4. PLANNING POLICY

- 4.1 It is considered that the following LDP policies are relevant to this application:-
KP5, KP7, KP8, EC5, EN8, EN13, EN14, T1, T5, T6, R8, and W2
- 4.2 It is considered that the following SPG policies are relevant to this application:-
SPG Managing Transport Impacts (incorporating Parking Standards)
SPG Residential Design Guide
SPG Green Infrastructure Trees and Development

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Parks Officer states:
I confirm that no off-site POS contribution is due for this scheme, albeit that the longer stay nature of the accommodation mean that the guests are more likely to use local open spaces and other facilities. The bay edge walkway is particularly important and I would like the design proposals expanded to show how the walkway will continue to function (and improvements made to it) around the new building, for example the proposed site plan shows "Existing raised patio adapted" but it's not clear how the walkway in this area will function in terms of public use.
- 5.2 The Noise Team state:
Having looked at the application specifically the plant noise report conducted by Hunter Acoustics I recommend that the developer follows the recommendation set out in the conclusions in the report below.
1. Acoustic louvre to replace weather screen around roof top plant to ensure full line of sight is removed to top floor apartments of nearby noise sensitive receivers.
 2. Attenuators to be installed on kitchen supply, extract and MVHR systems.
 3. Acoustic louvre to replace weather screen around ground floor plant room housing cold water booster set.
 4. Existing chiller to be replaced or attenuation measures to be installed by manufacturer to achieve 40dB(A) at 10m for each unit. If it is possible to remove line of sight to the chiller plant from the top floor of Amity Court/Wharf developments by means of an acoustic louver section on top of the compound wall, the design limit could be increased to 50dB(A) at 10m.

Construction Noise

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, there shall also be no burning of any materials on site.

5.3. The Tree Officer states

Essentially, they are proposing some trees in spaces that are much too constrained to support trees, and here, shrubs should be specified instead. I've recommended a species change to specify something better suited to constrained beds and what is a windy site. There needs to be a clear topsoil and subsoil specification – if site won soil or in situ soil is to be used, it needs to be shown to be fit for purpose in accordance with an approved Soil Resource Survey and Plan. Otherwise planting soils should be imported to an agreed specification, having been found fit for their specific landscape function by a soil scientist. A tree pit section and aftercare methodology should be provided.

(The applicant has relatively recently forwarded a revised planting plan job no 18/640/03C prior to the completion of the report which may result in revisions to the proposed landscaping conditions which would be reported on the late representation sheet)

5.4 The Waste Officer states:

An increase in the number of rooms will lead to an increase in the production of waste. The hotel management should provide additional bins/arrange additional collections to accommodate this.

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

Commercial Development

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 to commercial services department on 029 20717500.

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.

5.5 The Transport Officer states:

Car Park Demand

The TN includes a car parking survey undertaken at the HI Express in July 2014. The car park was surveyed between 1100-2300 hours and the maximum number of parked cars was 39 (at the end of the period). There were 25 vehicles parked at 1100. It is assumed the hotel was fully operational and comprised 87 bedrooms at this time, although no information is provided on room occupancy that day. However, using the figures of 39 parked vehicles/87 rooms results in a parking accumulation of 0.45 per room. If this ratio was applied to the future number of rooms at the hotel (79) then the demand would be 36 spaces.

I re-visited the hotel car park this morning, and counted 25 vehicles parked at 0930, including one vehicle not parked in a designated space. It would be expected that the parking demand would fall during the period 0930-1100 (as people check out of the hotel), and this is reinforced by the parking survey included within the original Transport Statement. This would suggest that the July 2014 survey does not especially represent a worst case situation, and that the parking demand may often be higher than that. It is noted there is an Objection to the application that includes photos of parking at the hotel on 24 June, which coincided with the Ed Sheeran concert and can be expected to represent peak occupancy. This confirms that the car park is at capacity, with a number of vehicles not parked in designated spaces.

The potential parking demand for the new Staybridge part of the development can be calculated from the survey of the existing facility in Newcastle. This was set out in my email of 20 March and results in a forecast average maximum parking demand of 41 vehicles for the Staybridge facility.

The above figures suggest that the overall site could have a parking demand of 77 vehicles. However, it is clear this is far from the overall highest (theoretical) parking demand that may occur, and it may well be that the demand figure of 77 vehicles parked is actually realised on a regular basis rather than only when 'spikes in demand' occur.

Car Park Layout

The latest drawing indicates that there is a proposal for 74 spaces at the combined hotel/Staybridge car park. This includes a number of spaces immediately adjacent to proposed new trees, and care would be required that appropriate trees/shrubs are planted in order that those spaces remain as accessible to vehicles.

It is clear that the development would often be operating at peak car park capacity and that there will be off-site vehicular demand arising. Whilst there is a relatively small supply of free car parking adjacent to the site on Longueil Close, it is the case that the development may result in increased car parking off-site. Notwithstanding the above points on parking demand/supply, there needs to be more information provided as to how the usage of the car park will be monitored and controlled by the operator, especially when the car park is

approaching or at capacity, and how sustainable travel modes will be maximised.

Cycle Parking

No cycle parking is shown on the layout plan, and a suitable area should be marked at this stage, in order to have some comfort that an appropriate amount of secure, covered cycle parking can be provided. In line with standards, long stay parking should be provided at a minimum of 1 space per 5 employees, and short-stay parking at a rate of 1 per 40m² of public floorspace.

Pedestrian walkway to north-west of site

The layout plan shows a raised patio is proposed to the north of the hotel, which would involve a reduction in the width of walkway that is available to pedestrian and other users. There are a number of different lines on the plan, which appear to represent items such as guard rail, different paving etc. but these should be clearly labelled, and available widths shown at various points, with a comparison to the existing situation.

5.6 Pollution Control states:

In reviewing available records and the application for the proposed development, the site has been identified as part of the former industrial area of railway sidings and other structures associated the docks. Activities associated with this use may have caused the land to become contaminated and therefore may give rise to potential risks to human health and the environment for the proposed end use.

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

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

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

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

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

* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.

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

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

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - groundwaters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)

- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

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

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

The remediation scheme approved by condition x (PC14B above) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written

notification of commencement of the remediation scheme works.

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

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017),, unless the Local Planning Authority agrees to any variation.

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

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

Any topsoil [natural or manufactured],or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

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.

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

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

- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

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

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

- 5.7 The Drainage Officer has no objections on the grounds of surface water subject to the following planning condition:

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted and approved in writing by the LPA in consultation with the Lead Local Flood Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The Drainage Officer specifies the details of the required scheme which has been forwarded to the applicant's agent.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Glamorgan Gwent Archaeological Trust advises that there is unlikely to be any adverse archaeological impact. There is no need for archaeological mitigation, however, should construction works encounter archaeological remains then the developer should contact GGAT.
- 6.2 Natural Resources Wales considers the risk of tidal flooding to be minimal as the site is protected by the Cardiff Bay Barrage. NRW has no adverse comments.
- 6.3 Wales and West utilities have submitted a plan of their pipelines which is not below the proposed building.

7. REPRESENTATIONS

- 7.1 Local Member has been notified and has objected on the following grounds:
- The proposed development would have a detrimental impact on the surrounding area. The development would be overlooking neighbouring properties and therefore would cause loss of privacy and considerable overshadowing. The extension would have a detrimental impact on the residents of Amity Court and Longueil Close.

- The scale, height, massing and finish would be out of character with the area and contrary to national policies which seek good design to have regard to the character and context of the area.
- The proposed design, sitting and its finish would reduce and contribute loss of sunlight into the neighbouring properties at the rear of the proposed development.
- I have concerns about the size of the development and the impact this will have on the immediate local area.
- During construction given the narrowness of Amity Close and Longueil Close, Holiday Inn Express Hotel entrance, it will make it difficult for construction vehicles to access and egress the site safely without affecting the existing traffic.
- I also have concerns about the impact of the development on property values.
- The property/building is completely out of scale and much larger than the existing hotel site.

7.2 Vaughan Gething, Assembly Member for Cardiff South & Penarth, objects on the following grounds:

- The proposed development would have a detrimental impact on the surrounding
- area. The development would be overlooking neighbouring properties and would cause considerable overshadowing and a loss of privacy. The extension would have a detrimental impact on the residents of Amity Court and Longueil Close.
- The scale, height, massing and finish would be out of character with the area and
- contrary to national policies which seek good design to have regard to the
- character and context of the area. It will be significantly bigger than the previous
- building and those that currently exist.
- The proposed design, sitting and its finish would reduce and contribute loss of
- sunlight into the neighbouring properties at the rear of the proposed development. I would urge the committee to visit the site to see directly how this
- proposal would significantly and deteriorating affect nearby residents.
- During construction given the narrowness of Amity Close and Longueil Close,
- Holiday Inn Express Hotel entrance, it will make it difficult for construction vehicles to access and egress the site safely without affecting the existing traffic.
- I have concerns about the size of the development and the impact this will have
- on the immediate local area.
- The property/building is completely out of scale and much larger than the existing hotel site.

7.3 The application has been advertised on site and in the press.

7.4 Adjoining occupiers have been notified. A petition of objection has been received from 66 local residents. Letters of objection have been received from two local residents and the Amity Court Management Company. Their objections cover the following matters:-

7.4.1 Amenity / Light

I live in one of the mid link apartments opposite the hotel, The apartment is single aspect with living room and bedroom windows (the only windows to the apartment) overlooking the existing hotel (approximately 41m away) and the Atlantic Wharf. The plans for the proposed extension indicate that it will sit directly opposite both my living room and bedroom windows (the only windows to my apartment). It will come significantly closer to my windows and will rise to a height of 18.25m, approximately 15.5m above the floor level of my first floor apartment.

Proposal breaches Cardiff Planning policy on Loss of light to Amity Court

The construction of the Holiday Inn development will be extremely tall in comparison to other buildings built or proposed in the area and result in a loss of light to residents in Amity Court. The application by Holiday Inn states that the residential development will be 21m away from Amity court. The committee report written by Cardiff Planning when reviewing the nearby residential development (16/00660/MJR) in consideration of the residential proposal states in section 8.13:

"Amity Court will not be significantly affected because of the policy compliant separation distance (22.5m) and the gable relationship of block AB to Amity Court."

The Holiday Inn proposal is in direct breach of the policy that Cardiff Planning abides to. This means that the proposed building will be both significantly taller than the block AB that has previously been reviewed, and in direct contradiction of Cardiff Planning's stated policy. The impact would be extremely negative on the wellbeing of residents at Amity Court as a result of the loss of light that the development would inflict on residents. This is not acceptable.

National planning policy identifies that amenity represents a key material consideration for local authorities in their consideration of development proposals.

"Factors to be taken into account in making planning decisions (material considerations) must be planning matters.... Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest." (Planning Policy Wales, Edition 9, Para 9.3.4).

Key Policy 5 (KP5: Good Quality and Sustainable Design) of the adopted Cardiff Local Development Plan (LDP) reinforces the import to the placed upon amenity in the consideration of planning applications, requiring that, amongst other matters, all new development proposals:

x. Ensure no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;

With specific regard to hotel proposals, LDP Policy EC5 affords support proposals for hotel development subject to appropriate consideration of “scale, location, design, amenity and transportation.” The supporting text to this policy advises that “In terms of both the proposed property and its location, importance will be attached to the need to safeguard amenity of residential areas.”

It is therefore clearly enshrined in both national and local policy that development proposals must avoid an adverse detrimental impact on the amenity afforded to existing residents.

With regard to how these policies are applied in practice, the BRE Report ‘Site layout planning for daylight and sunlight: a guide to good practice’ (BR209) has been adopted by Cardiff Council as a basis for assessing the impact of new development on the amenity of residential dwellings, underpinning a number of the authorities’ SPG documents.

Cardiff Council’s recently adopted Infill Sites SPG (November 2017) identifies three primary types of infill development, to include “site redevelopment (where the replacement of an existing building is proposed)” which “may involve the redevelopment of any type of building”. Where infill development is proposed the SPG identifies the consideration of neighbouring uses and the neighbouring townscape/landscape context as key considerations, advising that the overarching aims of the SPG include ensuring that infill development:

- Protects residential amenity, both of new and existing occupiers.
- Is of good design which encompasses sustainability principles.
- Responds to the context and character of the area.

With regard to the application of the BRE standards the SPG states: “The assessment of sunlight and daylight is based on the BRE guidance presented in Site Planning for Daylight and Sunlight- a guide to good practice.

We will resist developments which do not meet these standards without further justification or other reasonable measures being in place to provide adequate light.

The standards apply equally to impacts on both new and existing buildings and should be assessed accordingly.

The 25 degree rule

4.17 The first assessment relates to windows facing other buildings or relevant structures. A significant building or structure will be obstructing reasonable light to a relevant window if it breaks a line projecting up from the centre of the relevant window 25 degrees from the horizontal.

The application of these standards to the proposed scheme identifies considerable shortcomings to the detriment of the existing residential occupiers of Amity Court. The hotel block would be sited just 26 metres from the eastern elevation of Amity Court, which presents habitable room windows at each floor.

At this location the proposed development would be between 18.25 and 19 metres in height, and circa 17 metres in width. As a result of its location and height, the roof of the proposed hotel would sit at an angle circa of 360 from the horizontal taken from centre line of the of the ground floor habitable room windows of Amity Court. This represents a significant shortfall against the requisite 250 BRE standard and will consequently obstruct "reasonable light" to these existing residents.

It is quite possible that the application would fail the same test were it to be applied to the proposed residential development on the former Wharf site to the north however, at the time of writing; insufficient information was available to enable an assessment of this relationship to be made.

A review of the application submission would indicate that, despite the import placed upon amenity within national and local planning policy and guidance, it appears to have been given little consideration by the applicant in the preparation of the development proposals. The DAS does not cite any of the aforementioned guidance documents or standards and no reference is made as to how the scheme has responded to the requirement to protect the amenity of neighbouring occupiers. The applicant appears to rely on the fact that the proposed scheme is "a similar distance" from Amity Court as the scheme on The Wharf site as sufficient analysis of this issue.

Adopted Cardiff Council guidance confirms that the Council "will resist developments which do not meet these standards without further justification or other reasonable measures being in place to provide adequate light". In this respect no assessment or justification has been provided by the applicant and so there is no basis upon which the Council can reasonably support the scheme as proposed. Furthermore, given that the scheme proposes the introduction of a six storey development immediately adjacent to an existing residential block, whose occupiers have already pre-existing expectations of amenity, it is considered that there could be no justification for a relaxation of these standards. In order to comply the requisite standards, the proposed building would need to be reduced in height by at least 6 metres or relocated at least further 12 metres from Amity Court (or a relevant combination of both).

In light of the above, the application proposals clearly fail to have due regard to the amenity of residential occupiers and consequently conflict with the aforementioned national and local planning policy and guidance.

7.4.2 Loss of privacy

The pre-planning application cover document from RPS, in the 'Design and Amenity' section, states:

"Regarding amenity, the proposals are sited a minimum of 21 m from the habitable room window of any existing residential property and at 6-storeys is a storey lower than the proposed development to the north of Amity Court. Therefore, the proposals are considered to preserve residential amenity to an acceptable degree."

This statement is extremely disingenuous as it suggests that the building closest to Amity Court is 6 stories high. This is not the case. The blocks that will be developed the other side of the canal to Amity Court are the blocks 'AB' in planning proposal 16/00660/MJR. This proposal shows that the residential proposal are a much lower height, only 3.2m higher than Amity Court, are 22.5m away (further than Holiday Inn's proposal) and with trees creating privacy between the two blocks. The tallest residential development that Holiday Inn refer to in this statement is offset from Amity Court and does not offer direct line of site into Amity Court property. This is acknowledged as such in section 8.7 of the committee report from 9th November 2016 where it states:

"The southernmost block (block CD) is 6 storeys at its western end where it is closest to Amity Court, and 7 storeys where it fronts on to the new square and the dockside. The block does not directly face Amity Court and is separated by the existing landscaped buffer and the dock feeder canal."

The proposed Holiday Inn development would:

- be nearly 10% closer to Amity Court,
- would have a significantly higher building than the buildings with line of sight into Amity Court resulting in far more privacy loss
- would have direct uninterrupted views into the residential properties of Amity Court. Windows viewing onto Amity Court are clearly shown on drawing 3971/203 that has been submitted. The proposed development offers a substantial loss of privacy, dramatically more than the approved residential building that is not applicable to the residents at Amity Court.

7.4.3 Noise

Since the hotel is very busy I am also concerned by the noise guests make, particularly on the weekend when they are likely to return in the early hours of the morning. This is already a concern and the increase in the number of beds proposed in the extension can only increase this annoyance.

There are three factors that I believe will exacerbate any increased noise problems. Firstly, the position and height of the hotel will create an "alleyway" between the hotel and Amity Court. Secondly, guests and passers-by often cut across the car park to cross the footbridge indicated in the plans of the hotel. With this route cut off they will be forced to pass through the "alleyway" mentioned above. Thus there will not only be an increase in the number of people passing my apartment, but any noise these people do make will reverberate in the "alleyway" created by the extension.

The Holiday Inn application contains a "Plant Noise Assessment" report which acknowledges that there will be an installation of an external chiller plan "...approximately 20m away from Amity Court, compared with the current 35m distance."

The report also identifies that the noise will be approximately 37db (page 19). The WHO identifies that decibels should not exceed 30db through the night in order to not disturb sleep (WHO report 'Night Noise Guidelines for Europe, 2009). The report submitted by Holiday Inn suggests that the proposed Holiday

Inn development is acceptable because:

"Taking a 15dB loss through a partially open window would result in levels well below the 30dB WHO sleep disturbance criterion"

This seems unfair and unreasonable to try and get around the WHO requirements as opposed to meeting them directly by creating a reduction in the noise levels of 'partially open windows' having a reduction. During the summer many people choose to sleep with windows open, in which case this plant noise level will be nearly 25% higher than the WHO guidelines.

Residents at Amity Court are we feel the proposed external noise plant will be close to half the distance it previously was and will be against WHO guidelines on night time noise limits.

7.4.4 Parking

I am very concerned with the increase in traffic and the associated issue of car parking. The addition of 67 rooms with an increase of only 24 parking spaces causes me grave concern as the parking provision for the hotel is already inadequate.

Also the car park plans do not seem to allow for access by the several delivery lorries and waste disposal lorries that access the hotel during the course of the week. In this sense I believe the plans are a false representation and to allow for this access several spaces will not materialise.

The traffic proposal submitted by the Holiday Inn in the latest development includes a level of parking that is insufficient. The proposed development by Holiday Inn contains a Transport Statement, in which section 4.3.4 reads: "the proposed development retains parking at the ratio of the consented extended Holiday Inn Express Hotel."

The report then goes on to acknowledge in section 4.3.6 of the same report that:

"customers of this type of hotel are likely to stay longer, often for business purposes, and may need to transport larger quantities of luggage and provisions for their stay. They are therefore more likely to arrive at the proposed hotel by car."

By the reports own arguments, the demand for parking for the proposed development will be significantly more. This makes the arguments in this report nonsensical. This argument is contradictory. The traffic assessment acknowledges more parking is required for a long stay hotel, yet this proposal offers no solution to the problem it identifies in the analysis. Worse, it attempts to dismiss these problems and call the proposal 'acceptable'. How can the same report identify the greater demand for parking spaces with long stay customer it is targeting, identify that there will be 0.5 spaces for apartment (section 4.3.3) which was approved for short term hotel guests, and then call this 'acceptable'? This report should either be dismissed as inconsistent, unreliable and contradictory and the proposal should be rejected, or it should

be taken as acknowledgement that Holiday Inn's proposal is completely unsuitable and the proposal should be rejected. If this proposal were to go ahead despite the evidence submitted by Holiday Inn themselves showing it should not, the effect would be a massive overspill of parking into the local area. Capacity for overflow parking has fallen substantially in the last few years, and this proposal would exacerbate this problem. There would likely be a significant negative impact on Amity Court, as parking becomes unmanageable and Holiday Inn residents potentially come into the Amity Court parking area. This is completely unacceptable

7.4.5 Traffic disruption

The proposed development moves the barrier for parking closer to the entrance to the Amity Court site. This removes some street parking that is presently available. Holiday Inn's previous planning permission application from 2015 (15/00001/MJR) stated in relation to traffic:

"the parking surveys indicate that when the demand for parking for the hotel is busiest there is spare parking capacity on local streets should it be needed, even with the changes proposed by Cardiff Council"

In the time since this application was approved there have been substantial changes, proposal Schooner Way now has paid parking which has reduced this capacity. Further residential developments next to Henke Court has further reduced this capacity. The latest proposal from Holiday Inn will further reduce this again. Previously the Holiday Inn stressed overflow capacity was available in local streets, yet it now chooses to ignore that this will no longer be the case, having previously looked to rely on it. In addition, the substantial increase in size of the development would require significantly more deliveries and refuse management. This will have an adverse effect on the quality of life for residents at Amity Court.

7.4.6 Highway Access

Part 2, Article 5 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMO) requires that an application for planning permission be accompanied by "a plan which identifies the land to which the application relates". The accompanying guidance notes make it clear that the application site should include all land necessary to carry out the proposed development, to include land required for access to the site from a public highway.

In the case of the proposed development the application site does not extend to the public highway and, furthermore, nor is the land between the application site and the highways highlighted in blue, indicating that the applicant does not own the requisite land to secure this connection. As currently proposed therefore the application fails to meet this requirement of the DMO.

Risk of structural damage to Amity Court

The proposed development at Holiday Inn will require significant development, including pilings being driven into the ground to provide suitable foundations for the structure. The vibrations caused by this work will have significant damaging effect on the integrity of the Amity Court building structure, more so than most

buildings as it is a timber framed building. Proximity to the site of the piling obviously increases the effect of this, and no other building is closer to the site of the required piling than Amity Court. (http://vibrationdamage.com/vibration_and_damage.htm)

7.4.7 Effects of pile driving on marine life

Research shows that construction, specifically that involving piling, has a detrimental effect on fish in the affected area (as published here: Mueller-Blenkle, Christina, et al. "Effects of pile-driving noise on the behaviour of marine fish." 2010). The water surrounding the Holiday Inn is extremely popular with local fisherman. The Atlantic Wharf Angling club is based here. Consequently, the proposed development would negatively affect both wildlife and the wellbeing of people that enjoy this in the area.

7.4.8 Holiday Inn's Sustainability Statement

The pre-planning proposal contains a report from Beechfield that shows that the building will improve energy efficiency, but all these listed features are included in the already approved building proposal. Creating a much larger development does not achieve further sustainability targets. The sustainability report from Beechfield also fails to detail how it will address the increased noise from the plant, which will be located significantly closer to Amity Court, merely saying "measures will be introduced" without detailing anything further.

7.4.9 Planning permission already granted

The Holiday Inn has already had planning permission agreed by Cardiff Council (application 15/00001/MJR). You will note that there were no objections from residents at Amity Court at the time as the residents accept that developing the city is in the interests of all residents. However, Holiday Inn have not built the extension that they were approved, and have instead reapplied with this current proposal which is extreme and the residents will now protest against. If Holiday Inn were so in need of extending their current development, why have they failed to act upon the planning permission granted to them in 2015?

7.4.10 Design

With regard to design LDP Policy KP5 (Good Quality and Sustainable Design) states:

"To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:

i. Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;"

As identified above design also represents a key consideration of LDP Policy EC5 (Hotel Development). The proposed building would be constructed as an extension to the existing hotel on the site, replacing a current single storey extension. The site's primary frontage is to Bute Dock to the east where it is prominently visible from the A4234 Central Link Road (the southern gateway to

the city) and pedestrian routes around the dock. The existing hotel on the site appropriately responds to this context by presenting its primary façade to the dock. The primary external frontage of the proposed building by contrast would be to the north, a frontage of limited consequence.

Despite representing an extension to the existing hotel on a subservient frontage of the site, the proposed building has not been designed to be subservient to the primary building on the site. Indeed it would sit a full two storeys higher than the existing building. Furthermore, little or no effort has been made to replicate the design or form of the existing hotel. The net result is a modern, flat-roof six-storey building which both dominates and sits at odds with the existing traditional four storey hotel to which it would represent an extension. Given this it is contended that the proposals fail to appropriately respond to their immediate context and, as such, do not comply with the aforementioned planning policies.

7.4.11 Flooding

The NRW flood risk maps identify that the site lies within a C1 Flood Risk Zone for the purposes of the Welsh Government Development Advice Maps. TAN 15 Development and Flood Risk identifies that highly vulnerable development (to include hotels) should be subject to the application for a justification test, including acceptability of consequences. The covering letter for the application, prepared by RPS, indicates that the application is accompanied by a Flood Consequences Assessment however, at the time of writing, this was not available for review on the Council's website and so it has not been possible to critique this in order to understand whether these risks have been satisfactorily addressed.

8. **ANALYSIS**

- 8.1 The site is located within the settlement boundary, as defined by the Local Development Plan Proposals Map. The site has no other specific designation or allocation. The application should be assessed against policy EC5 'Hotel Development'. This states that proposals for hotel development will be permitted:
- i. Within the Central and Bay Business Areas of the city centre;
 - ii. In appropriate locations for the conversion of suitable residential or commercial properties;
 - iii. At other locations within the urban area, if there is no need to preserve the site for its existing or allocated use, assessed against the relevant policies of the plan.
- 8.2 Given that the site is already in hotel use, the proposal raises no land use policy concerns.
- 8.3 Planning Policy Wales at paragraph 3.1.4 states:
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 (see 4.2). 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.

- 8.4 During the processing of this application and after the receipt of the objections the applicant amended his scheme by omitting two of the proposed upper most suites at the north west corner of the development. The omission of these two suites has reduced the height of the building at its closest point to Amity Court from 18.25m to 15.5m. As a consequence the development only marginally infringes the 25 degree angle assessed from the ground floor patio doors of the nearest apartment in Amity Court. The apartments are just over 26m from the nearest part of the hotel extension and their floor level is approximately 2m higher than the floor level of the hotel. There are 3 ground floor apartments in Amity Court. Each apartment has a living room and bedroom facing towards the hotel extension, the living rooms in the end apartments are dual aspect. The living room window of the middle apartment faces east towards the hotel.
- 8.5 The Council's SPG for residential development includes as a guideline for safeguarding daylight and sunlight a 25 degree angle from a living room window. Bedrooms are not normally included as part of the assessment nor are rooms containing more than one effective source of light. The Guidelines also state that "The measure of daylight should not fall below 27 degrees." The amended scheme does not infringe the 27 degree requirement and only marginally infringes the 25 degree guideline.
- 8.6 The windows in the end suites facing west towards Amity Court are to bedrooms with the windows to the living room element facing north and south. The Council's privacy standard requires a distance of 21m between facing windows to habitable rooms of dwellings. In view of the residential use of a hotel, however transient the occupants, it is not unreasonable to apply this standard in this case. It should be noted that this standard is not infringed in this case as there is a separation distance of 26m.
- 8.7 The issue of noise has been raised by objectors but this matter has been carefully considered by the Council's Noise Team who raised no objection subject to the recommendations in the Noise Report being adhered to. Condition 13 is proposed to address this matter. Noise from guests staying in the suites is likely to be similar to employees working away from home, temporary employees, people new to the city looking for permanent accommodation who are currently accommodated in other parts of the City.
- 8.8 The hotel car park is to be reorganised to create 16 additional car parking spaces. The application plan indicates 3 other car parking spaces but they are undersized and have not been included as part of this assessment. For parking purposes the site falls within the "Central Area" as defined by the SPG. There is no maximum or minimum car parking provision required. The number of parking spaces proposed does not infringe the Authority's parking standards.

There is a requirement in the SPG for a minimum of 5 plus 1 for every 20 beds for cycle parking. A covered cycle stand is indicated between the entrances to the two hotels but it is not fully detailed. Condition 16 is proposed to ensure safe and sufficient cycle parking.

8.9 The site is approximately 1 kilometre from Cardiff Central and Queen Street railway stations, approximately 0.5 Kilometres from Cardiff Bay railway station and approximately 400 m from bus stops in front of County Hall and Lloyd George Avenue. There is on street parking available on Schooner Way, subject to parking tariff approximately 100m from the hotel should the hotel car park be full.

8.10 LDP Policy KP8 Sustainable Transport states in part that:-
Development in Cardiff will be integrated with transport infrastructure and services in order to:

- i. Achieve the target of a 50:50 modal split between journeys by car and journeys by walking, cycling and public transport.
- ii. Reduce travel demand and dependence on the car;
- iii. Enable and maximise use of sustainable and active modes of transport;

8.11 Supporting paragraphs of this Policy states;-

4.106 For Cardiff to accommodate the planned levels of growth, existing and future residents will need to be far less reliant on the private car. Therefore, ensuring that more everyday journeys are undertaken by sustainable modes of transport, walking, cycling and public transport, will be essential.

4.107 The location and form of developments are major determinants of the distance people travel, the routes they take and the modes of transport they choose. Much of the growth in car travel in recent decades can be attributed to developments which have been poorly integrated with the transport network. Integration of land use and transport provision can help to manage travel demand, avoid developments which are car dependent and make it easier to facilitate movements by sustainable modes.

4.108 The purpose of this Key Policy, therefore, is to ensure that developments are properly integrated with the transport infrastructure necessary to make developments accessible by sustainable travel modes and achieve a necessary shift away from car-based travel.

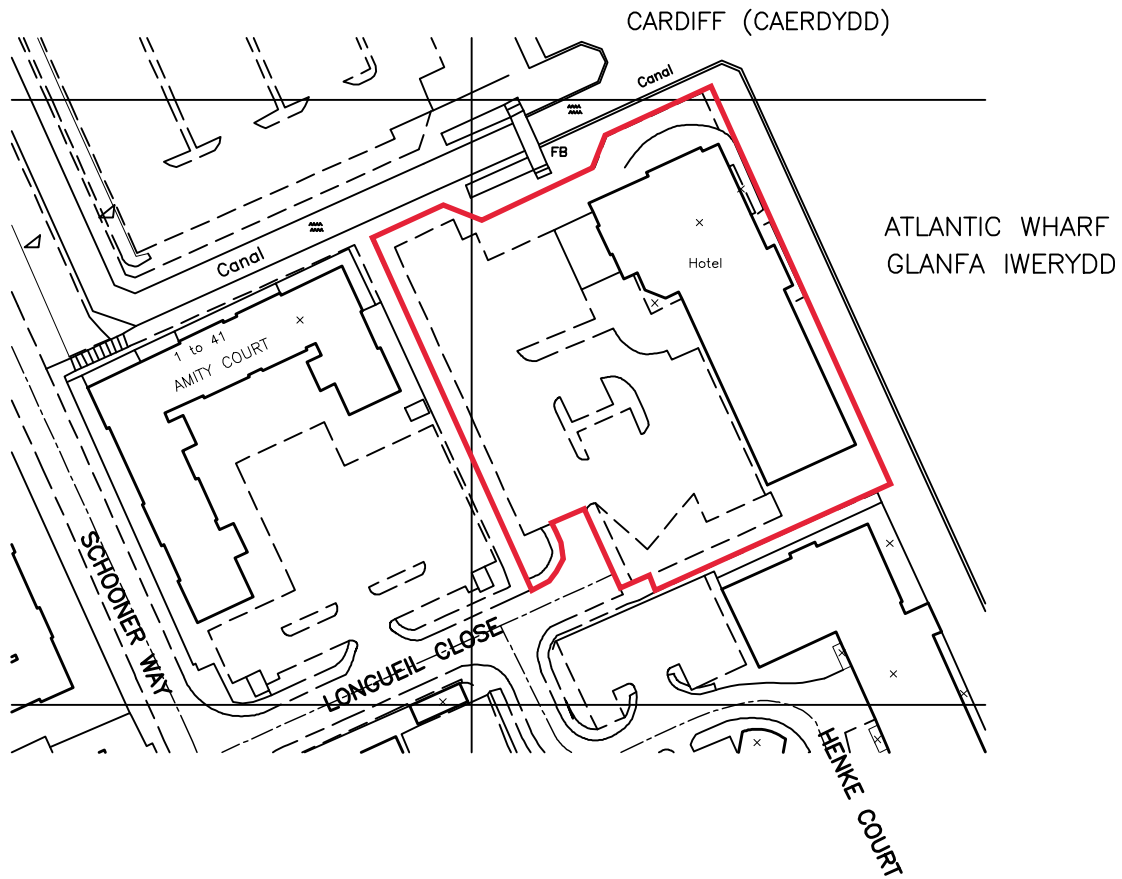
8.12 There would be no change in the principal vehicular and pedestrian access to and from the site. The Transport Officer believes that the gap between the adopted highway and the red line boundary is correct and should not be an issue as no works are proposed in this area. The pedestrian access from the existing car park to the footbridge to the north would be omitted. The new raised patio areas would all be set within the application site boundaries and would be finished to match the existing patio area. Part of the land for the enlarged patio area north of the hotel and south of the canal is currently not enclosed. The nearest part of the northern patio would be 3m from the edge of the canal. The applicant has confirmed that a minimum footway of 2.5m would be maintained

in this location.

- 8.13 There is no objection from the Transport Officer to the car parking or access arrangements.
- 8.14 Separate consent is required for any proposed piling which is controlled by the Pollution Control team. Government advice is clear that it is not for planning to seek to try and duplicate controls exercised under separate legislation. This issue is covered within Recommendation 3. Furthermore the developer would want to ensure that if piling were undertaken it was not carried out in a manner that adversely affected the structure of the existing hotel.
- 8.15 Any piling that may take place and any subsequent localised impact on fish or angling would be for a temporary period only.
- 8.16 The technical issues associated with the construction of a sustainable building would be considered under the Building Regulations. From a planning perspective developing a brownfield site relatively close to transport and leisure hubs, employment opportunities and within walking distance of public transport is considered a sustainable form of development.
- 8.17 That planning permission has been granted for a different extension to the Holiday Inn is not a reason for the refusal of the current proposal. Developers are able to revise their investment intentions whenever they want and are able to submit numerous planning applications for different schemes if they so wish. The consent previously granted was for a 4 storey extension on the northern side of the existing hotel creating an L-shaped building with pitched roof. Each application has to be judged on its own particular merits.
- 8.18 In terms of the acceptability of the design the proposal has not sought to mimic the appearance of the existing building but create an extension of contemporary design that will integrate with its surroundings fronting an important water feature. The existing hotel would have a separate lobby and reception serving the existing accommodation whilst the extended stay hotel would also have its own separate reception and lobby. The design distinguishes the two different types of hotel accommodation on offer. The removal of a section of the existing pitched roof helps facilitate an acceptable transition between a nineties style hotel and a contemporary style hotel. The approved development just to the north of this site would include six storey flat roof buildings. The apartment block being built north of County Hall is seven storeys with a flat roof. These developments are of designs that the Local Planning Authority has relatively recently found acceptable and contribute to the local context.
- 8.19 TAN 12 Design identifies the five elements that contribute to good design which are Community Safety, Environmental Sustainability, Movement, Access and Character. It is considered that this scheme satisfactorily addresses these five elements. However, the external materials are not yet confirmed and this will be covered under condition 17. Safeguarding the existing artwork will be addressed by condition 18. Conditions 11 and 12 are to address the necessary

landscaping for this site, which would be around and within the car parking area.

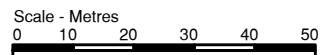
- 8.20 An objection has been raised on grounds of flooding; however, no objection has been received from NRW or the Council's Drainage Team.
- 8.21 The applicant states that the number of proposed employees will be 49 equivalent full time posts. The creation of new employment opportunities is to be welcomed.
- 8.22 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.23 Section 3 of the Well-Being of Future Generations Act 2016 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. 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.
- 8.24 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 in the vicinity of the site or who may occupy the proposed accommodation with lift access.
- 8.25 Notwithstanding the various objections raised by local residents and Amity Court Management Company the proposal as amended complies with the Council's LDP policies and SPGs on residential amenity and car parking standards. The proposal makes efficient use of land in a well-designed scheme that positively contributes to the provision of additional hotel accommodation and the economy of the City in a sustainable location on a brownfield site.



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Site

Holiday Inn Express
 Longueil Close, Atlantic Wharf, Cardiff, CF10 4EE

Title

Site Location Plan

Client

Holiday Inn Express
 (First Inns)

Checked

Arch./Des.

Drawn By

Dwg No.

Scale (A4 Size)

3971-014

Date

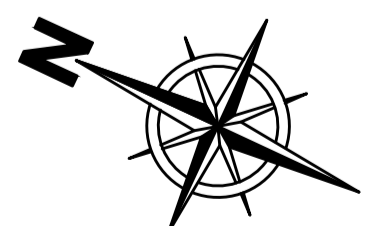
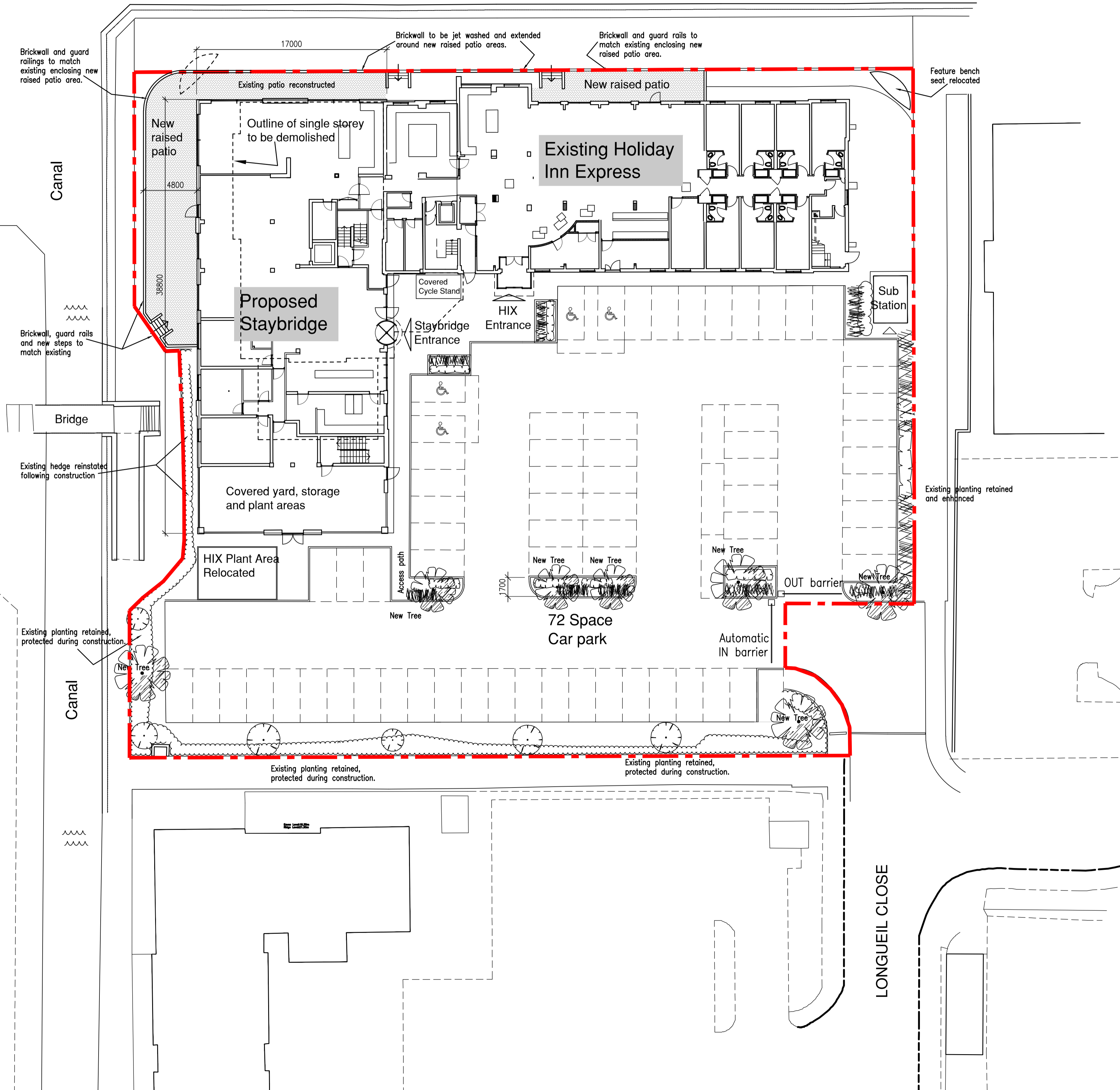
Rev.

1:1250

June 16

A

Bute East Dock



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Scale = 1:200
Metres 5 10 15 20

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	20.3.17	EAL	Sub-station, barrier and plant areas shown. Parking numbers amended.
B	22.5.18	EAL	Adjustments to parking bays to retain planting, new planting shown, patio areas defined with notes re surround walls. Boundary amended at entrance and barrier moved/split.
C	19.6.18	EAL	Planting adjusted to match proposed planting plan.
D	18.7.18	EAL	Planting bays increased in width. Raised patio reduced. Tree planting updated.
E	3.10.18	EAL	Cycle parking added.

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PROJECT

Proposed Staybridge Hotel,
Cardiff Bay

CLIENT

Holiday Inn Express
(First Inns)

TITLE

Proposed Site Plan

DATE	DRAWN	SCALE (A1 Size)
Feb 17	EAL	1:200

DRAWING NUMBER	REVISION
3971/201	E

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	17.9.18	EAL	Two bedrooms omitted on 5th floor.
B	3.10.18	EAL	Outlines of distant parapets shown.

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PROJECT
 Proposed Staybridge Hotel,
 Cardiff Bay

CLIENT
 Holiday Inn Express
 (First Inns)

TITLE
 Proposed Elevations
 West and South
 onto Car Park

DATE Feb 17
DRAWN EAL
SCALE (A1 Size) 1:100 at A1
 1:200 at A3

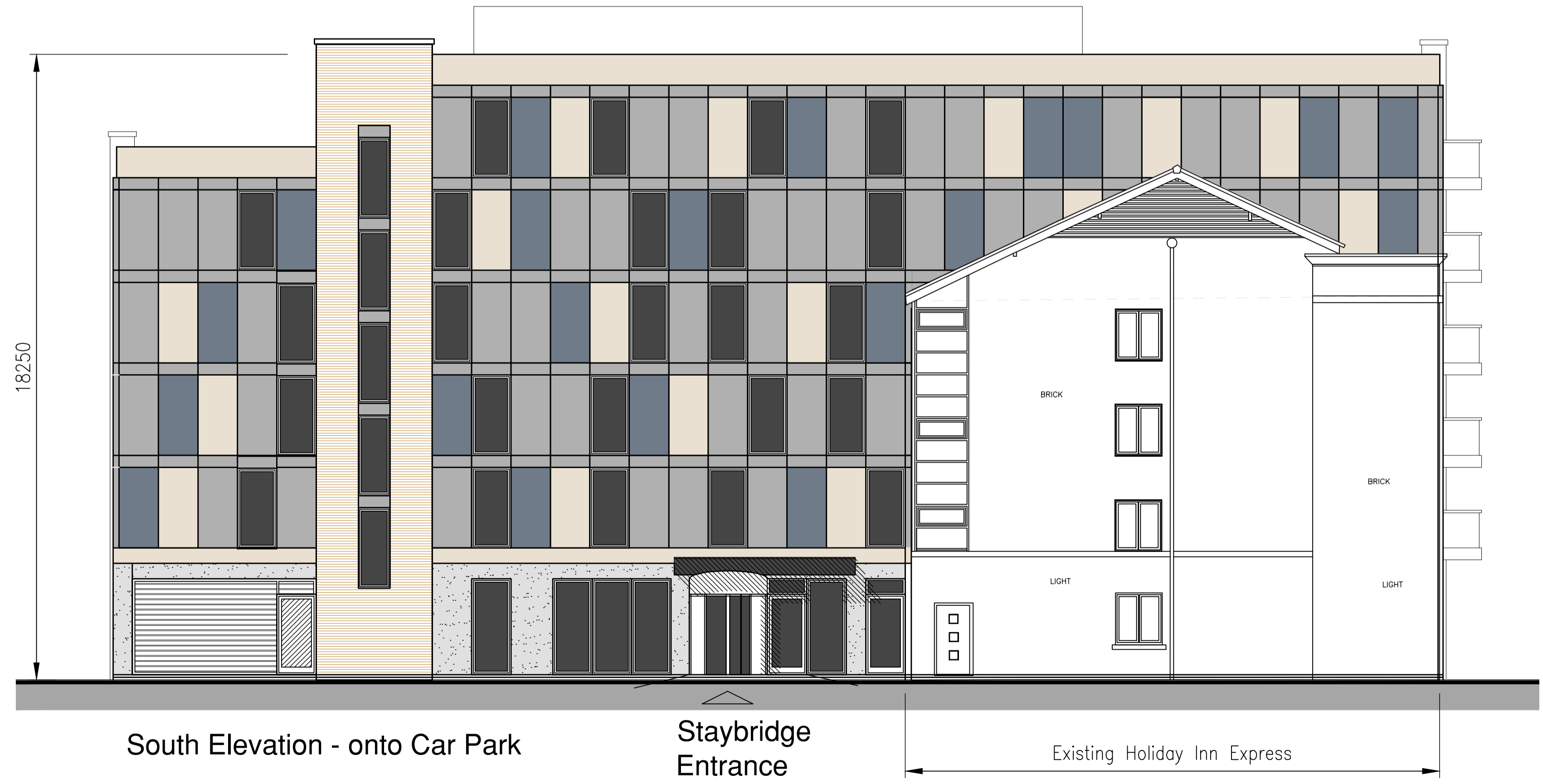
DRAWING NUMBER 3971/205
REVISION B



West Elevation - onto Car Park

HIX Entrance

Existing Holiday Inn Express



South Elevation - onto Car Park

Staybridge Entrance

Existing Holiday Inn Express

18250

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Scale = 1:100 At A1 (1:200 at A3)
 Metres 2 4 6 8 10

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	22.5.18	EAL	External landscaping, walls, railings and planting added.
B	18.7.18	EAL	Width of patio reduced on East Elevation
C	17.9.18	EAL	Two bedrooms omitted on 5th floor.
D	3.10.18	EAL	Outlines of distant parapets shown.

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PROJECT

Proposed Staybridge Hotel,
 Cardiff Bay

CLIENT

Holiday Inn Express
 (First Inns)

TITLE

Proposed Elevations
 East and North
 onto Dock and Canal

DATE	DRAWN	SCALE (A1 Size)
Feb 17	EAL	1:100 at A1 1:200 at A3

DRAWING NUMBER	REVISION
3971/206	D



East Elevation - onto Dock



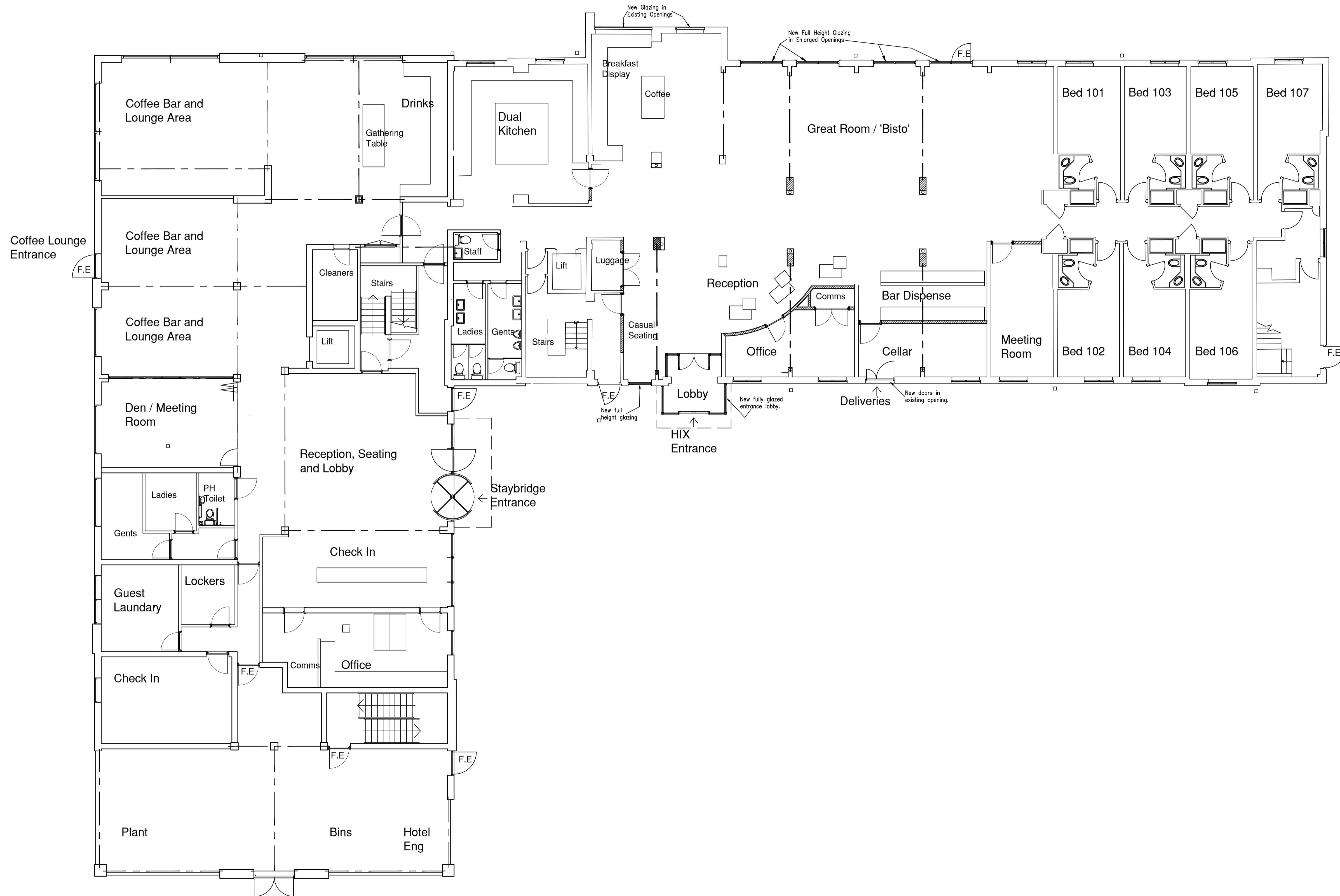
North Elevation - onto Canal

All the drawings are based on CAD base plans provided by RPS Designs 25/09/06 and Design Coalition cannot accept any liability, or guarantee the accuracy of that information, and all details must be checked on site before commencement of any works, and as work proceeds, Design Coalition must be consulted on all significant discrepancies before effected works proceed.

Scale = 1:100 At A1 (1:200 at A3)
 Metres 2 4 6 8 10

NOTES

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	21.3.17	EAL	Detail and notes added.
B	11.4.17	EAL	Coffee Bar and Lounge amended.

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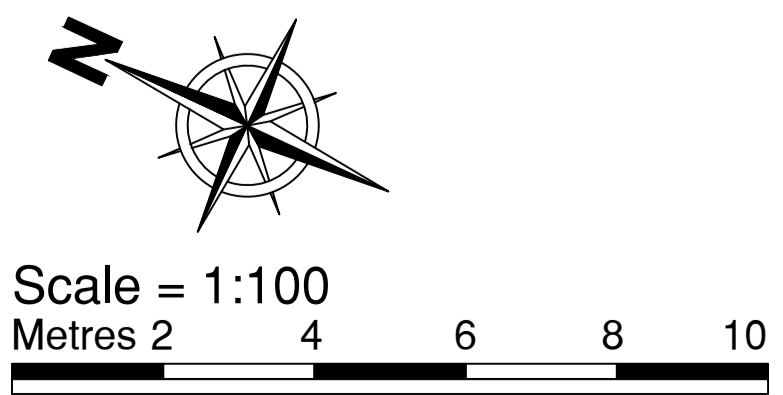
PROJECT
 Proposed Staybridge Hotel,
 Cardiff Bay

CLIENT
 Holiday Inn Express
 (First Inns)

TITLE
 Proposed Plan
 Ground Floor

DATE Feb 17	DRAWN EAL	SCALE (A1 Size) 1:100
DRAWING NUMBER 3971/202		REVISION B

SURVEY INFORMATION
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REVISIONS

REV	DATE	BY	DESCRIPTION
A	21.3.17	EAL	PH room shown. Balconies amended.
B	31.08.17	EAM	Drawing title changed to show number of floors in Staybridge and Express as they are different. Layout of bedrooms added to corner of building.
C	17.9.18	EAL	Part 5th floor plan added to show omission of two rooms.

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PROJECT
 Proposed Staybridge Hotel,
 Cardiff Bay

CLIENT
 Holiday Inn Express
 (First Inns)

TITLE
 Proposed Plans
 Upper Floors
 1st to 5th (Staybridge)
 1st to 3rd (Express)

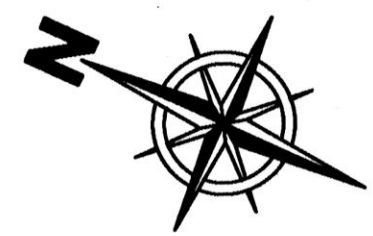
DATE	DRAWN	SCALE (At Size)
Feb 17	EAL	1:100

DRAWING NUMBER	REVISION
3971/203	C



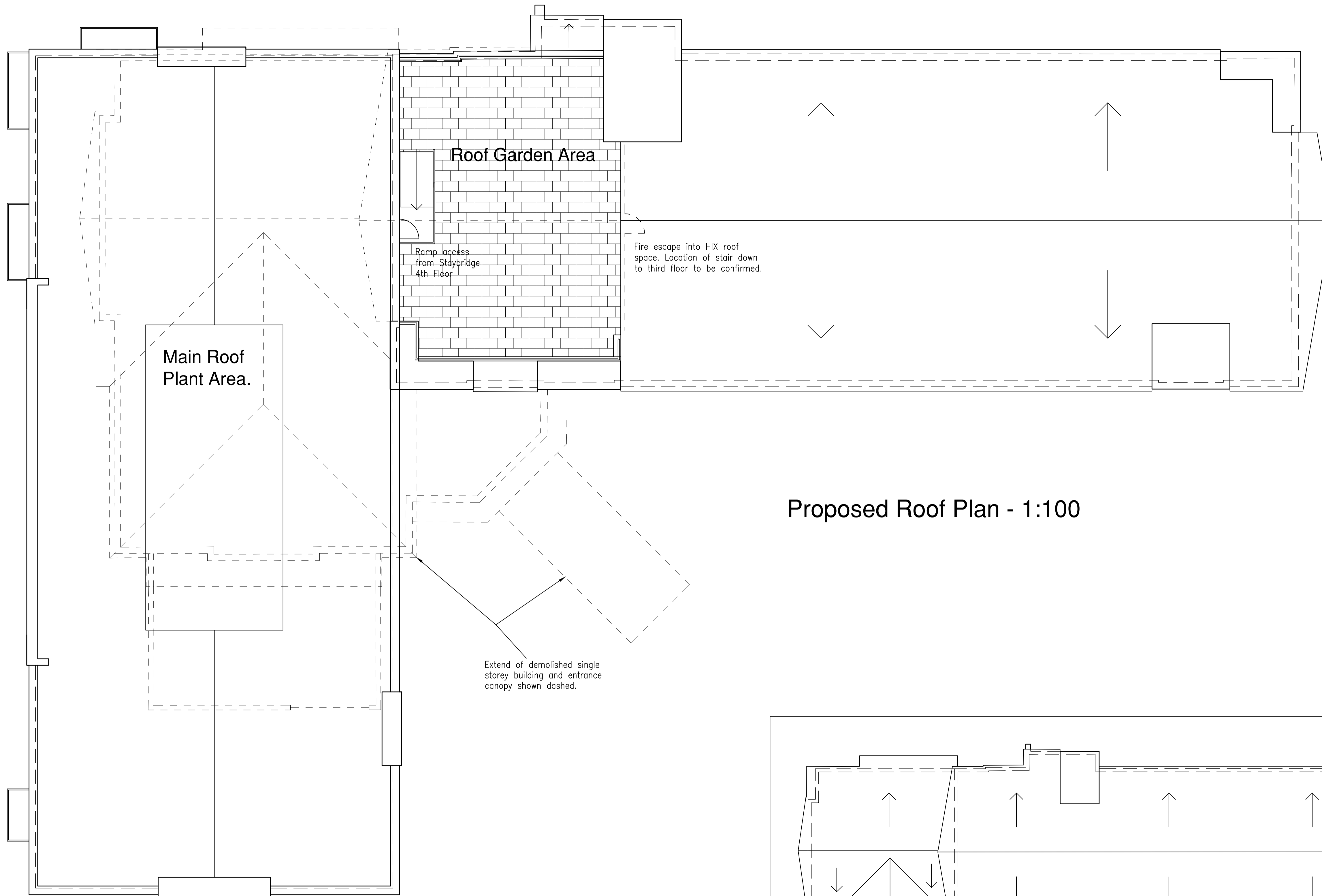
First to Fourth Floors

Fifth Floor
 Identical to floors below, except as shown

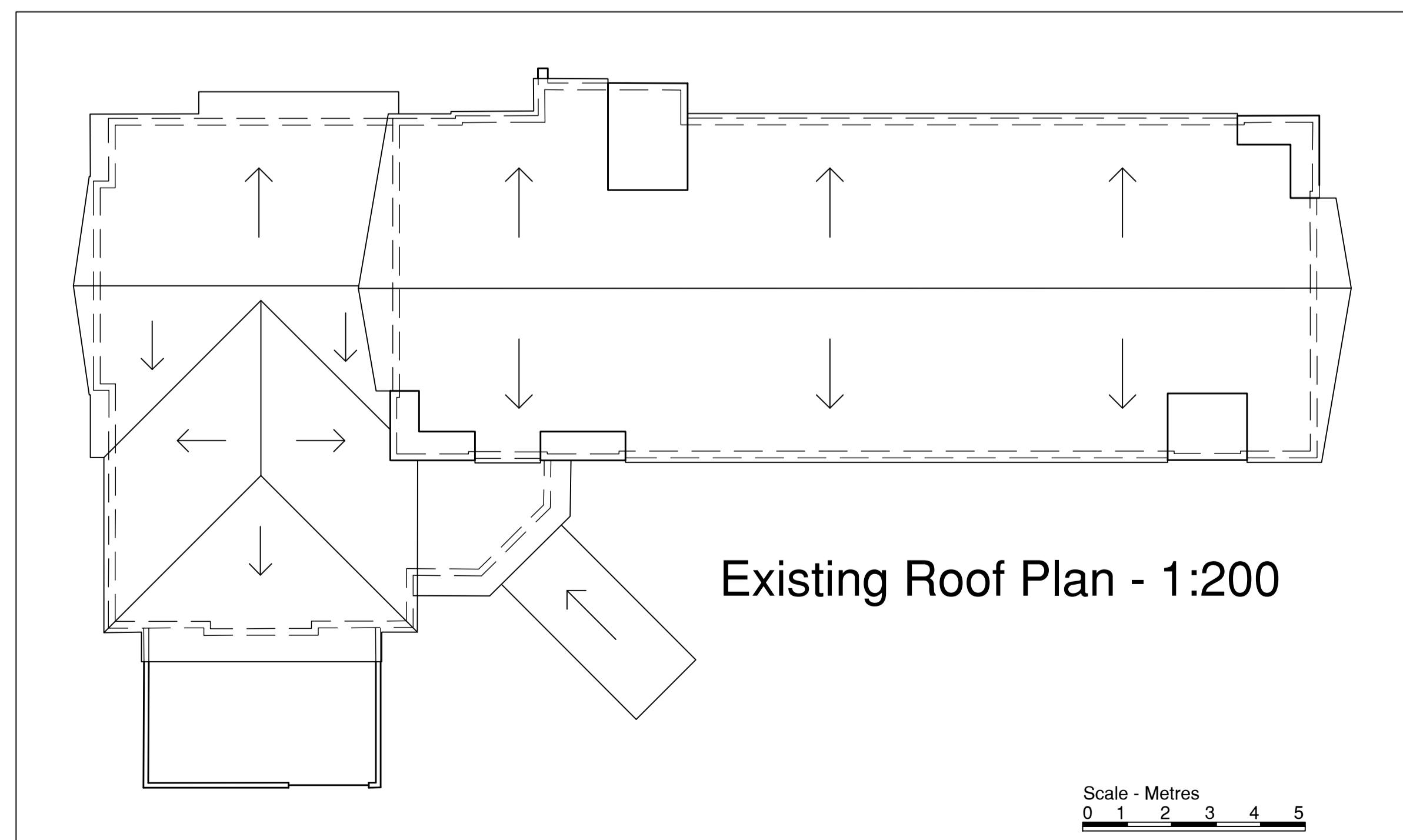


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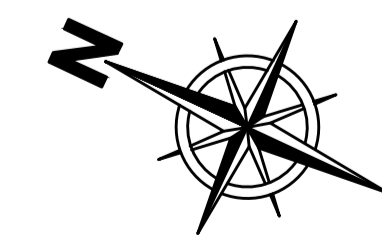
Scale = 1:100
 Metres 2 4 6 8 10



Proposed Roof Plan - 1:100



Existing Roof Plan - 1:200



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Scale = 1:100
Metres 2 4 6 8 10

Scale - Metres
0 1 2 3 4 5

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REVISIONS

REV	DATE	BY	DESCRIPTION
A	20.3.17	EAL	Roof garden area amended.

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PROJECT

Proposed Staybridge Hotel,
Cardiff Bay

CLIENT

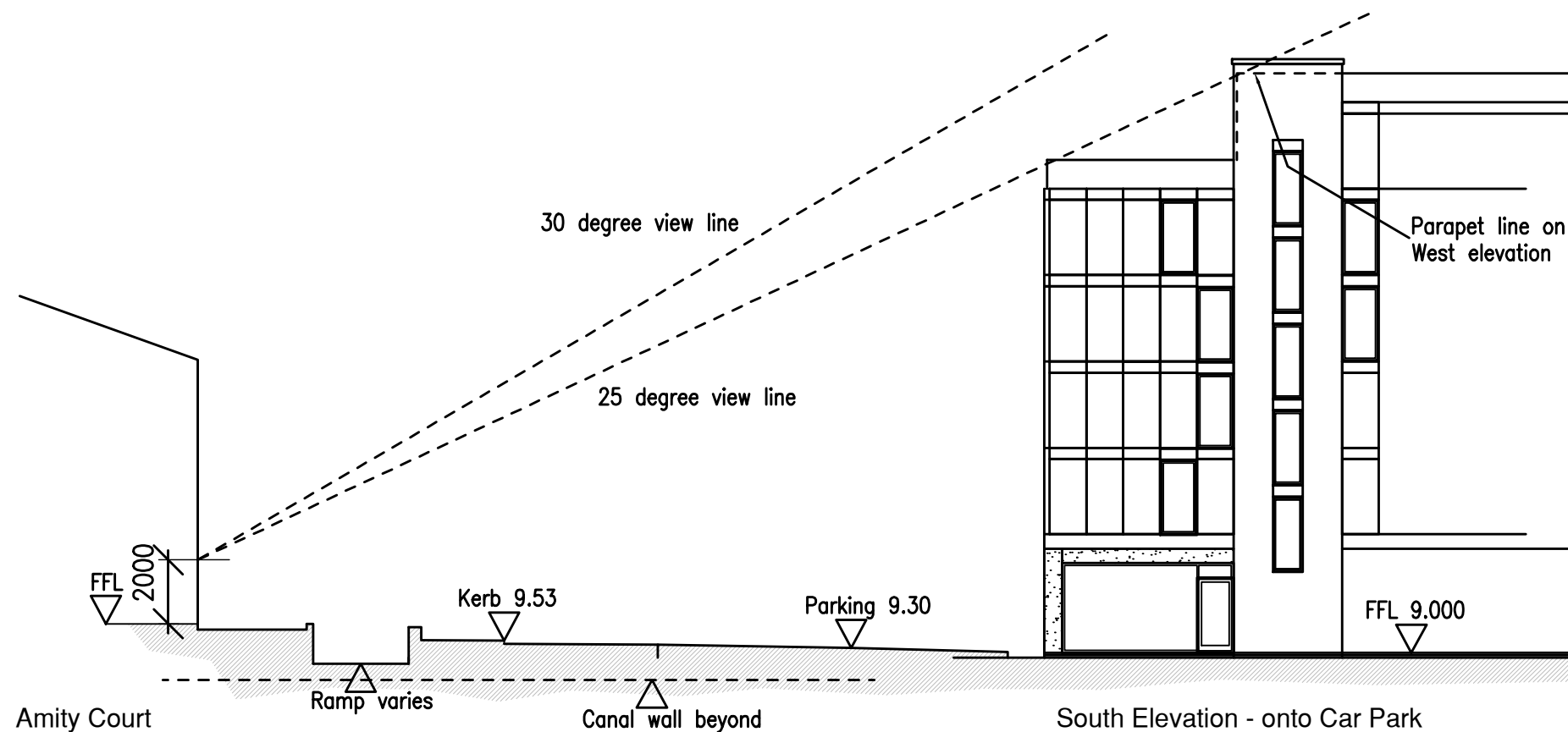
Holiday Inn Express
(First Inns)

TITLE

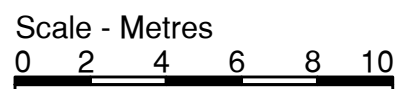
Proposed Roof Plan
And Existing Roof Plan

DATE	DRAWN	SCALE (A1 Size)
Feb 17	EAL	1:100

DRAWING NUMBER	REVISION
3971/204	A



Section A-A showing angled view lines



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REVISIONS

REV	DESCRIPTION	BY	DATE
A	Bedrooms removed to clear vision line.	EAL	14.9.18

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PROJECT

Proposed Staybridge Hotel,
Cardiff Bay

CLIENT

Holiday Inn Express
(First Inns)

TITLE

Section Showing Visions Line
From Adjacent Property.

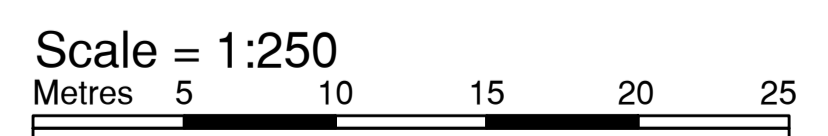
DRAWN	SCALE @ A3	DATE
EAL	1:200	May 18
CHECKED	PROJECT/DRAWING NO	REVISION
CP	3971/208	A

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REVISIONS		
REV	DATE	DESCRIPTION

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DESIGN
 COALITION

PROJECT
 Proposed Staybridge Hotel,
 Cardiff Bay

CLIENT
 Holiday Inn Express
 (First Inns)

TITLE
 Context East Elevation

DATE	DRAWN	SCALE (A1 Size)
Apr 18	EAL	1:200

DRAWING NUMBER	REVISION
3971/207	

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COUNCILLORS, AM & MP OBJECTIONS & PETITIONS (FOR & AGAINST)

COMMITTEE DATE: 17/10/2018

APPLICATION No. **18/01028/MJR** APPLICATION DATE: 11/04/2018

ED: **PENTWYN**

APP: TYPE: Full Planning Permission

APPLICANT: MR J PATEL

LOCATION: 56 WERN GOCH WEST, LLANEDEYRN, CARDIFF, CF23 7AB

PROPOSAL: PROPOSED DEMOLITION OF EXISTING SHOP AND 56 WERN GOCH WEST AND ERECTION OF NEW BUILD DEVELOPMENT TO FORM 11 FLATS

RECOMMENDATION 1: That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9 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:
 - P555 L_002 Revision A (SITE PLAN AS PROPOSED)
 - P555L_201 Revision A (GROUND FLOOR PLAN AS PROPOSED)
 - P555L202 (1ST FLOOR PLAN AS PROPOSED)
 - P555L203 (2ND FLOOR PLAN AS PROPOSED)
 - P555L204 (3RD FLOOR PLAN AS PROPOSED)
 - P555L210 (ELEVATIONS 1 OF 2 AS PROPOSED)
 - P555L211ELEVATIONS 2 OF 2 AS PROPOSED

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

3. No development shall take place until a scheme for the drainage of the site and any connection to the existing drainage system has

been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To ensure an orderly form of development in accordance with Policy En10 of the adopted City of Cardiff Local Development Plan (2006-2026).

4. No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include an assessment of the potential disposal of surface water via sustainable means. Where a sustainable drainage scheme is to be provided the submitted details shall:
 - i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measure taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. Include a period for its implementation; and
 - iii. Provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To ensure disposal of surface water via possible sustainable means in accordance with Policy EN10 of the adopted City of Cardiff Local Development Plan (2006-2026).

5. No 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 that the finished appearance of the development is in keeping with the area in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the north and east elevations other than those hereby approved.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted City of

Cardiff Local Development Plan (2006-2026).

7. The window(s) on the north elevation shall be non opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.
Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).
8. Prior to beneficial occupation details showing the provision of cycle parking spaces and bin storage 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 and bin storage 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 and bin storage in accordance with Policies T5 and W2 of the adopted City of Cardiff Local Development Plan (2006-2026).
9. No development shall take place until a Construction Management Plan (CMP) 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 plan shall provide for:
 - a) access
 - b) the parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) the erection and maintenance of security hoardings
 - f) wheel washing facilities
 - g) measures to control the emission of dust and dirt during construction
 - h) a scheme for recycling/disposing of waste resulting from construction works
 - i) details of the protection of the adjoining public highway and its making good should it be damaged during construction works.

Reason: In the interests of highway safety, public amenity and to avoid any conflict situations with residents and/or staff residing/working on this site in accordance with policies T5, T6 and EN13 of the adopted Local Development Plan (2006-2026).

10. The development shall be constructed in accordance with the submitted arboricultural survey report dated 23rd March 2018.
Reason: To ensure trees of amenity value are retained in accordance with Policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).
11. No development shall take place until floor slab details have been submitted to and approved in writing with the Local Planning Authority. The submitted details shall include but not limited to a cross section with existing and proposed spot heights of the site showing finished floor levels of all the floors.
Reason: To ensure the development does not have a detrimental impact upon the adjoining neighbours in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026)

RECOMMENDATION 2: R1 Construction Site Noise

RECOMMENDATION 3: R4 Contamination and Unstable Land Advisory Notice

RECOMMENDATION 4: The applicant is advised that an element of the application site is located within part of the adopted highway and no work shall be undertaken until adopted highway has been extinguished through a stopping up order.

RECOMMENDATION 5: Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought to demolish the existing extended single storey shop and replace with an 'L' shaped 3/4 storey block of flats.
- 1.2 There will be, on the lower ground floor, 6 car parking spaces along with bin and cycle storage. Access to these areas would be via the existing cul-de-sac located to the rear of the application site. In addition, there will be internal access for all the flats to access this area. Also proposed is a safe and secure amenity area that is accessible to all.
- 1.4 Access to the site would be via entrances located on the south, west and north elevations

2. **DESCRIPTION OF SITE**

- 2.1 The building currently occupying the site is single storey in scale, of an octagonal form, with single storey wings either side. The building currently functions as a shop. Parking and deliveries are to the rear of the building which is sited lower than the shop.
- 2.2 Surrounding the building is a patio area and mature trees. To the north and east of the site are two-storey residential properties. Abutting the site are a number of adopted footpaths that link into the wider estate.
- 2.3 The ground slopes upwards across the site in both a northerly and westerly direction.
- 2.4 The site is not located within a conservation area/flood risk zone. No Listed buildings or protected trees are affected by this proposal.

3. **SITE HISTORY**

- 3.1 98/00019/N- proposed first floor extension - approved

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, to improve the quality of life, and protect local and global ecosystems.*
- Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.*

- *Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.*
- *Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.*
- *Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.*

4.2 Technical Advice Notes (TANs):

5	Nature Conservation and Planning
6	Planning for Sustainable Rural Communities
11	Noise
12	Design
18	Transport
21	Waste

4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP16	Green Infrastructure
KP18	Natural Resources
EN8	Trees, Woodlands and Hedgerows
EN10	Water Sensitive Design
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C3	Community Safety/Creating Safe Environments
W2	Provision for Waste Management Facilities in Development

4.4 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)
 Planning Obligations (January 2017)
 Tall Buildings (January 2017)

Cardiff Infill Sites (November 2017)
Location Waste Management Facilities (January 2017)
Managing Transportation Impacts (April 2008)
Planning for Health and Well-being (November 2017)

5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The Operational Manager, Transportation : Having regard to the submitted information and highways assessment raises no objection, subject to parking conditions. An informative should be imposed highlighting that some of the land forms part of the adopted highway and that works should not been undertaken until a stopping up order has been confirmed.
- 5.2 The Operational Manager, Environment (Contaminated Land) : No objections.
- 5.3 The Council's Tree Officer : Based upon the submitted tree report, has no objections.
- 5.4 The Operational Manager, Waste Management : No objection subject to a bins storage area condition.
- 5.5 The Operational Manager, Drainage Division : Requests drainage conditions.
- 5.6 The Operational Manager, Parks and Sport : No objection subject to POS contribution of £24,382.41.
- 5.7 The Housing Development (Enabling) Team : No objection subject to a financial contribution of £217,500.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 Dwr Cymru Welsh Water : No objection subject to a condition requesting drainage details.
- 6.2 The South Wales Police Crime Prevention Design Advisor : No objections.

7. **REPRESENTATIONS**

- 7.1 Neighbouring properties have been notified and a site/press notice has also been issued in accordance with procedure. 23 letters of representation have been received all objecting to this application on the following grounds:
 - Parking is limited within the area; this proposal would make the existing situation worse. One resident requires continuous access

to their property for ambulances due to personal circumstances and another elderly lady requires access to her property due to mobility issues;

- The development is out of character with the area. Whilst there are 3/4 storey blocks of flats these stand alone and therefore do not impact upon the 2 storey housing;
- The development would significantly impact upon the light that residents would receive into their properties;
- The development would result in a loss of privacy for the existing residents;
- The proposal would result in the loss of views
- The proposal would result in the loss of the retail unit which is a life line for the community;
- The proposed development would have a negative effect upon the surrounding environment;

7.2 Local Members have been notified. All 4 Ward Councillors object and all wish to speak at the Planning Committee meeting. Their objections can be summarised as follows:

- The design is out of character with the area and therefore contrary to Policy KP5 of the adopted plan;
- Overdevelopment of the site;
- Reduction of light, and an increase in noise on nearby residents;
- The development would result in the loss of privacy for the existing residents;
- The development would result in the loss of open views;
- The development would result in the loss of house value;
- The development would result in the loss of access to the bus stop

7.3 Jenny Rathbone, Assembly Member Cardiff Central, objects to this application on the following grounds:

- Overdevelopment and out of character with the area;
- Reduction of retail amenities;
- Deficient Car Parking & Cycle facilities ;
- Impact upon trees;

7.4 Jo Stevens, Member of Parliament for Cardiff Central, objects to this application on the following grounds:

- Would result in a loss of light and privacy to the existing residents;
- Out of character with the area;
- The parking provision is insufficient for the proposed development;
- Loss of the shop would have an impact on a number of elderly residents who consider it their 'lifeline'
- Request that the planning committee undertake a site visit

7.5 A petition of 131 signatures objecting to this application on overdevelopment and negative impact on the quality of life of residents has been received.

7.6 A petition of 77 signatures in support of the application has also been received.

8. **ANALYSIS**

8.1 Key material planning considerations are the:

- I) Principle of development;
- II) Impact upon the character of the area
- III) Impact upon neighbouring properties
- IV) Impact upon the future occupiers
- V) Impact upon parking and highway provision
- VI) Impact upon protected species
- VII) Planning obligations
- VIII) Other matters raised

8.2 Principle of development

The site is located within the settlement boundary as defined by the LDP Proposals Map. The site has no specific designation or allocation and falls within a residential area and outside of any designated district or local centre identified for retailing. The existing retail use is afforded no protection in terms of land use policy and therefore its loss cannot be resisted in policy terms.

The proposal for residential in a residential area is acceptable, subject to design and amenity considerations outlined below.

The area is characterised by two storey housing of a “Radburn” layout, which is a typical form of housing development in this area of Cardiff. To the west of the application is a cluster of 4 storey flats with associated parking and landscaping. It is considered that given the context of the area the proposed scale, massing and siting would not be out of character within the area. The use of two types of brick and the top level of grey cladding are considered to complement the character of the area.

The development would be visible from the adjoining roads of Glyn Coed Road and Circle Way West, but would be seen in the context of the existing flats and trees and is considered not to represent an incongruous feature.

It is considered that the proposal would accord with Policy KP5 of the adopted Local Development Plan which seeks, amongst other matters, development to respond to the character of the area.

8.4 Impact upon neighbouring properties

The Council's Infill Sites SPG introduces a number of residential design considerations, namely: an assessment for ambient light, a minimum of 10.5 metres between developments and adjacent gardens, and 21 metres between windows at upper floors to ensure acceptable privacy. The proposal has been assessed against the above criteria and accords with adopted policy and therefore, it is considered that the proposal would not, on balance, and subject to the recommended conditions, result in any demonstrable loss of light or privacy.

In terms of the development representing an overbearing or unneighbourly form of development, the siting of the building and the degree of separation of the 4 storey element from the existing residential properties would ensure that the proposal would not represent an overbearing or unneighbourly form of development, and therefore it is considered to accord with Policy KP5 and advice with the adopted 'Infill sites' SPG.

8.5 Impact upon the future occupiers

The proposed size and internal floor space are considered appropriate to the proposed occupancy of the flats. The proposed access to cycle/waste storage and amenity areas have been designed and located to the benefit of all the future occupiers. All the flats are considered to benefit from natural light and would benefit from an open outlook. Having regard to the above, it is considered that the proposed design accords with Policy KP5 and advice contained in the council's 'Infill sites' and 'Health and Well-being' SPGs.

8.6 Impact upon parking and highway provision

Based upon the concerns expressed by residents over the proposed parking provision, the agent has undertaken survey work to assess the impact of the proposal upon the area. The Council's Transportation Section has reviewed the development and submitted details and concludes there are no highway safety objections to this scheme. Therefore, it is considered that the proposal accords with Policies T5 & T6 which seeks development not to impact upon the transport network.

In terms of parking provision, the recently adopted parking standards now sets maximum parking provision, this scheme's parking provision is at the maximum allowable level under the parking standards, and is therefore policy compliant.

It is also worth noting that a bus stop is sited on Glyn Coed Road which is located approximately 87 metres away from the development.

8.7 Impact upon existing trees

The trees surrounding the application site are owned by the Council and have been assessed by the applicant, the submitted tree assessment concludes whilst some limited pruning will be required, the proposal would not have an adverse effect upon the trees. The submitted report has been assessed by the Council Tree Officer who raises no objection to this scheme

8.8 Other issues raised by objectors, not covered above:

8.8.1 Concern over noise from the additional residents is noted, but such noise is not uncharacteristic within a residential area and therefore it would be unreasonable to refuse on such grounds.

8.8.2 The planning system regulates development in the public interest, the loss of a view is a private interest and cannot be controlled through the planning system.

8.8.3 The proposal would not affect any of the adopted highway and would not deny residents their ability to access the bus stop.

8.8.4 The element of the land that forms part of the public highway has been enclosed for approximately 20 years and is in a poor state. It is noted that there is a due process that must be met i.e. stopping up order, which will be considered by Welsh Government. However that does not preclude the Local Planning Authority to determine this application and note there is no objection from the Council's Highway Section to this proposal.

8.9 Conclusion

National and local policies support the efficient use of brownfield sites, such as the application site. The siting, scale massing and use of materials are considered to accord with Policy KP5 of the adopted Local Development Plan and advice contained within the Council's approved SPGs. There are no objections from statutory consultees to the proposal and the proposed parking provision is in accordance with the approved parking standards.

9. **SECTION 106 AGREEMENT**

9.1 Policy H3 (affordable housing) requires 20% affordable housing on site or a financial contribution in lieu of onsite provision. The Council's Housing Strategy Officer has calculated this to be **£217,500**

Policy C5 (Provision for open space, outdoor recreation, children's play and sport requires on site provision, but where this cannot be accommodated on site, a financial provision would be sought. The formula for calculating the amount is set within the approved Planning Obligations SPG, amounting to **£24,382.41**.

Having regard to the legal tests set within the CIL Regulations and W/O circular 13/97, the above requests meet those tests and are necessary to make the development policy compliant.

The agent has confirmed that they are willing to sign the S106 for the above amounts.

10. **RECOMMENDATION**

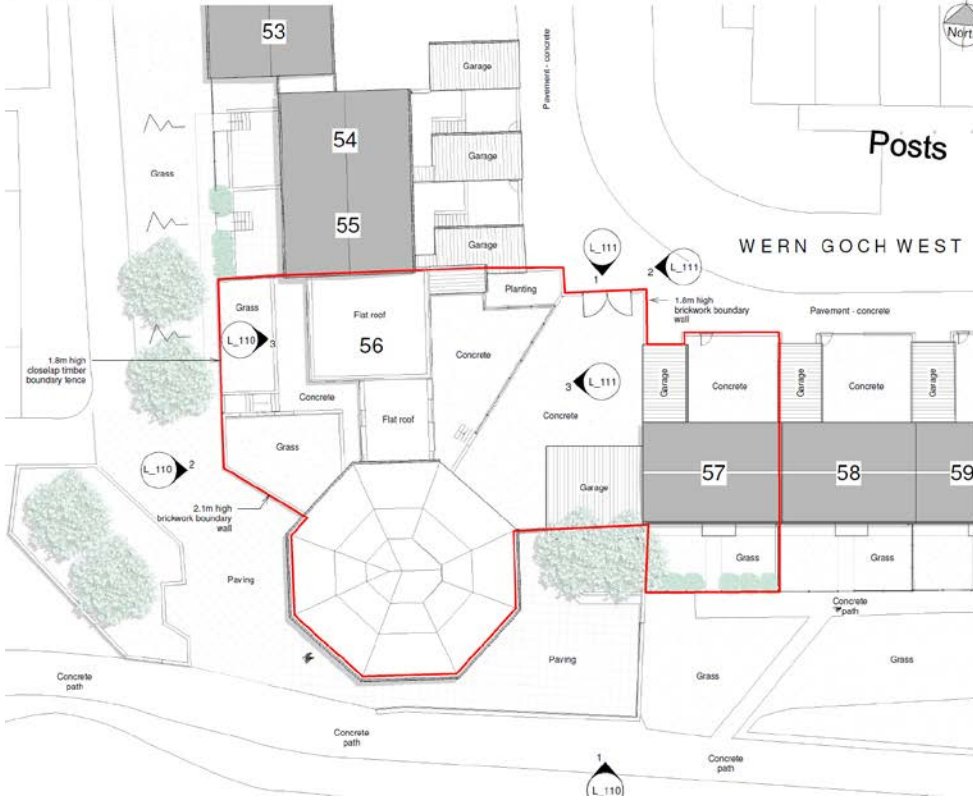
- 10.1 Subject to the applicant entering into a S106 Agreement as described in Section 9 above, and the recommended conditions, that planning permission be granted.

OTHER CONSIDERATIONS

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 – In reaching this decision the Council has taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this decision is in accordance with the Act's sustainable development principle, through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

Drawn
A3 Original Sheet Size
Scale



Location Plan
1 : 1250

Planning Issue

dlp ARCHITECTURE
ARCHITECTURE DESIGN CONSULTING PLANNING SURVEYING CIVIL ENGINEERING
Strydom House 89 Heol Ddu Cardiff CF14 4AT
T: 01222 168152 M: 07786682007 info@dlparchitecture.co.uk

PROJECT
Proposed demolition of existing shop, No 56 & erection of new build development to form flats

Wern Goch Hirani Stores, 56 Wern Goch West, Cardiff CF23 7AB
Drawing title:
Site Plan as Existing

This drawing: All construction information should be taken from figured dimensions only.

0mm 30mm

A3 Original Sheet Size

- FINISHES KEY:**
- A: BROWN CONCRETE ROOFING & RED RIDGE TILES
 - B: WHITE UPVC WINDOWS & DOORS
 - C: BROWN TIMBER WINDOWS & DOORS
 - D: UPVC RAINWATER GOODS ON TIMBER FASCIA
 - E: BUFF BRICKWORK EXTERNAL WALLS
 - F: HORIZONTAL TIMBER CLADDING



South Elevation
1:200



West Elevation
1:200



West (Rear) Elevation
1:200

Planning Issue



Architectural Design - Residential - Planning - Building Control - Construction Detail - Sustainable Design
Systems House - 89 Heol Con - Cardiff - CF14 2AT
T: 03002316867 M: 0779562007 info@dlparchitecture.co.uk

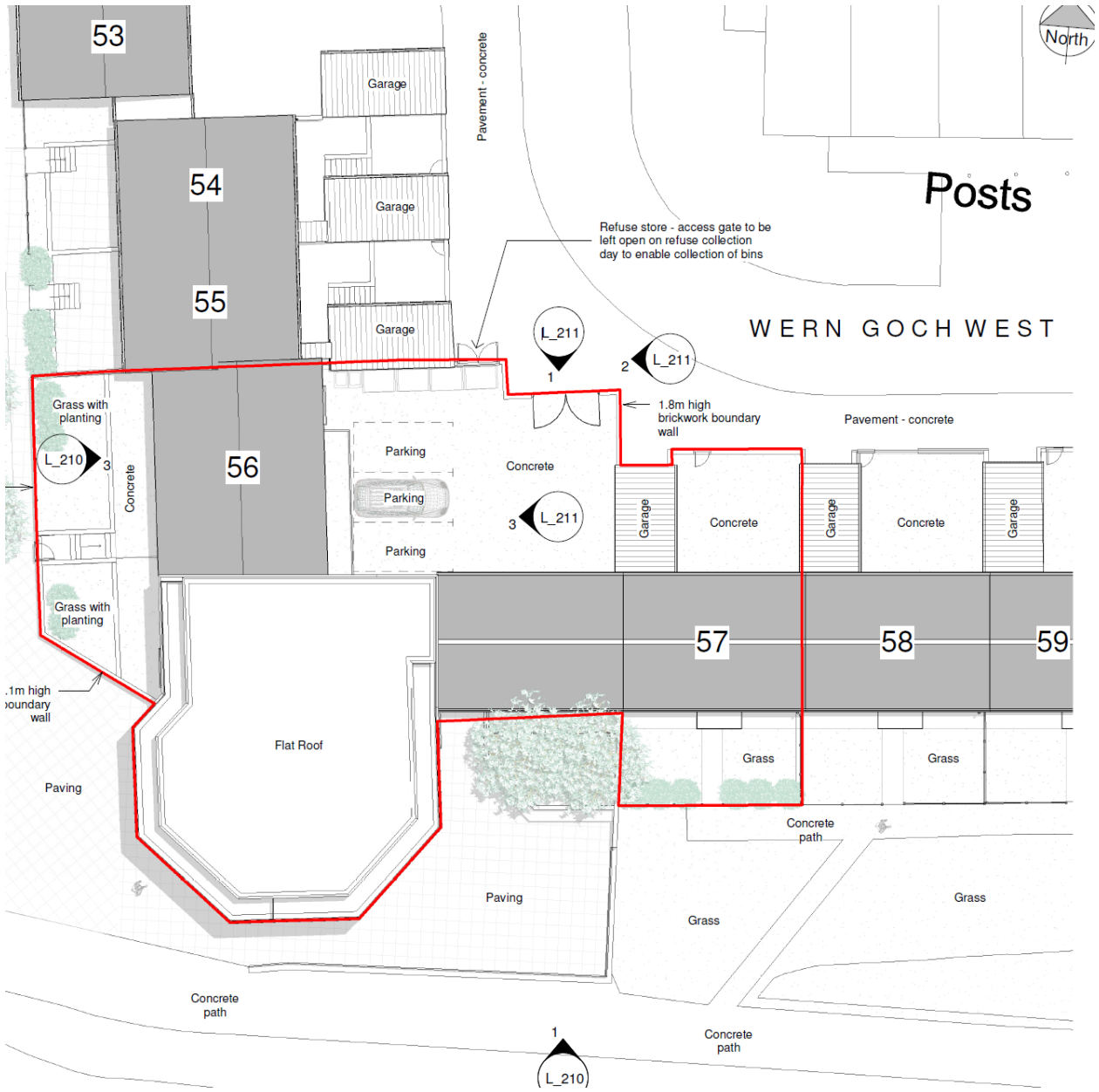
PROJECT
Proposed demolition of existing shop, No 56 & erection of new build development to form flats

Wern Goch Hirani Stores, 56 Wern Goch West, Cardiff CF23 7AB

DRAWING TITLE
Elevations 1 of 2 as Existing

SCALE	DATE	DRAWN BY	CHECKED BY
As Indicated	16/01/17	PL	JP
DRAWING NUMBER		REVISION	
P555	L_110		

27/03/2018 11:25:03







North Perspective View



West Perspective View



South East Perspective View



-West Perspective View

FILE: 18361 VENU_W01010102.dwg



-North Perspective View



-East Perspective View

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 17/10/2018

APPLICATION No. **18/01462/MNR** APPLICATION DATE: 25/06/2018ED: **CAERAU**

APP: TYPE: Variation of conditions

APPLICANT: Mr Oakley

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

PROPOSAL: VARIATION OF CONDITIONS 2 AND 12 OF 17/00406/MNR (GRANTED ON APPEAL APP/Z6815/A/17/3191660) TO ALLOW THE SUBSTITUTION OF DRAWINGS AMENDING THE DESIGN, REDUCING THE SCALE OF THE DEVELOPMENT AND MINOR AMENDMENTS TO THE EXTERNAL LAYOUT

RECOMMENDATION 1 : That planning permission be **GRANTED** for the carrying out of the development in accordance with planning permission reference 17/00406MNR (appeal decision reference APP/Z6815/A/17/3191660) without complying with conditions 2 and 12 but subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - Location Plan
 - 202R7B – Amended Elevations
 - 18103-100-P2 – Vehicle access plan

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 unit 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. These details 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, tree pit section and plan view (if appropriate), planting methodology and aftercare methodology. The landscaping shall be carried out in accordance with the approved details.

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

10. The cycle parking facilities shown on the approved plans shall be provided 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 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. The junction between the site and the highway shall be constructed in accordance with the details shown on Drawing Ref 18103-100-P2 prior to the retail development being brought 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. 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,
Spooner Close,
Celtic Springs,
Coedkernow,
NEWPORT
NP10 8FZ
Tel: 029 2027 8500
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. 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.

RECOMMENDATION 8: The developer is advised that the street tree adjacent to the site on Bishopston Road will need to be protected during the full course of development by a tree protection box, details of which should be agreed with the Council prior to works commencing.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks amendments to the proposals recently granted planning permission on appeal for the demolition of the former Caerau public house and the erection of a single storey building containing 3 commercial (A1 retail) units. The amendments sought are a reduction in the footprint of the building (from 13m x 41m to 13m x 38m) and changes to the external layout comprising relocation of the vehicular access around 5m further from the eastern boundary (bringing it more in line with its existing position), widening of the access from 6.6m to 9m, changes to the radii on the access to allow safe entrance for large delivery vehicles, removal of a former vehicle crossover and reinstatement of the footway and kerblines to match the existing, provision of suitable tactile surfacing and dropped kerbs at the footway crossing points and relocation of a displaced parking space alongside the eastern boundary. There are no changes proposed to the width or height of the building and the elevational treatment remains the same as approved. Also, the whole of the approved retail space is now intended to be occupied by a single operator rather than being split into three smaller units.

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 17/00406/MNR – Take down public house building and construct three retail units with related car parking facility. Refused. Permission granted on appeal.
- 3.2 06/02822/W - Change of use of vacant betting shop into proposed kitchen ancillary to existing public house and alterations.
- 3.3 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.
- 3.4 99/01400/R - Extension to public bars incl. family room, disabled facilities and skittle alley.
- 3.5 98/00417/R - Refurbishment of exterior, internal alterations and landscaping works.
- 3.6 89/00655/R - Extension to existing bookmakers office.
- 3.7 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);
EN13 (Air, Noise, Light Pollution and Land Contamination);
T5 (Managing Transport Impacts);
C3 (Community Safety/Creating Safe Environments);
W2 (Provision for Waste Management Facilities in Development).

- 4.2 *Supplementary Planning Guidance:*

Waste Collection and Storage Facilities (October 2016).
Cardiff Infill Sites (November 2017).
Managing Transportation Impacts (Incorporating Parking Standards) (2018).

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

1.2.3 It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land or to regulate development for other than land use planning reasons.

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.
- 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 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. 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.

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

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.

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.

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

4.5 *Welsh Government Circular 016/2014: The Use of Planning Conditions for*

Development Management (October 2014).

2.4 Section 73 of the Act provides for applications to be made for planning permission to develop land without complying with conditions previously imposed on a planning permission i.e. to vary or remove a condition. The local planning authority can grant such permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original condition(s) should continue. The original planning permission will continue to subsist whatever the outcome of the application under section 73.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 *Transportation:* The revised drawing shows that the HGV can manoeuvre into and out of the proposed service area without the wheels over-running onto the footway, although it may be difficult for it to manage this at times when other vehicles are parked adjacent to the access on Bishopston Road. As such, and noting the existing consent for the scheme, it is considered that the highway access condition can be discharged, subject to being implemented as per the plan.
- 5.2 *Pollution Control (Noise & Air):* No objections to the amendments.
- 5.3 *Parks Development:* A highway tree is located outside the property on Bishopston Road but this doesn't appear to be affected by the development. The amended layout plan indicates new trees within the highway but no details of these are provided so I presume these are only indicative. No other comments.
- 5.4 *Waste Strategy & Minimisation Officer:* My previous comments are still relevant ("Plans indicating the proposed bin stores have been noted and are acceptable. Refuse storage must thereafter be retained for future use"). Waste Management has no further observations or objections.

6. **EXTERNAL CONSULTEES RESPONSES**

None

7. **REPRESENTATIONS**

- 7.1 The application has been advertised by site notice and neighbour notification. 17 individual objections have been received, which are summarised as follows:
- 1) The development would be detrimental to long standing local businesses;
 - 2) There is no need for further retail developments in the area but there is a need for housing, a park or a doctors' surgery and chemist;
 - 3) The planning permission was granted for three units, not one. There will be fewer jobs created. The original application was a ploy to get a single large unit and was an underhanded way to achieve the developer's goals.

- 4) There is no economic justification for the development as the existing shops do not have enough trade. Many people will boycott the new shop.
- 5) There will be disturbance in the evenings.
- 6) There will be too much extra traffic.
- 7) Cars will be parked on the roads causing a health and safety issue.

7.2 Councillors Peter Bradbury and Elaine Simmons oppose the application and make the following comments:

“The original condition reads Prior to the commencement of development, details of the junction between the access road and the highway shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being brought into beneficial use.” The developer has not done this but instead is trying to bypass this process. This is wrong and we would ask it be turned down.

Secondly Condition 2 is clear that the plans submitted as part of the original application are what Planning was granted by the Inspectorate. These alterations (even though they reduce the foot print) are significant and therefore fresh planning should be applied for. I want the committee to consider these matters.”

8. **ANALYSIS**

8.1 This is an application made under Section 73 of the Town and Country Planning Act 1990 (as amended), which relates to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. Section 73 states that “On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and— (a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and (b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.”

8.2 Consideration can therefore be given only to the question of the relevant conditions. The substance of the development has been considered previously and planning permission has been granted on appeal by the Planning Inspectorate. The Council cannot use this application as an opportunity to re-visit the matter of the acceptability of the principle of the development.

8.3 The amendments to the proposal that are for consideration are a) the alterations to the dimensions of the building and b) the changes to the layout of the access and car parking arrangements. The amendment from three units to one is not for consideration as permission is not required to amalgamate the units – no condition was attached to the planning permission to prevent such an

amendment and there is no material change in the use of the building as the single unit will still be class A1 (retail). Circular 016/2014 advises that there are circumstances in which it would be appropriate to impose conditions to control the number or size of retail units to prevent the development being subdivided into a large number of outlets (or vice versa), if the effect of such a change would be to change significantly the nature of the retail development to one that would not have been given permission. However, in this case the Inspector in granting permission for this development did not consider it necessary to impose such a condition and to do so at this stage would be unreasonable. Any restrictions on the size of the units should have been imposed at the time of the granting of permission for the development if determined to be necessary. Furthermore, the overall amount of retail floorspace is being reduced and was already too small to require a retail impact assessment or to have any significant impact on any existing designated shopping centres.

- 8.4 With regard to the alterations to the dimensions of the building, the reduction in width will have no adverse impact on the appearance of the development or on the amenities of nearby residents. The building will be 5m further from the side boundary of 112 Bishopston Rd, maintaining an appropriate visual gap between the commercial and residential developments. The reduction in scale should be welcomed, since, although the Planning Inspector did not concur, one of the reasons that the Council refused the original application was that the massing and bulk of the development were considered excessive. There will be no changes to the height of the building or its finishing materials, which have already been determined to be acceptable. Landscaping, boundary treatment, cycle parking and waste storage also remain unaltered.
- 8.5 Regarding the changes to the layout, the reduction in building width and relocation of the access means that delivery vehicles will also be several metres further away from the side boundary of 112 Bishopston Road, the nearest residential property. Although there will now be 2 car parking spaces close to the boundary, it is considered that there will be no increase in disturbance to residents of that property as cars already park in this location and did so when the public house was in operation. The location of the delivery and access area a little further away from residential properties should be welcomed, since the Council was previously concerned that neighbouring residents could be disturbed by customers and by delivery vehicles arriving at and leaving the premises
- 8.6 The overall number of car parking spaces provided for the development remains acceptable: the maximum vehicular parking standard for an A1 development of this size would be 12 spaces (i.e. 1 per 40 square metres) and the proposed layout plan shows 12 spaces, including one disability space. Following the submission of additional information and an amended plan showing vehicle tracking details for an articulated delivery vehicle, Highways/Transportation officers have confirmed that the parking layout, re-positioning of the access and changes to the junction are acceptable. It should be noted that it may be difficult for a delivery vehicle of the size shown on the tracking diagram to access the site at times when other vehicles are parked close by on Bishopston Road; however, this would also be the case

were the existing consent implemented and large vehicles could also have delivered to the site when the building was formerly in use as a public house. It would be unreasonable to add a condition controlling the size of delivery vehicle to be used as no such condition was considered necessary by the Planning Inspector when the appeal was allowed (such a condition would also be extremely difficult to enforce) therefore it will be for the occupier of the retail unit to determine the appropriate size of delivery vehicle for this site.

- 8.7 With regard to the objections received from residents, all of these issues relate to aspects of the development that have already been addressed and which are not the subject of this application, which is a Section 73 application relating only to conditions of the existing planning permission. The issues raised by the objectors cannot be re-considered at this time.
- 8.8 The comments submitted by Councillors Peter Bradbury and Elaine Simmons are noted; however, the submitted details of the junction between the access road and the highway are considered acceptable by Highways officers therefore there is no justification for refusing to amend this condition, and the applicant has followed the correct procedure in applying for an amendment to the planning conditions rather than submitting a fresh planning application as the proposed amendments are not “major material” amendments in that they do not significantly alter the previously approved scheme (for example by proposing an alternative use, making the development much larger, significantly altering the design of the building or locating it in different position within the site where it might affect neighbouring residents). The decision as to whether the application is determined by the Planning Committee rests with the Chair in this instance.
- 8.9 Since the proposed changes represent an acceptable reduction in the scale of the proposed building and an acceptable amendment to the details of the access, and there will be no additional impact on the amenities of neighbouring residents or detrimental effect on highway safety, it is recommended that the conditions of the planning permission be altered to refer to the amended plans.

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.

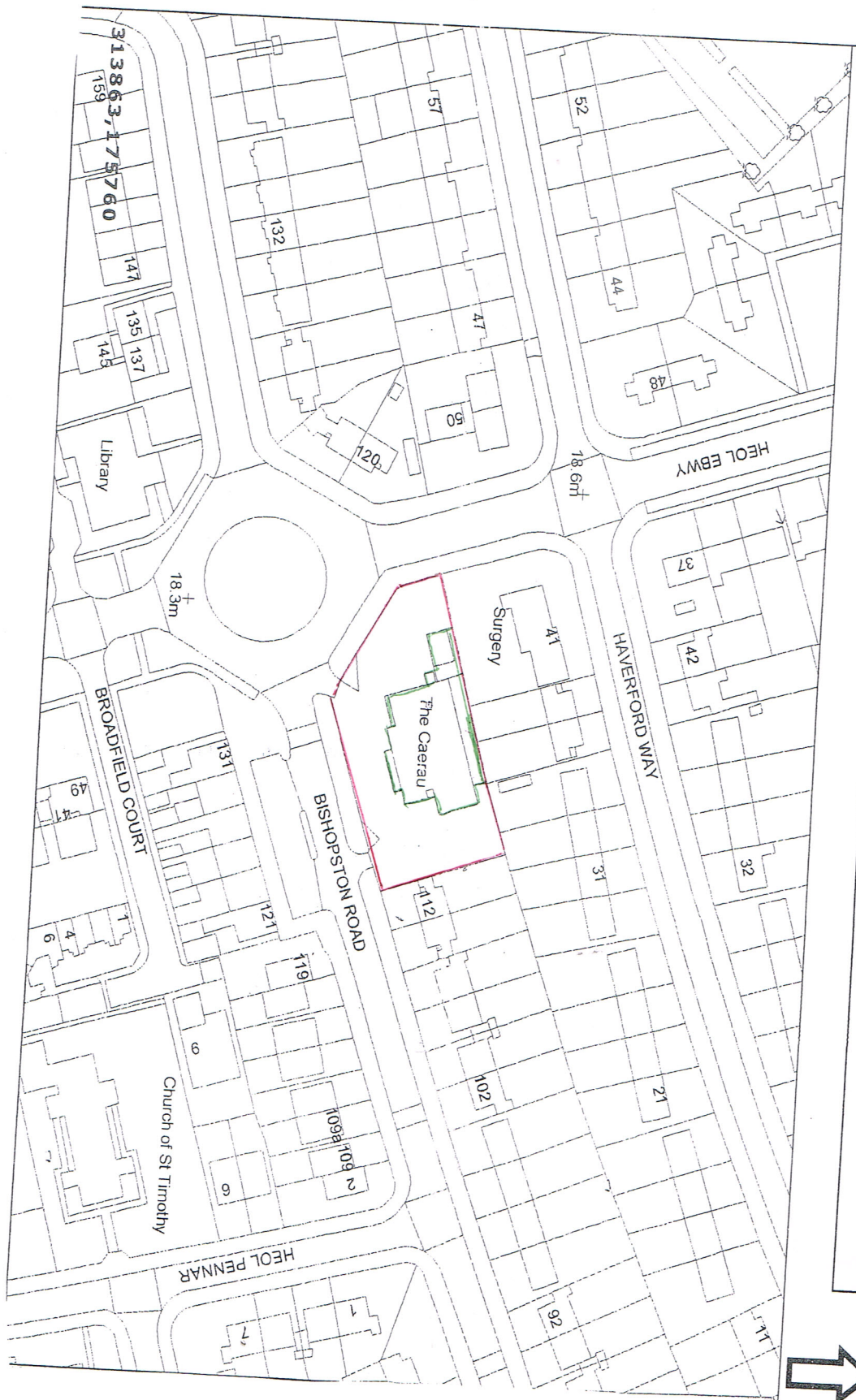
9.2 *Equality Act 2010*

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.



THE CAERAU



Scale: 1:1250





DAVID LUCAS BOOKMAKER

Proton

David Lucas

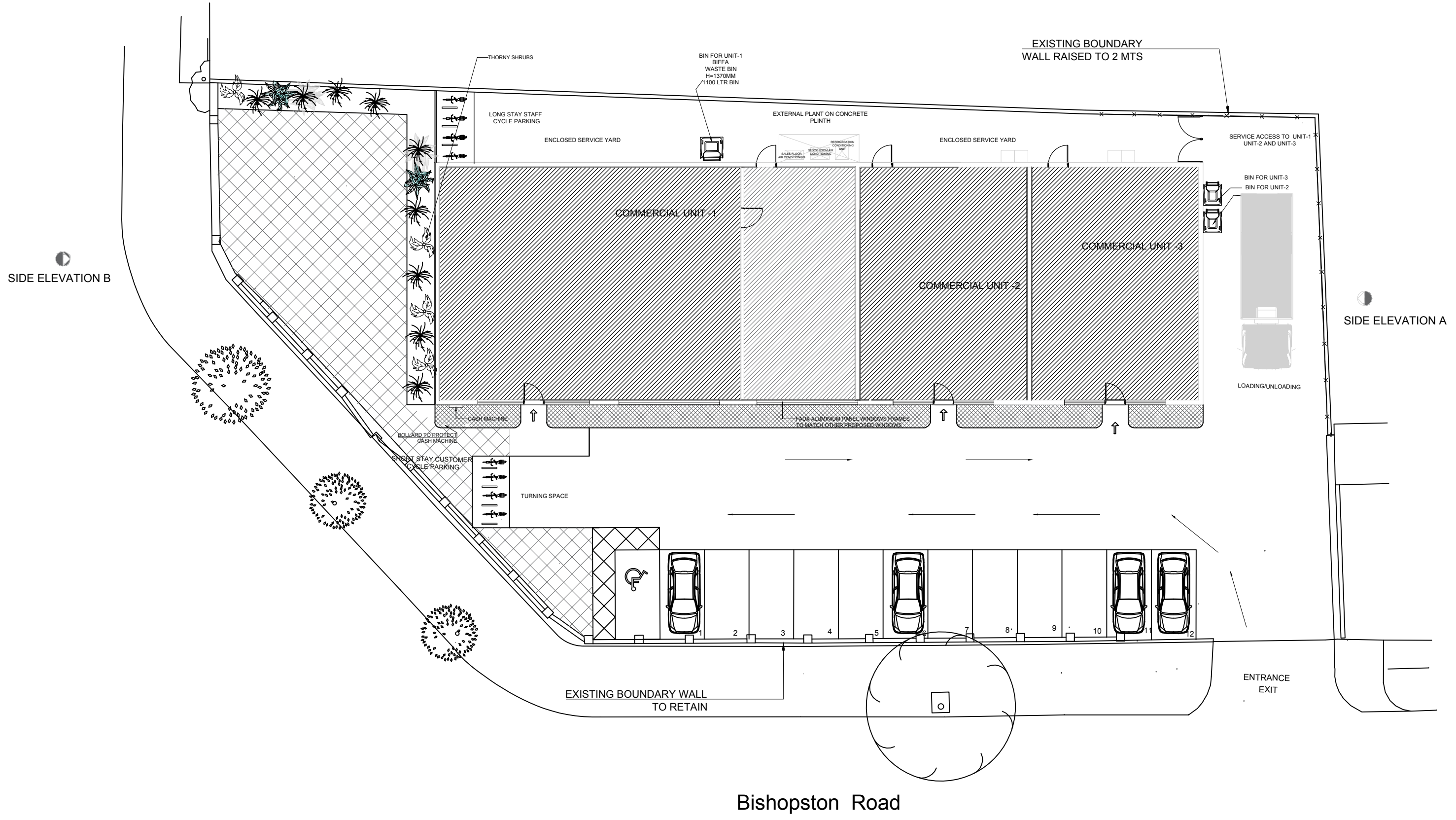
John's Barber Shop







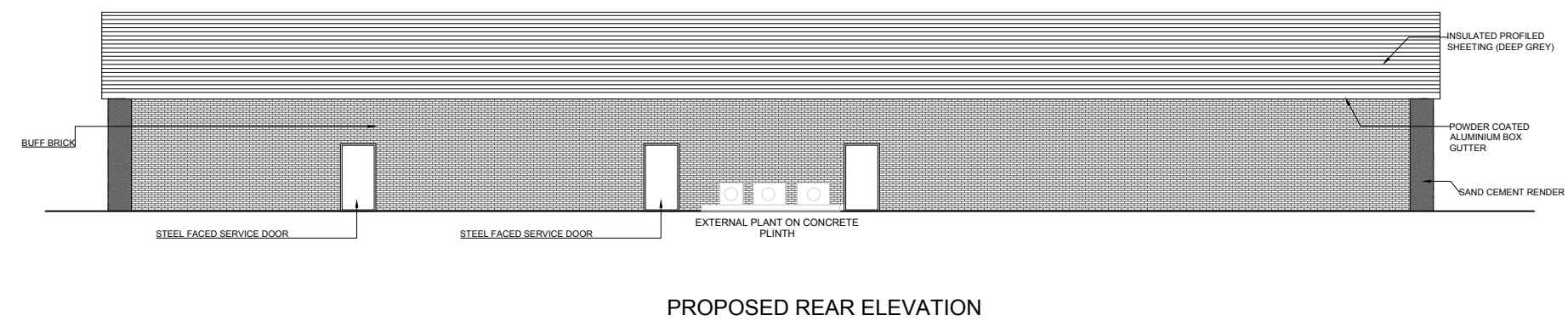
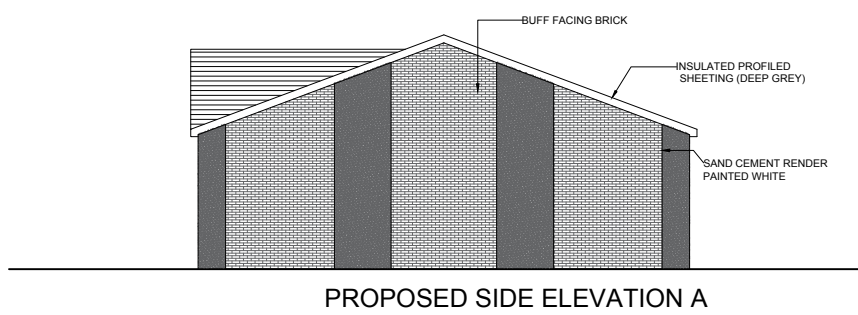
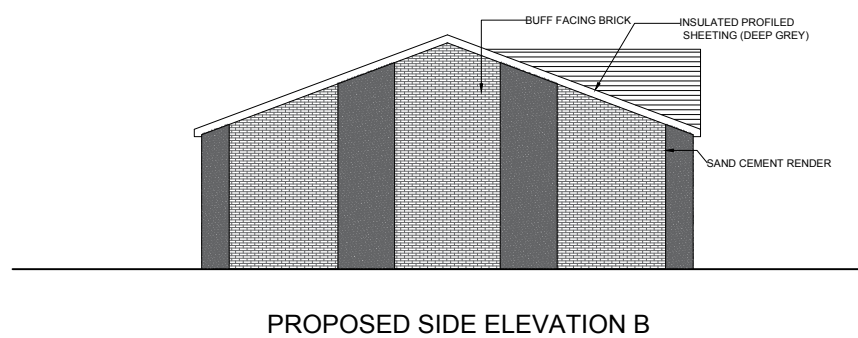
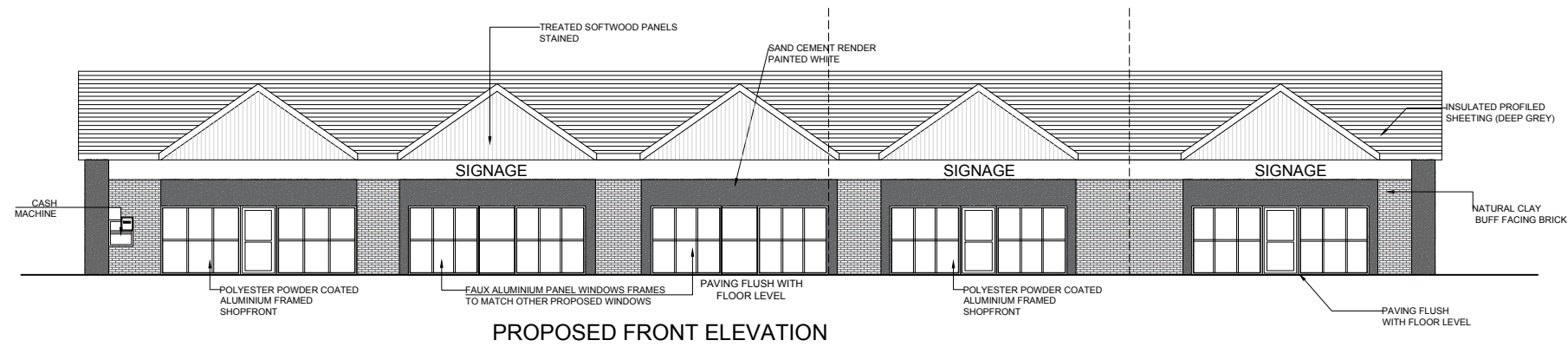




PROPOSED GROUND FLOOR PLAN

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Date: SEP 2017		
Project: THE CAERAU		
Client:		
Description: PROPOSED SITE PLAN	Job No:	Scale: 1:200
	Dwg No: 201 R7	Drawn By: KG

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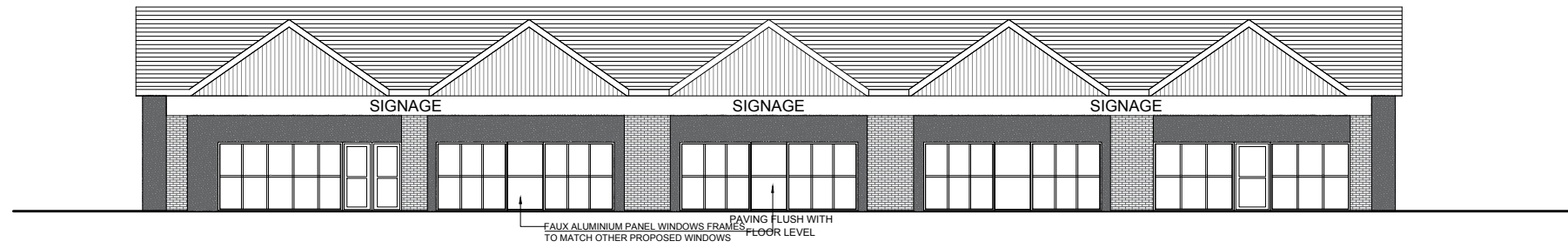
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Project: THE CAERAU

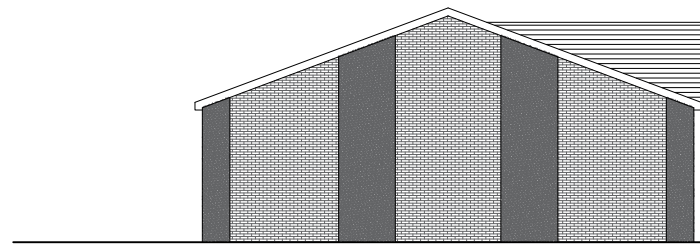
Client:

Description: PROPOSED ELEVATIONS	Job No:	Scale: 1:200
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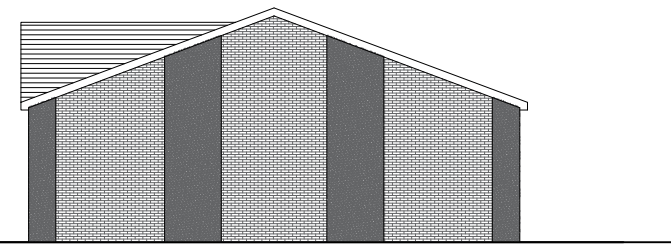
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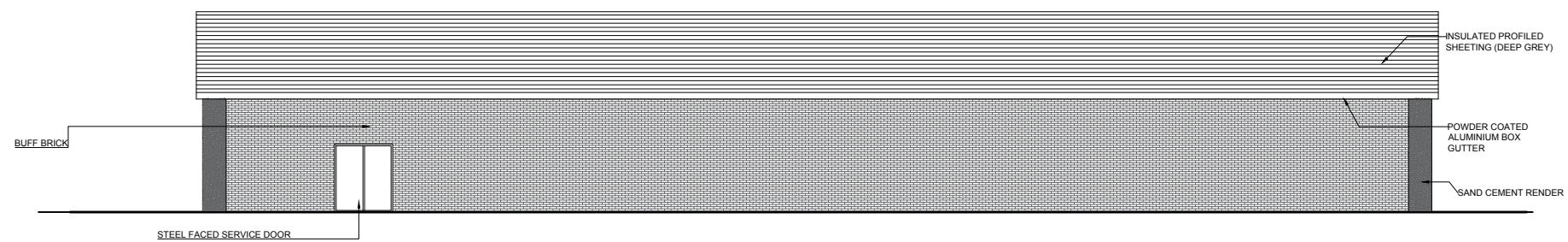
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SIDE ELEVATION B



SIDE ELEVATION A

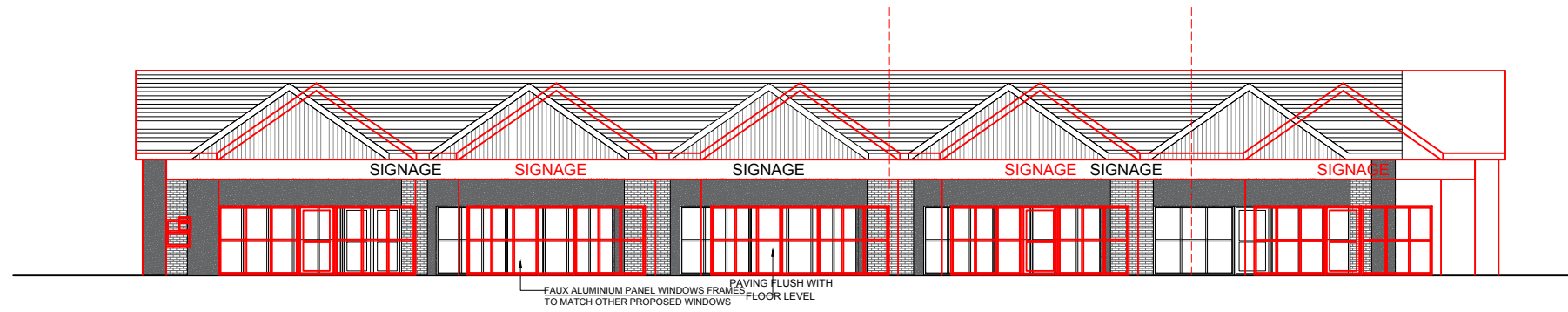


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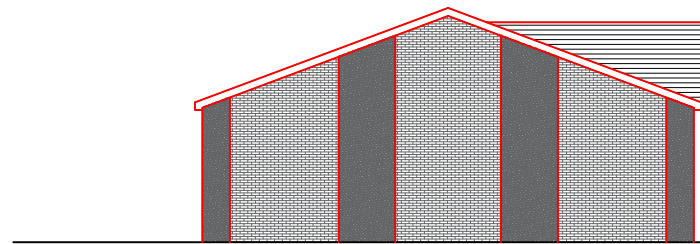
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Project: THE CAERAU		
Client:		
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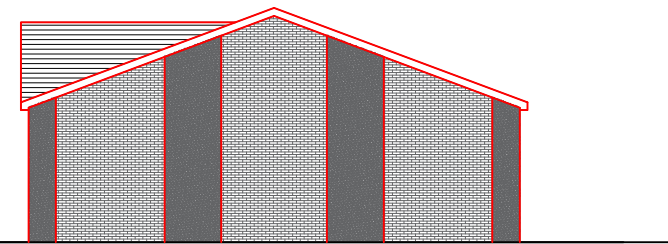
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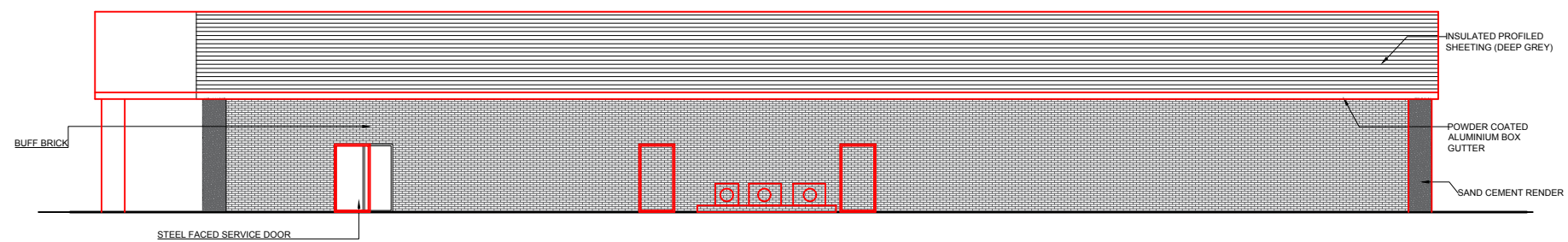
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SIDE ELEVATION B




SIDE ELEVATION A



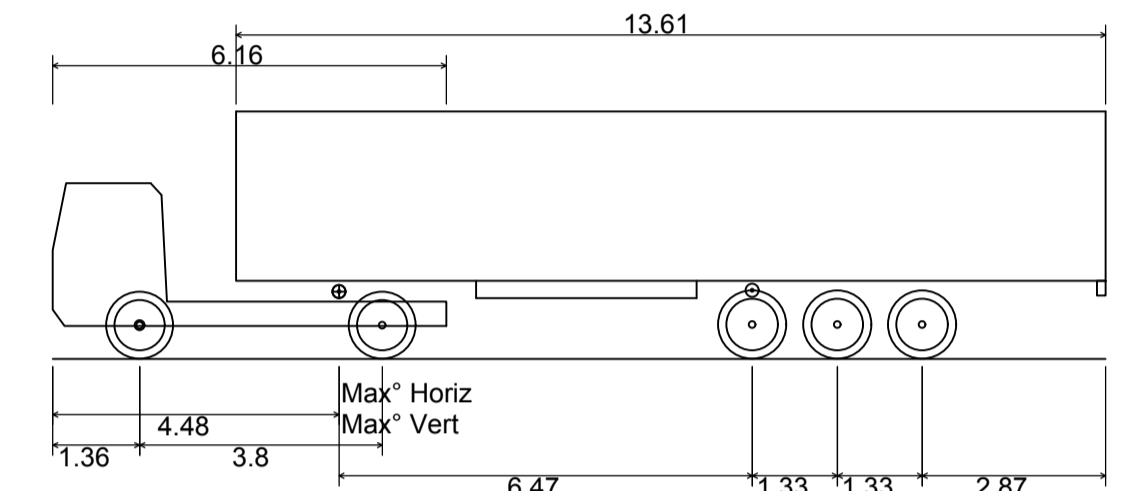
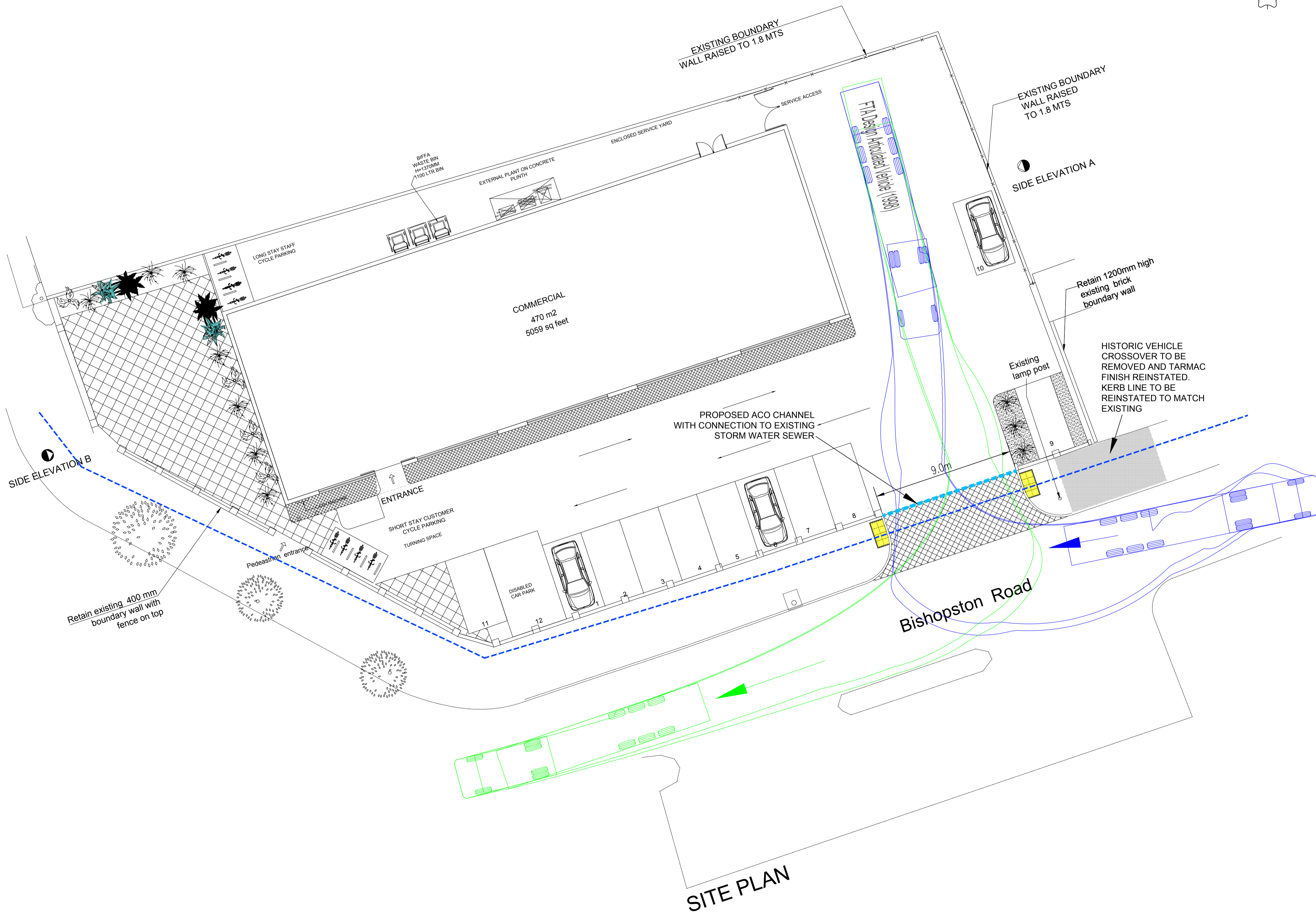
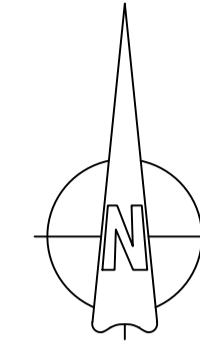
REAR ELEVATION

RED INDICATES APPROVED ELEVATION

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Date: JUNE 2018		
Project: THE CAERAU		
Client:		
Description: COMPARISON OF APPROVED AND AMENDED ELEVATIONS	Job No:	Scale: 1:200
	Dwg No: 401 A	Drawn By: KG
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FTA Design Articulated Vehicle (1998)	
Overall Length	16.480m
Overall Width	2.550m
Overall Body Height	3.870m
Min Body Ground Clearance	0.515m
Max Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	6.550m

- KEY**
- 2 ROWS OF 4 (400mm x 400mm) BUFF COLOURED BLISTER PAVING WITH 50mm PRECAST CONCRETE SURROUND. TO BE INSTALLED WITH RELEVANT TRANSITION AND DROPPED KERBS
 - PROPOSED REINSTATED FOOTWAY
 - PROPOSED ACO CHANNEL
 - EXISTING STORM WATER SEWER

REV.	DESCRIPTION	BY	DATE

intradorobbins
Consulting Engineers

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 Taffs Well, Cardiff. CF15
 7RD

SWANSEA OFFICE
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 Swansea. SA3 4RU

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 e-mail: admin@intrado.co.uk

client _____

project Commercial Development at
The Caerau

drawing title Vehicle Access Plan

drawn ML	chkd CLC	scale 1:150@A1	date SEP 2018
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Preliminary Tender Construction	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Job No. 18103	Drawing No. 100	Rev. P2
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PETITION, MP OBJECTION, LOCAL MEMBER OBJECTION

COMMITTEE DATE: 17/10/2018

APPLICATION No. **18/01627/MNR** APPLICATION DATE: 09/07/2018ED: **CYNCOED**

APP: TYPE: Full Planning Permission

APPLICANT: Dr M Asseley

LOCATION: 10 WINDERMERE AVENUE, ROATH PARK, CARDIFF,
CF23 5PQPROPOSAL: SINGLE STOREY REAR & SIDE EXTENSIONS WITH
CHANGE OF MAIN ROOF FROM PITCHED TO A GABLE
AND LOFT CONVERSION WITH REAR DORMER AND
CHANGES TO REAR OUT BUILDING. TO CONVERT THE
PROPERTY INTO TWO SELF CONTAINED FLATS.
INCLUDING EXTERNAL ALTERATIONS**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:
 - 201 – Proposed Plans
 - 202 – Proposed Elevations
 - 203 – Existing and Proposed Garage Plan and Elevations

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

3. Prior to beneficial occupation of the development, hereby permitted, the cycle parking spaces shown on drawing no. 201 shall be provided and shall be covered by a structure not exceeding 2m in height.

Reason: To promote sustainable modes of transport in accordance with Policy T5 of the Cardiff Local Development Plan 2006-2026.

4. The materials to be used in the external finish of the development hereby approved shall, so far as is practicable, match those used on the equivalent element of the existing building.

Reason: In the interest of the general character of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

5. No development shall commence until details of surface water drainage, which shall include a viability study relating to the use of sustainable drainage techniques, has been approved by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure a water sensitive urban design solution is implemented in accordance with Policies EN10 & EN14 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: The developer be advised all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 20717500. Each flat will require the following for recycling and waste collections:

- 1 x 140 litre black bin for general waste
- 1 x 240 litre green bin for garden waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)

The storage of which must be sensitively integrated into the design.

The kitchen should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste.

Waste must not be stored on the highway.

RECOMMENDATION 3 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

RECOMMENDATION 4: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

1. DESCRIPTION OF THE SITE

- 1.1 The application site is located on Windermere Avenue a residential street located in close proximity to Roath Park in the Lakeside area of the City.
- 1.2 The application property is an existing semi-detached house. The immediate

locality is defined by two storey predominantly semi-detached dwelling houses of a similar scale and design. The wider area consists of a range of dwelling types of differing designs and scales.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for the conversion of the existing single dwellinghouse to two flats including single storey rear and side extensions, a hip to gable roof extension and rear dormer to provide habitable space within the existing roof space and alterations to the rear outbuilding.
- 2.2 The proposed single storey extensions consist of a wraparound extension commencing approximately at the mid-point of the side elevation, set approximately 4m back from the front elevation, with a width of approximately 1.2m that projects to the rear of the property approximately 4.9m beyond the original rear wall and spans the width of the rear of the dwellinghouse to its boundary with 12 Windermere Avenue. Completed by a hipped roof structure with an approximate height to eaves of 2.5m and to the ridge of 3.9m and finished in render and slate with uPVC windows to match the existing building. It should be noted that an extension of the scale and design proposed, if undertaken to the existing dwellinghouse, which projected beyond the rear wall of the original dwellinghouse by 4m, 0.9m less than proposed, would benefit from being 'permitted development' and would not require planning permission from the Local Planning Authority.
- 2.3 The proposed roof extensions would result in the height of the external side wall of the dwellinghouse being increased in a gable form to meet the ridge height and a dormer roof extension to the rear roof plane. The hip to gable extension would result in a height increase of approximately 3.5m. The dormer roof extension would measure approximately 5.6m (w) x 4m (d) with a cat slide roof at a height of approximately 2m to 2.5m would be centrally located within the roof set up from the eaves and off the boundaries of the property in excess of 0.5m. The roof extensions would be finished in materials to match the equivalent element of the existing building, would include a window within the side elevation, a small window and a full height window protected by a guard rail to the dormer and two rooflights to the front roof plane. It should be noted that the roof extensions and alterations as proposed, if undertaken to the existing dwellinghouse, would only marginally exceed, by virtue of 300mm in width of the dormer, what could be undertaken by virtue of 'permitted development' not requiring planning permission from the Local Planning Authority.
- 2.4 The proposed alterations to the existing outbuilding consist of a sideward and rearward extension of approximately 1.2m. The overall height would remain unaltered, an additional window would be provided to the side elevation and the finish of the building would be duplicated.
- 2.5 The ground floor would provide a three bedroom flat comprising an open plan living, dining and kitchen area, with a separate and en-suite bathroom with a gross internal floor space in excess of 90m².

- 2.6 The upper floors would provide a three bedroom flat comprising an open plan living, dining and kitchen area, bathroom and en-suite bedroom to the first floor with two bedrooms on the second floor with a gross internal floor area in excess of 85m².
- 2.7 A front courtyard would be provided with parking for a single vehicle and a shared rear amenity space, of approximately 70m², would be provided in addition to a garage the combined space will provide for car parking, if necessary, as well as cycle and refuse storage.

3. PLANNING HISTORY

- 3.1 There is no pertinent planning history relating to the application site.

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
- Planning Policy Wales (9th Ed, 2016)
 - Technical Advice Note 12: Design (2014)
 - Technical Advice Note 15: Development and Flood Risk (2004)
- 4.2 Cardiff Local Development Plan 2006-2026
- Policy KP3(B) (Settlement Boundaries)
 - Policy KP5 (Good Quality and Sustainable Design)
 - Policy KP8 (Sustainable Transport)
 - Policy KP13 (Responding to Evidenced Social Needs)
 - Policy KP15 (Climate Change)
 - Policy KP16 (Green Infrastructure)
 - Policy H5 (Sub-division or Conversion of Residential Properties)
 - Policy EN8 (Trees, Woodlands and Hedgerows)
 - Policy EN10 (Water Sensitive Design)
 - Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
 - Policy EN14 (Flood Risk)
 - Policy T5 (Managing Transport Impacts)
 - Policy W2 (Provision for Waste Management Facilities in Development)
- 4.3 Supplementary Planning Guidance
- Green Infrastructure (November 2017)
 - Managing Transport Impacts (July 2018)
 - Residential Extensions & Alterations (Nov 2017)
 - Waste Collection & Storage Facilities (October 2016)

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager (Flood & Coastal Risk Management) advises that insufficient or conflicting detail relating to either flood risk or surface water drainage proposals have been received and requests a condition requiring further detail.

- 5.2 The Operational Manager (Traffic and Transportation) has been consulted, no representations have been received.
- 5.3 The Operational Manager (Waste Management) advises the storage area for waste and recycling is acceptable, advice is provided with regard to the required capacity for the proposed site.
- 5.4 The Operational Manger (Shared Regulatory Services – Pollution Control) raises no objection to the proposal. An advisory note relating to construction noise is requested.
- 5.5 The Councils Planner (Ecology) has been consulted, no representations have been received.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 Welsh Water have been consulted, no representations have been received.
- 6.2 South Wales Police has been consulted, no representations have been received.

7. REPRESENTATIONS

- 7.1 The application was advertised by way of neighbour consultation letters.
- 7.2 A petition of 115 signatories has been received objecting to the proposal.
- 7.3 Letters of representation from 6, 8, 11, 12, 22, 23, 25 & 76 Windermere Avenue and 145 Risca Road, Rogerstone have been received objecting to the proposal. A summary of the objections is provided below:
- out of character and over development;
 - harm existing amenity by virtue of general disturbance, noise, loss of light and overlooking;
 - adversely affect parking and highway safety;
 - lack of amenity for future residents;
 - the potential occupancy;
 - pressure on schools;
 - a precedent would be set for the further development of flats;
 - the proposal stands astride the party wall.
- 7.4 Jo Stevens MP objects to the proposals on behalf of her constituents and reiterates concerns relating to the proposals being an over development which is out of character within the area and would result in parking problems.
- 7.5 Local Ward Member Cllr Molik has expressed concerns in respect of the proposals.

8. ANALYSIS

8.1 Introduction

8.1.1 The application site lies within the defined settlement boundary in an existing residential area. Policy KP13 details *that 'a key part of the successful progression of the city will be to develop sustainable neighbourhoods'* and defines that *'providing a range of dwelling sizes, types and affordability'* is a key factor in achieving such an aim. Furthermore, Policy H5 recognises that the subdivision of a residential building into smaller residential units, including flats, can be an important source of housing and should be permitted subject to consideration of other material factors. Accordingly the principle of the proposed development is considered to be acceptable.

8.1.2 The principal matters for consideration are:

- the effect of the proposal upon the character of the area;
- the effect of the proposal upon the amenity of neighbouring occupiers and the area;
- the level of amenity provided for future occupiers;
- the proposals Transport Impact;

8.2 Impact Upon the Character of the Area

8.2.1 Policy KP5 requires that all proposed development is of a high quality and sustainable design which responds *'to the local character and context of the build and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing, and impact upon the built and natural heritage are all addressed within development proposals'*. Furthermore, Policy H5 details that the cumulative impact of such conversions should not adversely affect the character of the area.

8.2.2 The proposed extensions to the building given their design and scale would not be prominent and would not have any detrimental impact upon the character of the area.

8.2.3 The proposed residential use of the building is characteristic being the predominant use within the area and the proposal would, therefore, complement the existing character.

8.2.4 Accordingly it is not considered that the proposal would have any detrimental impact upon the character of the area and accords with Policy KP5 and H5.

8.3 Impact Upon the Amenity of Neighbouring Occupiers and the Area

8.3.1 Policy KP5, as supported by H5, of LDP seeks to ensure that *'no undue effect on the amenity of neighbouring occupiers'* results from development. Whilst Policy H5 also details the cumulative impact of such conversions should not adversely affect the amenity of an area.

- 8.3.2 The proposed single storey extension given its height and siting would not have any overbearing impact upon neighbouring occupiers. Its height and roof design is such that it is considered that there would be no detrimental loss of light, the extension would not impose upon a 45 degree line measured from neighbouring windows.
- 8.3.3 The proposed roof extensions given their siting would have no overbearing impact upon neighbouring occupiers nor result in any detrimental loss of light.
- 8.3.4 The proposed alterations to the garage given their siting and scale are not considered to be detrimental to neighbouring occupiers.
- 8.3.5 No windows are proposed which would directly overlook habitable room windows or gardens of neighbouring properties at a distance that would be considered unacceptable. Whilst a second floor is being created with large windows and there may be a perception of greater overlooking it is considered that these windows would only provide oblique views to neighbouring gardens and are not in reality of greater detriment than existing first floor windows which allow a degree of mutual overlooking. It should also be noted that second floor windows could be introduced by virtue of 'permitted development'.
- 8.3.6 The reasonable use of the proposed residential properties would not cause any general disturbance or noise that would impact upon the amenity of neighbouring occupiers. The use of the building as two flats would not realistically result in any activities occurring within any part of the building which could not be undertaken within the existing single dwellinghouse.
- 8.3.7 The proposed level of amenity space around the building is adequate to provide facilities for the proposed use including waste storage and it is considered there would be no adverse impact upon the amenity of the area.
- 8.3.8 Accordingly it is not considered that the proposal would have any undue impact upon the general amenity or privacy of neighbouring occupiers or the amenity of the area and, therefore, accords with the principles of Policy KP5 and H5.

8.4 Amenity of Future Occupiers

- 8.4.1 Policy H5 states that the conversion of properties to flats will be permitted where *'the property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers'*
- 8.4.2 The proposed conversions provide two flats of a substantial size with good sized double bedrooms and all facilities required for day to day living.
- 8.4.3 The proposed amenity space, equivalent to over 40m² per property, provides sufficient space for the occupiers of two properties of the proposed size.
- 8.4.4 Accordingly it is considered that the proposed development would provide an

adequate standard of amenity for future occupiers and accords with the principles of Policies KP5, H5 and W2.

8.5 Transport Impact

8.5.1 Policy T5 seeks to ensure *that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes.*

8.5.2 The proposal includes a car parking space to the front of the property and a rear garage which is accessible by a vehicle. Current adopted standards require no minimum parking provision for this development and detail that a maximum of 1 space per property is allowable. Given there is no minimum requirement for the proposed development and the maximum requirement does not appear to be exceeded then the proposal appears acceptable in this regard.

8.5.3 The application site is located within a sustainable location in close proximity to local facilities and public transport links and cycle parking spaces are proposed to encourage this sustainable mode of transport.

8.5.4 It is considered the proposal by virtue of its siting within a sustainable location is not reliant upon the private car as a mode of transport, therefore, would have minimal impact upon the road network and accords with the principles of Policy T5.

8.6 Additional Matters

8.6.1 Policy EN10 and EN14 seek to ensure development incorporates water sensitive design and protect development from the risks and consequences of flooding. Insufficient or conflicting detail in respect of drainage has been provided and the disposal of surface water to the mains sewer would not be the preferred method. Accordingly a condition requiring further detail in this regard is recommended.

8.6.2 In regards to comments made by neighbours which are not covered previously, the following should be noted:

- i. Land ownership is not a material matter in determining a planning application and the grant of permission conveys no right to build upon land which the developer has no legal right to. The Party Wall Act is relevant in respect of such matters and the Local planning Authority have no evidence to confirm that the appropriate application certificates have not been completed.
- ii. The proposed garage alterations appear to be within the boundary of the application site and parties would have no right to cross land not in their ownership to manoeuvre into the rear lane accessed garages.
- iii. There would be no policy basis for resisting such an application on school admissions basis. Nor would it be likely that the creation of one additional property would have an impact in this regard.

8.7 Other Considerations

8.7.1 *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.

8.7.2 *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

8.7.3 *Well-Being of Future Generations Act 2016* – In reaching this decision the Council has taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this decision is in accordance with the Act’s sustainable development principle, through its contribution towards the Welsh Ministers’ well-being objective of supporting safe, cohesive and resilient communities.

8.8 Conclusion

8.8.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended that, subject to conditions, planning permission be granted.

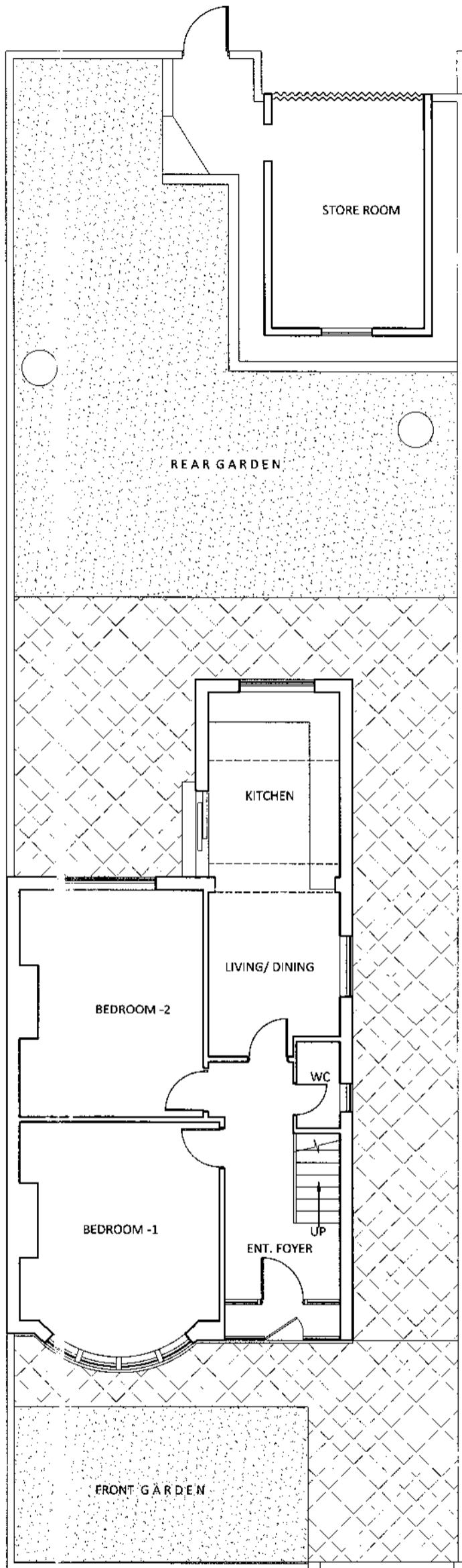


Site Plan 1:1250

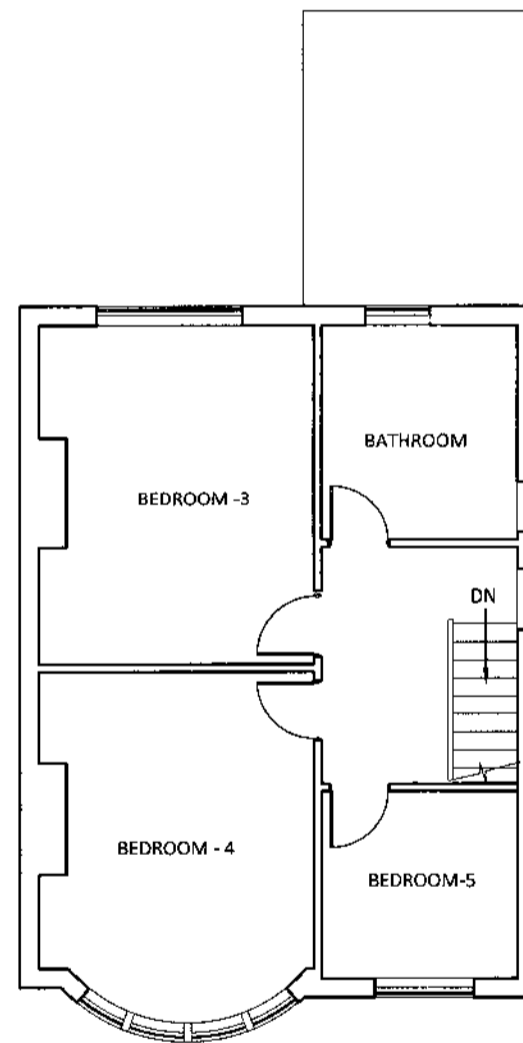
18/01627




LOCATION PLAN
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CAR BAY

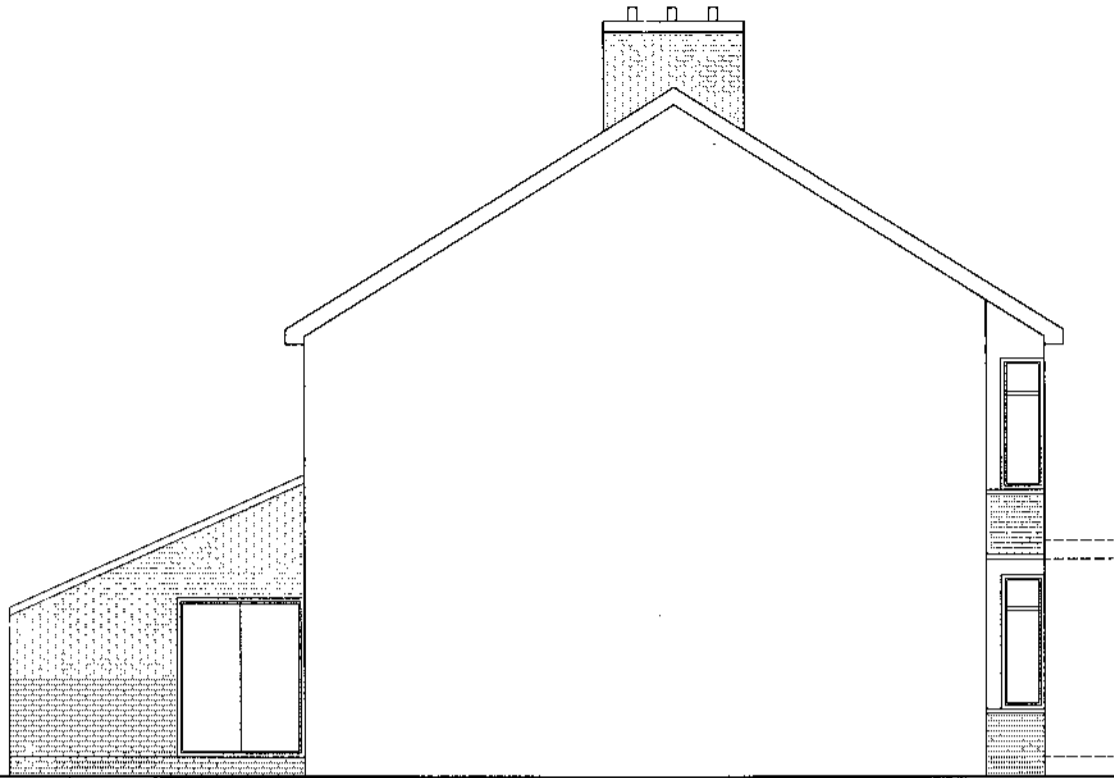


EXISTING SITE PLAN



EXISTING FIRST FLOOR PLAN

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Project: 10 WINDERMERE AVENUE			
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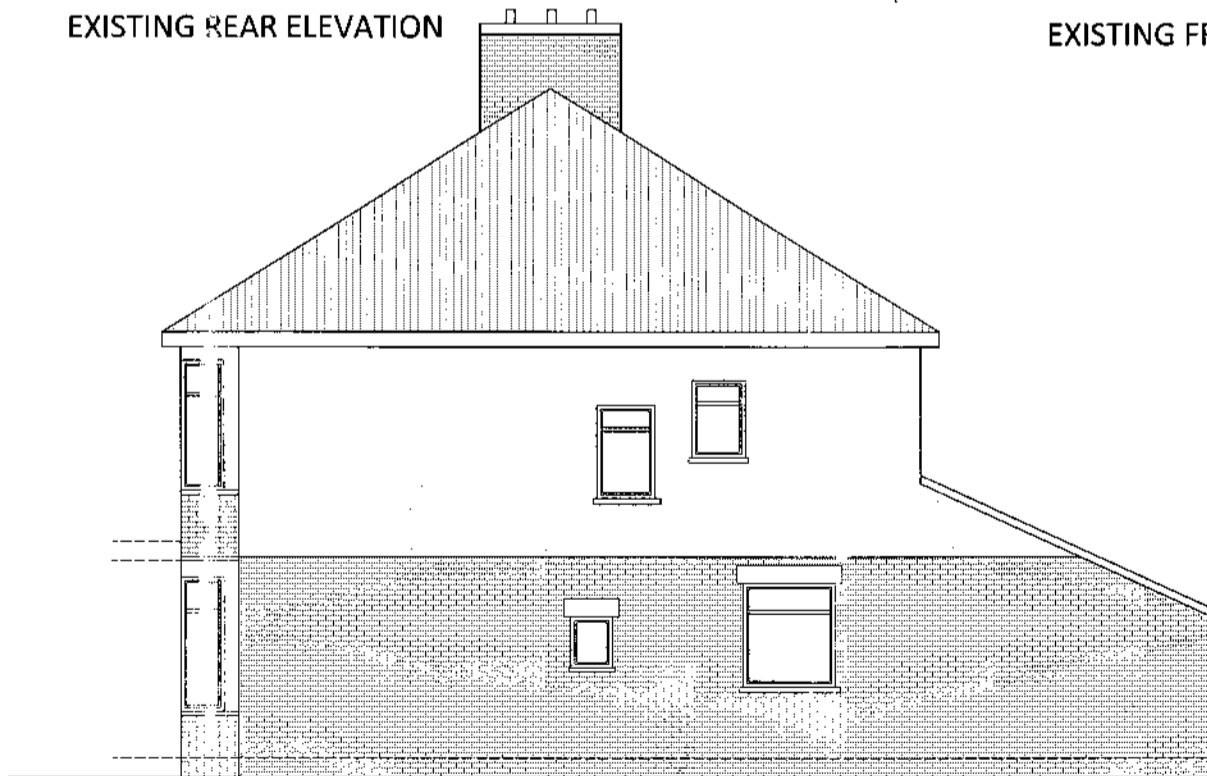
EXISTING SIDE ELEVATION A



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION B

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Date: MAY 2018

Project: 10 WINDERMERE AVENUE

Client:

Description:
EXISTING ELEVATIONS

Job No:

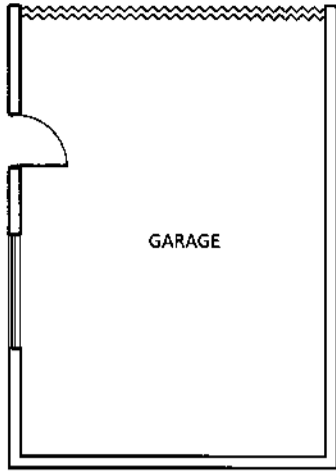
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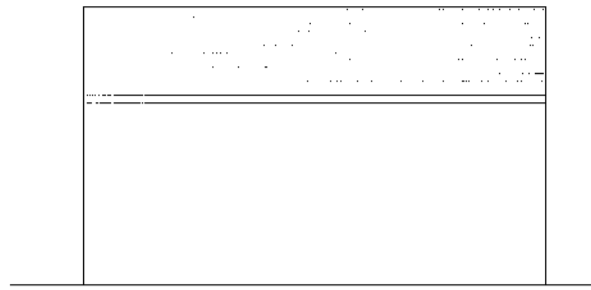
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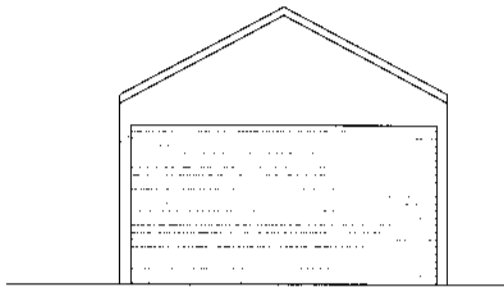
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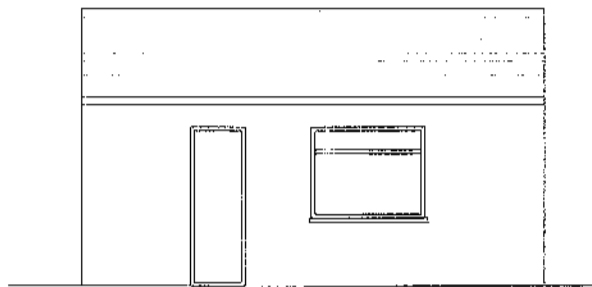
PROPOSED GARAGE PLAN



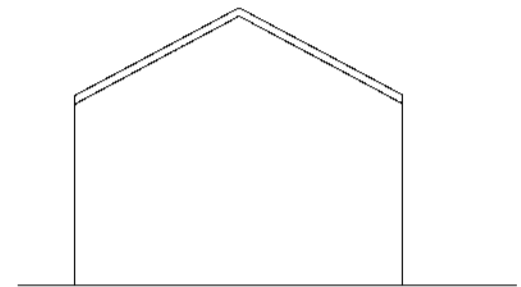
PROPOSED SIDE ELEVATION B



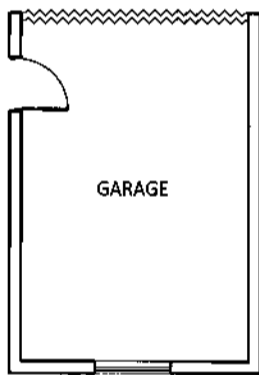
PROPOSED REAR ELEVATION



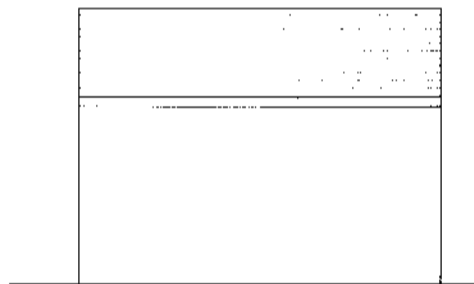
PROPOSED SIDE ELEVATION A



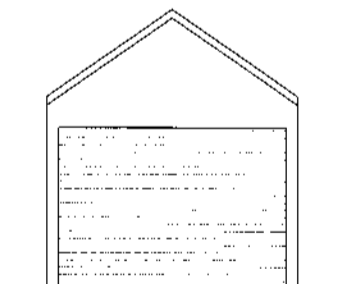
PROPOSED FRONT ELEVATION



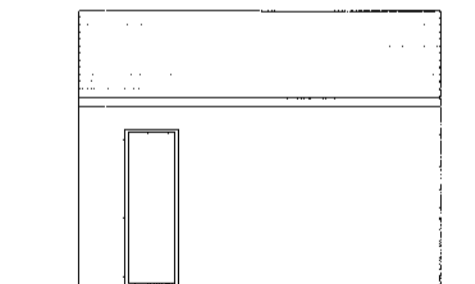
EXISTING GARAGE PLAN



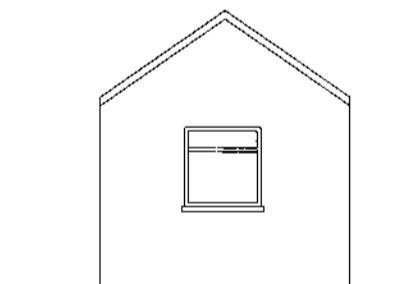
EXISTING SIDE ELEVATION B



EXISTING REAR ELEVATION



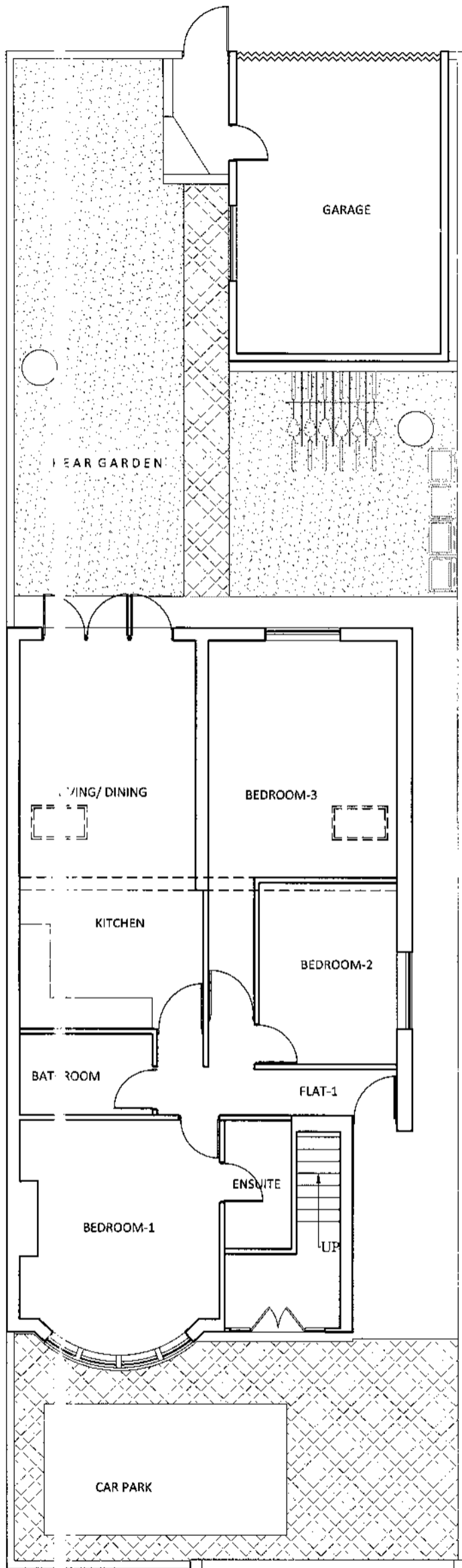
EXISTING SIDE ELEVATION A



EXISTING FRONT ELEVATION

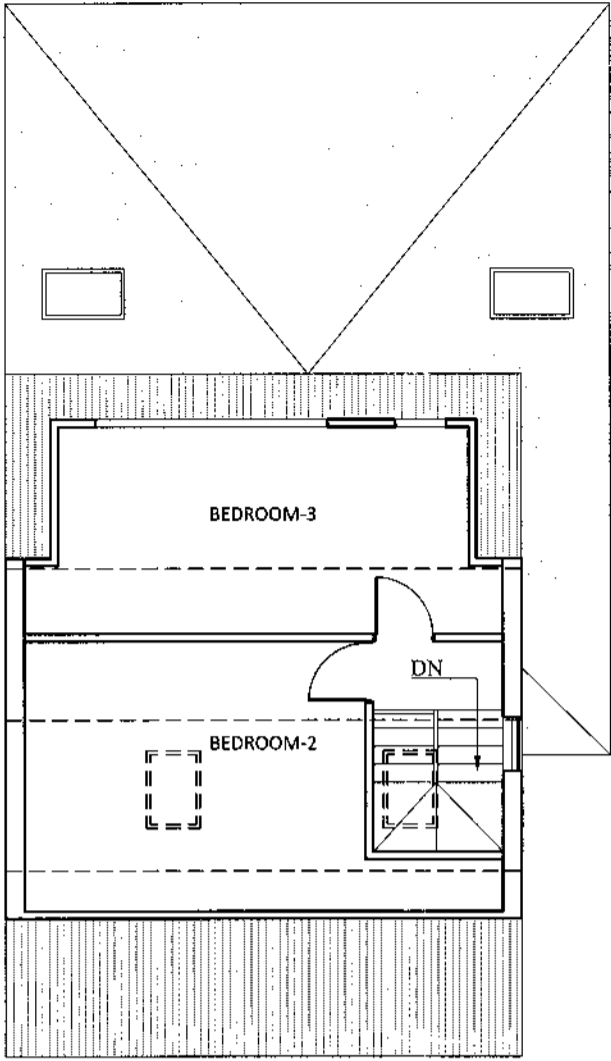
<small>This drawing is copyright. Do not steal. Contractor to check all dimensions on site and to report any discrepancies directly to the SQ.</small>		
Date: JULY 2018		
Project: 10 WINDERMERE AVENUE		
Client:		
Description: EXISTING AND PROPOSED GARAGE PLAN AND ELEVATIONS	Job No: Dwg No: 203	Scale: 1:100 ON A3 Drawn By: KG

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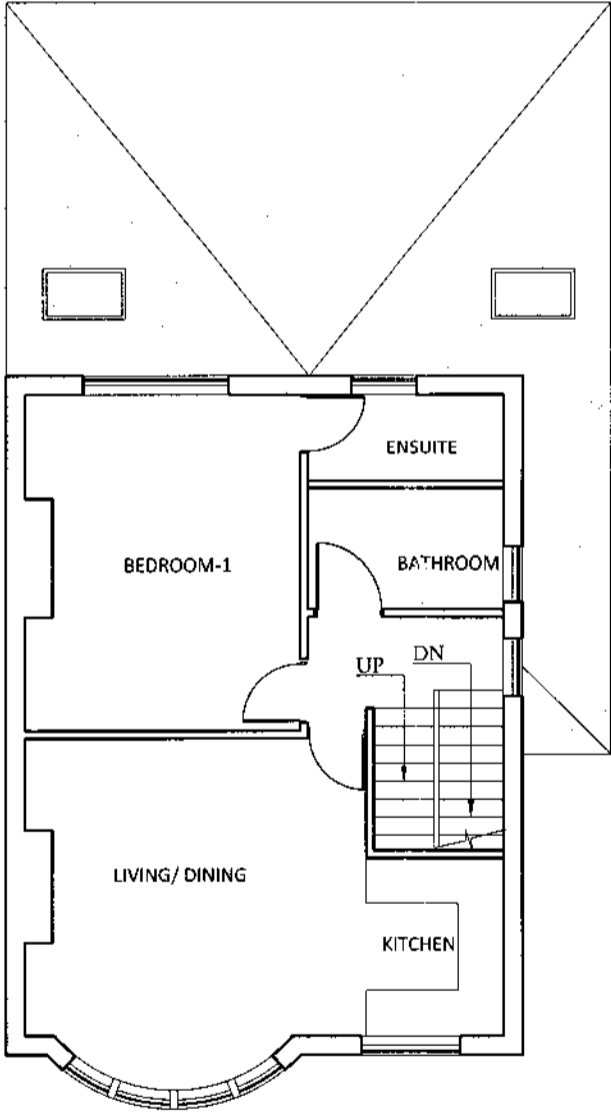


PROPOSED SITE PLAN

EXISTING -5 BED HOUSE
 PROPOSED-2 THREE BED SELF CONTAINED FLATS




PROPOSED LOFT PLAN



PROPOSED FIRST FLOOR PLAN

187 17

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Date: JULY 2018		
Project: 10 WINDERMERE AVENUE		
Client:		
Description: PROPOSED PLANS	Job No:	Scale: 1:100 ON A3
	Dwg No: 201	Drawn By: KG



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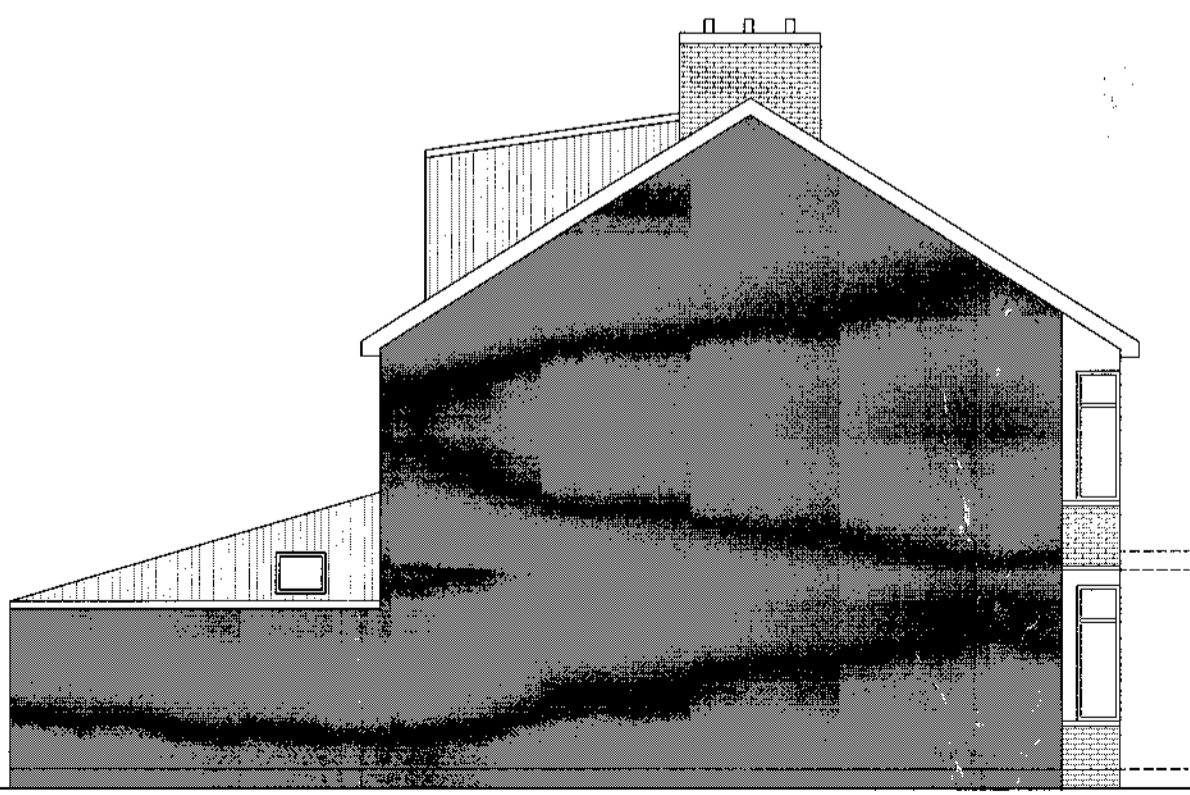
PROPOSED SIDE ELEVATION B



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION




PROPOSED SIDE ELEVATION A

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Contractor to check all dimensions on site and to report any discrepancies directly to the SO.

Date: JULY 2018
Project: 10 WINDERMERE AVENUE
Client:

Description: PROPOSED ELEVATIONS	Job No:	Scale: 1:100 ON A3
	Dwg No: 202	Drawn By: KG



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Applications decided by Delegated Powers between 03/09/2018 and 28/09/2018

Total Count of Applications: 213

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>
18/02040/MJR	29/08/2018	Natural Resources Wales	MARINE AND COASTAL ACCESS ACT 2009: PART 4 MARINE LICENSING Great Western Electrification Works – Cardiff Central Station	CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE	8	True	Raise No Objection	06/09/2018
18/02157/MJR	18/09/2018	easyHotel UK Ltd	DISCHARGE OF CONDITION 3 (FRONT ELEVATION) OF 18/00666/MJR	CROMWELL HOUSE, 1-3 FITZALAN PLACE, ADAMSDOWN, CARDIFF, CF24 0ED	3	True	Full Discharge of Condition	21/09/2018
18/02158/MJR	18/09/2018	easyHotel UK Ltd	ALTERATIONS TO DESIGN - PREVIOUSLY APPROVED UNDER 18/00666/MJR	CROMWELL HOUSE, 1-3 FITZALAN PLACE, ADAMSDOWN, CARDIFF, CF24 0ED	6	True	Permission be granted	24/09/2018

<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>
18/01786/MNR	08/08/2018	Shahriari	CONVERSION OF A RESIDENTIAL DWELLING IN TO TWO FLATS. REPLACEMENT OF EXISTING UPVC WINDOWS, INSERTION OF AN ADDITIONAL WINDOW. REPAIR AND PAINT OF EXTERNAL WALLS	85 PEARL STREET, ADAMSDOWN, CARDIFF, CF24 1PJ	48	True	Permission be granted	25/09/2018
18/02009/MNR	04/09/2018	Klump Investments Ltd	PROPOSED CONSTRUCTION OF A NEW EXTERNAL VERTICAL SERVICES RISER, THE INSTALLATION OF 32NO. ENCLOSED A/C UNITS AT GROUND FLOOR AND 26NO. A/C UNITS AT ROOF LEVEL	BRUNEL HOUSE, 2 FITZALAN ROAD, ADAMSDOWN, CARDIFF, CF24 0EB	23	True	Permission be granted	27/09/2018

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>
18/01755/DCH	24/07/2018	Webb	CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE SIDE OF THE PROPERTY TO PROVIDE A GROUND FLOOR W.C. AND SHOWER ROOM	11 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	41	True	Permission be granted	03/09/2018
18/01738/DCH	31/07/2018	Khalique & Nessa	SINGLE STOREY REAR EXTENSION	8 LOUDOUN SQUARE, BUTETOWN, CARDIFF, CF10 5JA	50	True	Permission be granted	19/09/2018

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18/01041/MJR	15/05/2018	Dowdeswell	CONVERSION OF FIRST FLOOR OFFICES INTO LIVE AND WORK STUDIO	PERCH BUILDINGS, 9 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5EE	127	False	Permission be granted	19/09/2018
18/01778/MJR	08/08/2018	Vastint	DEMOLITION OF UNITS USED AS WASTE TRANSFER CENTRE	9 CURRAN EMBANKMENT, PRIORITY BUSINESS CENTRE AND 11-12 CURRAN ROAD, BUTETOWN, CARDIFF, CF10 5FX	43	True	Prior Approval be granted	20/09/2018
18/01887/MJR	10/08/2018	ABP	DISCHARGE OF CONDITIONS 4 AND 6 (CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN) OF 18/00792/MJR	LAND AT CARGO ROAD, CARGO ROAD, CARDIFF	40	True	Full Discharge of Condition	19/09/2018
18/02051/MNR	31/08/2018	West Rise UK Limited	DISCHARGE OF CONDITIONS 6 (MATERIALS COLOUR SPECIFICATION), 7 (GAS PROTECTION), 8 (CONTAMINATED LAND) AND 9 (CONTAMINATED LAND REMEDIATION AND VERIFICATION PLAN) OF 15/02812/MNR	LAND AT POMEROY STREET, BUTETOWN	19	True	Full Discharge of Condition	19/09/2018

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18/01709/MNR	17/07/2018	Schroders UK Real Estate Fund	CHANGE OF USE FROM TWO RESTAURANTS (CLASS A3) TO A CINEMA (CLASS D2), ASSOCIATED EXTERNAL ALTERATIONS, ROOF TOP PLANT	UNIT 13 AND 14, MERMAID QUAY, BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5BZ	73	False	Permission be granted	28/09/2018
A/18/00077/MNR	17/07/2018	Schroders UK Real Estate Fund	SIGNAGE	UNIT 13 AND 14, MERMAID QUAY, BUTE CRESCENT, CARDIFF BAY, CARDIFF, CF10 5BZ	73	False	Permission be granted	28/09/2018
18/01898/MNR	29/08/2018	Global Mutual Ltd	SMALL EXTENSION TO REAR WITH ALTERATIONS TO ACCESS	2 CASPIAN POINT, CASPIAN WAY, CARDIFF BAY, CARDIFF, CF10 4DQ	30	True	Permission be granted	28/09/2018

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>
18/01777/MJR	01/08/2018	United Welsh Housing Association	DISCHARGE OF CONDITION 9 (DRAINAGE SCHEME) OF 18/00153/MJR	FORMER TRELAI LIBRARY, HEOL EBWY, CAERAU, CARDIFF, CF5 5EA	42	True	Full Discharge of Condition	12/09/2018

CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/01687/DCH	31/07/2018	Charles	PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION WITH LOFT CONVERSION AND EXTENSION. EXTENSION TO REAR OF SINGLE STOREY GARAGE.	18 GREENWICH ROAD, CANTON, CARDIFF, CF5 1EU	44	True	Permission be granted	13/09/2018
18/01489/DCH	21/06/2018	Cornish	FLAT ROOF SIDE RETURN EXTENSION TO REAR WITH ADDITIONAL GLAZING TO THE REAR ELEVATION. NEW BATHROOM WITHIN THE ROOFSPACE OVER THE BACK OF THE HOUSE TO INCLUDE A DORMER AND RECESSED BALCONY. NEW GARAGE IN BOTTOM OF GARDEN WITH ACCESS FROM THE REAR LANE	85 PENCISELY ROAD, CANTON, CARDIFF, CF5 1DJ	88	False	Permission be granted	17/09/2018
18/01681/DCH	31/07/2018	Churher	PROPOSED HIP-TO-GABLE EXTENSION WITHIN PERMITTED DEVELOPMENT LIMITATIONS, WITH PROPOSED REAR DORMER EXTENSION WITH ROOFLIGHTS	119 PENCISELY ROAD, CANTON, CARDIFF, CF5 1DL	48	True	Permission be granted	17/09/2018
18/01914/DCH	14/08/2018	Wyatt	SINGLE STOREY REAR EXTENSION	12 EGHAM STREET, CANTON, CARDIFF, CF5 1FQ	34	True	Permission be granted	17/09/2018
18/02090/DCH	03/09/2018	Davies	REDUCTION OF EXTENSION OF 900MM FROM BOUNDARY ON LEFT SIDE AND ALTERATION OF ROOF FROM MONO-PITCH TO DUAL-PITCH ROOF PREVIOUSLY APPROVED UNDER 18/00540/DCH	34 HALSBURY ROAD, CANTON, CARDIFF, CF5 1FY	17	True	Permission be granted	20/09/2018
<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>
18/01963/MJR	23/08/2018	Lovell Partnerships Ltd	AMENDMENT TO APARTMENT BLOCK A2 FLOOR PLAN AND CHANGED FLOOR TO CEILING HEIGHTS AND PARAPET HEIGHTS - PREVIOUSLY APPROVED UNDER 16/01340/MJR	SITE 2, PART OF FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	13	True	Permission be granted	05/09/2018

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18/01735/MNR	23/07/2018	Bwydiful	DISCHARGE OF CONDITIONS 4 (SOUND INSULATION), 5 (NOISE ASSESSMENT) AND 6 (FUME EXTRACTION) OF 18/00871/MNR	589 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BE	65	False	Full Discharge of Condition	26/09/2018

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>
18/01870/DCH	08/08/2018	Morris	GROUND AND FIRST FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF TO EXISTING C4 HOUSE IN MULTIPLE OCCUPATION CREATING SIX BEDROOMS	48 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DB	48	True	Permission be granted	25/09/2018
18/02104/DCH	05/09/2018	Patel	RETAIN CHANGES TO LOCATION ,SIZES AND STYLE OF DOOR AND WINDOWS - PREVIOUSLY APPROVED UNDER 17/02043/DCH	22 MAY STREET, CATHAYS, CARDIFF, CF24 4EW	23	True	Permission be granted	28/09/2018
18/01991/DCH	23/08/2018	Ahktar	REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE.	11 MONTHERMER ROAD, CATHAYS, CARDIFF, CF24 4QW	13	True	Permission be granted	05/09/2018

18/02038/DCH	29/08/2018	Abdalla	REAR GROUND FLOOR EXTENSIONS 4000MM OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS, AND REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA) AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE.	23 MERTHYR STREET, CATHAYS, CARDIFF, CF24 4JL	13	True	Permission be granted	11/09/2018
<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>
18/01059/MJR	15/05/2018	Boulton Brooks (Park House) LLP	EXTENSIONS TO AN EXISTING OFFICE BUILDING (USE CLASS B1A) AT FOURTH FLOOR LEVEL AND THE CREATION OF A FIFTH FLOOR TO PROVIDE 795 SQM OF ADDITIONAL OFFICE FLOORSPACE ALONG WITH THE PROVISION OF ADDITIONAL CYCLE AND REFUSE STORAGE AND THE INSTALLATION OF ROOFTOP PLANT	PARK HOUSE, 14 GREYFRIARS ROAD, CITY CENTRE, CARDIFF, CF10 3AF	125	False	Permission be granted	17/09/2018
18/01707/MJR	17/07/2018	J D Wetherspoon PLC	INTERNAL ALTERATIONS	64 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FA	58	False	Permission be granted	13/09/2018
18/01455/MJR	18/06/2018	LLOYDS BANK	INSTALLATION OF ORNATE DOUBLE GATES TO ENTRANCE FOLLOWING AFTER HOURS LOBBY ABUSE	LLOYDS TSB, 31 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AG	77	False	Permission be granted	03/09/2018
18/01617/MJR	06/07/2018	LLoyds Bank	INSTALLATION OF ORNATE DOUBLE GATES TO ENTRANCE FOLLOWING AFTER HOURS LOBBY ABUSE	LLOYDS TSB, 31 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AG	59	False	Permission be granted	03/09/2018

18/01772/MJR	26/07/2018	Lloyds Banking Group	INTERNAL WORKS TO THE GROUND FLOOR OF THE BANK, WHICH INVOLVES SOME REMODELLING OF THE EXISTING LAYOUT, REPLACEMENT OF FLOOR, WALL AND CEILING FINISHES IN ACCORDANCE WITH THE PROPOSED PLANS SUBMITTED WITH THIS LISTED BUILDING APPLICATION. THE PROPOSED WORKS TO THE EXTERIOR OF THE BRANCH ARE LIMITED TO THE MAIN FACADE ON QUEEN STREET AND CONSIST OF ADDITIONAL LIGHTING TO ENHANCE THE FACADE AND A HORSE GRAPHIC TO REPLACE THE DARK GREEN FILM IN THE ARCHED WINDOW ABOVE THE CASH POINTS	LLOYDS TSB, 31 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AG	63	False	Permission be granted	27/09/2018
18/01837/MJR	14/08/2018	InCoPro	CONVERSION OF 1ST FLOOR RESTAURANT TO OFFICE USE	9-11 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	34	True	Permission be granted	17/09/2018
18/02036/MJR	29/08/2018	LEOM LLP	DISCHARGE OF CONDITION 21 (CONSTRUCTION MANAGEMENT PLAN) OF 17/01906/MJR	CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	29	True	Full Discharge of Condition	27/09/2018
<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>
18/01672/MNR	02/08/2018	Dsenis	CHANGE OF USE FROM A C3 RESIDENTIAL DWELLING INTO A C4 HOUSE IN MULTIPLE OCCUPATION	138 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AS	56	True	Planning Permission be refused	27/09/2018
18/01925/MNR	15/08/2018	Emery	RETENTION OF USE AS SUI GENERIS 7 BED HOUSE IN MULTIPLE OCCUPATION	32 LLANTRISANT STREET, CATHAYS, CARDIFF, CF24 4JE	44	True	Permission be granted	28/09/2018

18/01548/MNR	15/08/2018	Mr Murphy	RETENTION OF CHANGE OF USE FROM C4 6-BED HOUSE IN MULTIPLE OCCUPATION TO SUI GENERIS 7-BED HOUSE IN MULTIPLE OCCUPATION	5 NORMAN STREET, CATHAYS, CARDIFF, CF24 4NU	44	True	Permission be granted	28/09/2018
18/01832/MNR	03/08/2018	Tesco Express	INSTALLATION OF NEW "THROUGH THE GLASS" ATM TO TESCO EXPRESS SHOP FRONT	UNIT 4 AND UNIT 5, BBC BUILDING, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1FS	53	True	Permission be granted	25/09/2018
18/01203/MNR	13/07/2018	Club	NEW ENTRANCE TO LOWER GROUND FLOOR	CARDIFF AND COUNTY CLUB, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1DA	56	True	Permission be granted	07/09/2018
18/01715/MNR	02/08/2018	MANSFORD CORE2	CHANGE OF USE A1 TO A3	12 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AX	48	True	Permission be granted	19/09/2018
18/00996/MNR	30/04/2018	Douglas Gregg (Fishguard) Ltd	CHANGE OF USE FROM HOSTEL TO SINGLE DWELLING (CLASS C3)	3 WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1DD	137	False	Permission be granted	14/09/2018
A/18/00095/MNR	30/08/2018	Aurum Holdings Ltd	1NO. BLACK NON-ILLUMINATED PIN MOUNTED WELSH TRANSLATION OF `WATCHES OF SWITZERLAND` `SINCE 1924` SIGNAGE TO REPLACE EXISTING, AND TO BE FIXED BACK TO NEW STONE TILE EXTERNAL FINISH. 1NO. NEW ILLUMINATED ROLEX LOGO SIGN FIXED BACK TO NEW ROLEX SPECIFICATION EXTERNAL STONE TILES.	WATCHES OF SWITZERLAND, 21-23 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	21	True	Permission be granted	20/09/2018
18/02064/MNR	31/08/2018	Jones	ADDITIONAL WORKS TO PROVIDE WHEELCHAIR ACCESS TO NEW ACCESSIBLE LAVATORY TO REAR OF BUILDING, COMPRISING DEMOLITION OF LEAN-TO AND ASSOCIATED WORKS TO CONSTRUCT RAMP TO REPLACE STEPS. LEAF NETTING OVER FRONT PORCH ROOF BEHIND PARAPET - PREVIOUSLY APPROVED UNDER 18/00213/MNR	TABERNACL EGLWYS Y BEDYDDWYR, THE HAYES, CITY CENTRE, CARDIFF, CF10 1AJ	28	True	Permission be granted	28/09/2018

A/18/00086/MNR	09/08/2018	Pham	SHOPFRONT SIGNAGE	28-30 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	25	True	Permission be granted	03/09/2018
18/01831/MNR	03/08/2018	Tesco Express	NEW STORE FRONTAGE	UNIT 4 AND 5, BBC BUILDING, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1FS	33	True	Permission be granted	05/09/2018
A/18/00085/MNR	08/08/2018	Tesco Express	INTERNALLY ILLUMINATED BUILT UP LETTERING TO STORE ENTRANCE GLAZING. STORE DIRECTORY VINYL APPLIED INTERNALLY TO GLAZING. 2 X VINYL GRAPHICS APPLIED INTERNALLY TO GLAZING 1 X ATM VINYL SURROUND.	UNIT 4 AND 5, BBC BUILDING, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1FS	28	True	Permission be granted	05/09/2018
A/18/00087/MNR	13/08/2018	GREENE KING PUB CO	INSTALLATION OF REPLACEMENT ILLUMINATED AND NON ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING	4 WHARTON STREET, CITY CENTRE, CARDIFF, CF10 1AG	23	True	Permission be granted	05/09/2018
A/18/00088/MNR	20/08/2018	Clear Channel UK	UPGRADE OF A PAPER ADVERTISING FREE STANDING UNIT TO A DIGITAL ADVERTISING FREE STANDING UNIT	OUTSIDE 5 ST JOHN STREET, CITY CENTRE	23	True	Permission be granted	12/09/2018
A/18/00089/MNR	20/08/2018	Clear Channel UK	UPGRADE OF A PAPER ADVERTISING DOUBLE FREE STANDING UNIT TO A DIGITAL DOUBLE ADVERTISING FREE STANDING UNIT	HIGH STREET ADJACENT TO QUAY STREET, CITY CENTRE	23	True	Permission be granted	12/09/2018
A/18/00090/MNR	20/08/2018	Clear Channel UK	UPGRADE OF A PAPER ADVERTISING DOUBLE FREE STANDING UNIT TO A DIGITAL DOUBLE ADVERTISING FREE STANDING UNIT	QUEEN STREET/THE FRIARY, OUTSIDE ENTRANCE TO QUEENS ARCADE, QUEEN STREET, CITY CENTRE	23	True	Permission be granted	12/09/2018
A/18/00091/MNR	20/08/2018	Clear Channel UK	UPGRADE OF A PAPER ADVERTISING DOUBLE FREE STANDING UNIT TO A DIGITAL DOUBLE ADVERTISING FREE STANDING UNIT	OUTSIDE 34 ST MARY STREET, CITY CENTRE	23	True	Permission be granted	12/09/2018
A/18/00092/MNR	20/08/2018	Clear Channel UK	UPGRADE OF A PAPER ADVERTISING DOUBLE FREE STANDING UNIT TO A DIGITAL DOUBLE ADVERTISING FREE STANDING UNIT	OUTSIDE 2 CHURCHILL WAY, CITY CENTRE	23	True	Permission be granted	12/09/2018

<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>
18/01794/DCH	31/07/2018	James	PROPOSED DETACHED PLAY ROOM AND SUN ROOM	31 TREM Y COED, ST FAGANS, CARDIFF, CF5 6FA	50	True	Permission be granted	19/09/2018
18/01923/DCH	15/08/2018	Connections Design	UNDERCOVER PARKING AREA TO FRONTAGE, ADDITION OF STONE DETAIL TO FRONTAGE, 2 STOREY SIDE EXTENSION TO FORM STORAGE AND HOBBY ROOMS, REAR SUN SHADE AND CANOPIES	THE PADDOCKS, HOLDINGS LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JA	44	True	Permission be granted	28/09/2018
18/01860/DCH	10/08/2018	Niering-Wren	PROPOSED TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR	63 PARC CASTELL-Y-MYNACH, CREIGIAU, CARDIFF, CF15 9NW	34	True	Permission be granted	13/09/2018

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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>
18/01217/DCH	28/06/2018	Jones	VARIATION OF CONDITION 1 OF 13/00322/DCH TO EXTEND THE TIME PERIOD FOR IMPLEMENTATION OF THE PLANNING PERMISSION	231 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6NY	91	False	Permission be granted	27/09/2018
18/01748/DCH	01/08/2018	Meredith	GROUND AND FIRST FLOOR REAR EXTENSION AND DEMOLITION, RE-BUILD, CONVERSION AND EXTENSION OF GARAGE	184 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NR	55	True	Permission be granted	25/09/2018
18/01712/DCH	20/07/2018	Elmer	PROPOSED DEMOLITION OF EXISTING REAR GARAGE TO MAKE WAY FOR PROPOSED SINGLE STOREY REAR EXTENSION. THE ENLARGEMENT OF THE ROOF SPACE TO ACCOMMODATE NEW STAIRCASE AND BEDROOM WITHIN THE LOFT.	13 THE FAIRWAY, CYNCOED, CARDIFF, CF23 6RF	60	False	Permission be granted	18/09/2018

18/01692/DCH	18/07/2018	Martin	EXTENSIONS TO FRONT REAR AND SIDE	78 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QX	51	True	Permission be granted	07/09/2018
18/01642/DCH	16/07/2018	Robinson	WIDENING OF EXISTING DRIVE AND CROSSOVER. EXISTING ENTRANCE 2.8M, PROPOSED 4M	185 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6AH	56	True	Permission be granted	10/09/2018
18/01792/DCH	30/07/2018	Carrington	GARAGE DEMOLITION & TWO STOREY REAR, SIDE & FRONT EXTENSION WITH LOFT CONVERSION & FRONT DORMERS	13 WESTMINSTER CRESCENT, CYNCOED, CARDIFF, CF23 6SE	42	True	Planning Permission be refused	10/09/2018
18/01699/DCH	17/07/2018	Sutherland	PROPOSED SIDE AND REAR SINGLE STOREY EXTENSION TO AN EXISTING DWELLING TOGETHER WITH ANCILLARY INTERNAL AND EXTERNAL WORKS.	9 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NX	50	True	Permission be granted	05/09/2018
18/01571/DCH	03/07/2018	FRANCESCO	NEW GABLE AND DORMER TO FRONT ELEVATION FOR LOFT CONVERSION AND GARAGE	22 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0NB	62	False	Permission be granted	03/09/2018
18/01919/DCH	15/08/2018	Pitman	SINGLE STOREY EXTENSION TO REAR OF PROPERTY	25 HURON CRESCENT, LAKESIDE, CARDIFF, CF23 6DT	40	True	Permission be granted	24/09/2018
18/01938/DCH	21/08/2018	Norton	REAR SINGLE STOREY EXTENSION	9 LLYSWEN ROAD, CYNCOED, CARDIFF, CF23 6NG	34	True	Permission be granted	24/09/2018
18/01796/DCH	02/08/2018	Wright	DEMOLITION OF EXISTING CONSERVATORY EXTENSION TO FACILITATE 2 STOREY REAR EXTENSION	38 PENNANT CRESCENT, LAKESIDE, CARDIFF, CF23 6LN	32	True	Permission be granted	03/09/2018
<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>
18/01552/MNR	31/07/2018	Mr Eltahir	CHANGE OF USE OF SIDE EXTENSION TO SEPARATE HOUSE WITH GROUND FLOOR REAR EXTENSION PLUS RETENTION OF DETACHED DAY ROOM	2 ONTARIO WAY, LAKESIDE, CARDIFF, CF23 6HB	41	True	Permission be granted	10/09/2018

18/00906/MNR	26/04/2018	Poole	NEW DWELLING ON INFILL SITE ADJACENT TO EXISTING HOUSE AT 13 CEFN COED ROAD	13 CEFN COED ROAD, CYNCOED, CARDIFF, CF23 6AN	147	False	Permission be granted	20/09/2018
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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>
18/01675/DCH	13/07/2018	Donovan	PROPOSED NEW DOUBLE HEIGHT SIDE EXTENSION TO GABLE END OF EXISTING HOUSE AND REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF TO EXISTING REAR EXTENSION	8 DROPE ROAD, ELY, CARDIFF, CF5 4SZ	56	True	Permission be granted	07/09/2018

<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>
18/01759/MJR	27/07/2018	Wates Residential	DISCHARGE OF CONDITION 10 (SCHEME OF CONSTRUCTION MANAGEMENT) OF APPLICATION 17/00968/MJR	LAND TO THE SOUTH OF SNOWDEN ROAD AND EAST OF WILSON ROAD, ELY, CARDIFF	54	True	Full Discharge of Condition	19/09/2018

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>
18/01969/DCH	21/08/2018	Evans	GROUND FLOOR SIDE & REAR EXTENSION	15 SENTINEL COURT, FAIRWATER, CARDIFF, CF5 3BF	29	True	Permission be granted	19/09/2018
18/01927/DCH	20/08/2018	Milton	SINGLE STOREY SIDE EXTENSION ON BUNGALOW, LOFT CONVERSION WITH DORMER	4 TANGMERE DRIVE, FAIRWATER, CARDIFF, CF5 2PP	29	True	Permission be granted	18/09/2018

18/02016/DCH	28/08/2018	Hewston	REAR DOUBLE & SINGLE STOREY EXTENSION	104 ASHCROFT CRESCENT, PENTREBANE, CARDIFF, CF5 3RP	31	True	Permission be granted	28/09/2018
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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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18/01215/MNR	04/06/2018	FORDHAM	ERECTION OF NEW DWELLING	PART OF LAND AT SUNNYBANK, PLAS MAWR ROAD, FAIRWATER, CARDIFF, CF5 3XN	95	False	Permission be granted	07/09/2018
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GABA

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/01853/DCH	07/08/2018	Stux	SINGLE STOREY EXTENSION TO REAR	2 QUENTIN STREET, GABALFA, CARDIFF, CF14 3JW	36	True	Permission be granted	12/09/2018
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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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18/01720/MNR	18/07/2018	Dewsberry	VARIATION OF CONDITION 2 (APPROVED PLANS) OF 16/03058/MNR. AMENDMENTS TO THE CONSENTED SCHEME TO MAKE MORE EFFICIENT USE OF THE SITE, WITH REVISED GROUND FLOOR APARTMENT LAYOUTS, REDUCED REAR EXTENSION AND RETENTION OF EXISTING SINGLE STOREY GARAGE	PINE DUNGEON, 308-310 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NF	56	True	Permission be granted	12/09/2018
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18/01703/MNR	27/07/2018	Koutsikou	DISCHARGE OF CONDITION 4 (FUME EXTRACTION) OF 17/00832/MNR	138 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3LZ	45	True	Full Discharge of Condition	10/09/2018
18/01785/MNR	27/07/2018	Bush	SINGLE STOREY REAR FLAT ROOF EXTENSION WITH INTERNAL ALTERATIONS AND REFURBISHMENT. CHANGE OF USE FROM B1 OFFICE TO D1 CHIROPRACTIC CLINIC. REPLACEMENT SHOP FRONT.	AXIS CHIROPRACTIC, 264A NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	40	True	Permission be granted	05/09/2018

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>
18/01739/DCH	23/07/2018	Westhead	DEMOLITION OF AN EXISTING GARAGE AND CONSTRUCTION OF A SINGLE STOREY SIDE AND REAR EXTENSION WITH ALTERATIONS	15 AVONDALE ROAD, GRANGETOWN, CARDIFF, CF11 7DT	42	True	Permission be granted	03/09/2018
18/01994/DCH	24/08/2018	Pindoria	PROPOSED SINGLE STOREY REAR EXTENSION WITHIN PERMITTED DEVELOPMENT LIMITATIONS	68 VIRGIL STREET, LECKWITH, CARDIFF, CF11 8TF	12	True	Permission be granted	05/09/2018
18/02001/DCH	29/08/2018	Tucker	PROPOSED SINGLE STOREY FLAT ROOF REAR EXTENSION.	100 TAFF EMBANKMENT, GRANGETOWN, CARDIFF, CF11 7BH	13	True	Permission be granted	11/09/2018
18/01802/DCH	13/08/2018	Lyons	INSTALL OF BI-FOLD DOORS TO REAR OF PROPERTY	20 CORNISH CLOSE, GRANGETOWN, CARDIFF, CF11 7BR	30	True	Permission be granted	12/09/2018
18/01989/DCH	29/08/2018	Hirani	PROPOSED SINGLE STOREY REAR EXTENSION WITH REPLACEMENT FLAT ROOF STRUCTURE COMPRISING ROOFLIGHTS	12 HAFOD STREET, GRANGETOWN, CARDIFF, CF11 6RA	29	True	Permission be granted	27/09/2018

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18/01869/MNR	10/08/2018	Abbey Garages (Cardiff) Limited	DISCHARGE OF CONDITION 2 (REMEDICATION STRATEGY) OF 17/01690/MNR	FORDTHORNE, 281 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8YZ	33	True	Full Discharge of Condition	12/09/2018
18/01651/MNR	06/08/2018	Sytner Group	REFURBISHMENT AND EXTENSION TO AN EXISTING WAREHOUSE TO A COSMETIC REPAIR BUILDING WITH ADDITIONAL FLUES. NEW AREA TO BE 186M2. EXISTING 2 STOREY WAREHOUSE TO ACCOMMODATE DRY VALET, PROGRAMMING AND MOT	287 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TT	38	True	Permission be granted	13/09/2018
18/01766/MNR	02/08/2018	Chinese Dragon	RETAIN THE USE AS PART OF THE PROPERTY AS A BED AND BREAKFAST	189A PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FR	32	True	Permission be granted	03/09/2018

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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>
18/01724/DCH	19/07/2018	Hajgato	DEMOLISH GARAGE AND BUILD SINGLE STOREY EXTENSION	59 ST AGATHA ROAD, HEATH, CARDIFF, CF14 4EA	53	True	Permission be granted	10/09/2018
18/01788/DCH	03/08/2018	Rabbiyar	DEMOLITION OF EXISTING LEAN TO EXTENSION AND CONSERVATORY AND THE CONSTRUCTION OF A NEW SINGLE STOREY REAR EXTENSION.	151 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1TZ	55	True	Permission be granted	27/09/2018
18/01903/DCH	15/08/2018	Rayer	SINGLE STOREY FRONT PORCH	32 MURRAYFIELD ROAD, BIRCHGROVE, CARDIFF, CF14 4QW	44	True	Permission be granted	28/09/2018
18/01591/DCH	03/07/2018	Portelli	PROPOSED SINGLE STOREY REAR EXTENSION OFF EXISTING DWELLING	104 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RL	84	False	Permission be granted	25/09/2018

18/02022/DCH	31/08/2018	Matthews	LOFT CONVERSION TO INCLUDE A HIP TO GABLE ROOF EXTENSION, REAR DORMER ROOF EXTENSION AND ROOFLIGHTS TO THE FRONT ELEVATION	68 ST INA ROAD, HEATH, CARDIFF, CF14 4LT	12	True	Permission be granted	12/09/2018
18/02029/DCH	29/08/2018	Griffith	SINGLE STOREY REAR EXTENSION	12 TY-WERN ROAD, RHIWBINA, CARDIFF, CF14 6AA	13	True	Permission be granted	11/09/2018
18/01906/DCH	16/08/2018	Rolph	DEMOLITION OF EXISTING REAR SINGLE STOREY INTEGRAL BUILDING & CONSTRUCTION OF NEW SINGLE STOREY EXTENSION WITH ROOF LIGHTS	11 ST DENIS ROAD, HEATH, CARDIFF, CF14 4NA	33	True	Permission be granted	18/09/2018
18/01861/DCH	20/08/2018	Powell	SINGLE STOREY EXTENSION TO REAR	6 ST ISAN ROAD, HEATH, CARDIFF, CF14 4LX	28	True	Permission be granted	17/09/2018
18/02087/DCH	03/09/2018	Hale	THE REMOVAL OF AN EXISTING CONSERVATORY AND IT'S REPLACEMENT WITH A FLAT ROOF EXTENSION ON THE SAME FOOTPRINT	33 CROMWELL ROAD, BIRCHGROVE, CARDIFF, CF14 1UQ	14	True	Permission be granted	17/09/2018
18/01960/DCH	21/08/2018	Jones	SINGLE STOREY SIDE AND REAR EXTENSION	20 ST INA ROAD, HEATH, CARDIFF, CF14 4LS	29	True	Permission be granted	19/09/2018
18/02015/DCH	28/08/2018	Rees	SINGLE STOREY SIDE EXTENSION AND WIDENING OF ACCESS	3 ST MALO ROAD, HEATH, CARDIFF, CF14 4HL	31	True	Permission be granted	28/09/2018
18/01981/DCH	24/08/2018	Lewis and Spees	SINGLE STOREY REAR EXTENSION AND HIP TO GABLE ROOF EXTENSION WITH REAR DORMER AND JULIET BALCONY	34 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	31	True	Permission be granted	24/09/2018
<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>
18/01478/MNR	25/06/2018	BARRY	EXTERNAL ALTERATIONS, PROPOSED PART CONVERSION OF GROUND FLOOR TO RESIDENTIAL WITH CONVERSION OF 1ST & 2ND FLOORS TO FROM 2NO FLATS AND CONVERSION OF COACH HOUSE TO FORM 1NO FLAT	372 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	95	False	Permission be granted	28/09/2018

18/01930/MNR	28/08/2018	O'Brien	CHANGE OF USE OF GROUND FLOOR A1 SHOP INTO CLASS A2 OFFICE AND RESIDENTIAL FLAT	83 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AE	28	True	Permission be granted	25/09/2018
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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>
18/01437/DCH	15/06/2018	DIBLEY	PROPOSED SINGLE STOREY EXTENSION FOR SWIMMING POOL AND KENNEL	THE PINES, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SF	105	False	Permission be granted	28/09/2018
18/01539/DCH	29/06/2018	Mr Sanjeev Agarwal	TWO STOREY REAR EXTENSION TO EXISTING WING OF MAIN HOUSE	47 RIDGEWAY, LISVANE, CARDIFF, CF14 0RS	91	False	Permission be granted	28/09/2018

18/01181/DCH	31/05/2018	Lisvane Ltd. c/o Imperial Property Services	RETROSPECTIVE APPLICATION TO REGULARISE THE FOLLOWING WORKS; - ALTERATIONS TO THE EAST TERRACING IMMEDIATELY TO THE WEST OF EXISTING POTTING SHEDS. - RE-CONTOURING OF THE LAWN IMMEDIATELY IN FRONT OF THE HOUSE, PRIMARILY AS AN ECONOMIC TEMPORARY DEPOSITORY FOR WASTE EXCAVATED FROM WITHIN THE EXISTING BASEMENT. - INSTALLING FLOODLIGHTING AND SECURITY CAMERAS UPON THE EXTERIOR OF THE MAIN HOUSE. - INSTALLING SECURITY CAMERAS WITHIN THE GROUNDS AROUND THE MAIN HOUSE. - CONSTRUCTING VARIOUS INDEPENDENT LOG STORES WITHIN THE GROUNDS. APPLICATION FOR THE FOLLOWING PROPOSALS; - THE PROVISION OF ADDITIONAL CAR PARKING IMMEDIATELY TO THE SOUTHWEST OF THE MAIN HOUSE AND ADJACENT TO THE WEST SITE BOUNDARY. - CONSTRUCTING SELF-CONTAINED ACCOMMODATION FOR THE GARDENING STAFF WITHIN THE EXISTING MAINTENANCE STORE BUILDING	TY GWYN, TY GWYN ESTATE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	119	False	Permission be granted	27/09/2018
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18/01180/DCH	31/05/2018	Lisvane Ltd. c/o Imperial Property Services	RETROSPECTIVE APPLICATION TO REGULARISE THE FOLLOWING WORKS; - ALTERATIONS TO THE EAST TERRACING IMMEDIATELY TO THE WEST OF EXISTING POTTING SHEDS. - RE-CONTOURING OF THE LAWN IMMEDIATELY IN FRONT OF THE HOUSE, PRIMARILY AS AN ECONOMIC TEMPORARY DEPOSITORY FOR WASTE EXCAVATED FROM WITHIN THE EXISTING BASEMENT. - INSTALLING FLOODLIGHTING AND SECURITY CAMERAS UPON THE EXTERIOR OF THE MAIN HOUSE. - INSTALLING SECURITY CAMERAS WITHIN THE GROUNDS AROUND THE MAIN HOUSE. - CONSTRUCTING VARIOUS INDEPENDENT LOG STORES WITHIN THE GROUNDS. APPLICATION FOR THE FOLLOWING PROPOSALS; - THE PROVISION OF ADDITIONAL CAR PARKING IMMEDIATELY TO THE SOUTHWEST OF THE MAIN HOUSE AND ADJACENT TO THE WEST SITE BOUNDARY. - CONSTRUCTING SELF-CONTAINED ACCOMMODATION FOR THE GARDENING STAFF WITHIN THE EXISTING MAINTENANCE STORE BUILDING	TY GWYN, TY GWYN ESTATE, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	116	False	Permission be granted	24/09/2018
18/01972/DCH	29/08/2018	Meek	REMOVAL/DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY EXTENSION	6 THE MOUNT, LISVANE, CARDIFF, CF14 0FJ	27	True	Permission be granted	25/09/2018
18/02084/DCH	13/09/2018	Martin	CHANGE NEW WALL MATERIAL TO RENDER FINISH - PREVIOUSLY APPROVED UNDER 18/00647/DCH	1 JADE CLOSE, LISVANE, CARDIFF, CF14 0GE	7	True	Permission be granted	20/09/2018
<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>

18/01632/MJR	10/07/2018	Redrow Homes South Wales	DISCHARGE OF CONDITON 5 OF 18/00012/MJR RESERVED MATTERS FOR PHASE 1A	PHASE 1A, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	56	True	Full Discharge of Condition	04/09/2018
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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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18/01897/MNR	13/08/2018	Minton	DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (SITE ENCLOSURE), 5 (HARD AND SOFT LANDSCAPING WORKS) AND 10 (DRAINAGE) OF 17/02037/MNR	NULANDS, MILL PLACE, LISVANE, CARDIFF, CF14 0TF	35	True	Full Discharge of Condition	17/09/2018
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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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18/01776/DCH	02/08/2018	Irwin	TWO STOREY EXTENSION TO SIDE OF PROPERTY ALONG WITH A NEW PORCH	95 OAKRIDGE, THORNHILL, CARDIFF, CF14 9BX	47	True	Permission be granted	18/09/2018
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18/00919/DCH	25/04/2018	Martin	TAKE DOWN SINGLE STOREY EXTENSION TO SIDE. NEW 2 STOREY SIDE EXTENSION TO SIDE. (CREATE NEW HARDSTANDING CAR PARKING AS REQUIRED)	122 MORRIS AVENUE, LLANISHEN, CARDIFF, CF14 5JY	132	False	Permission be granted	04/09/2018
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18/01757/DCH	25/07/2018	Purcell	PROPOSED CHANGE OF USE - GARAGE TO PART KITCHEN, PART UTILITY. LOWERING OF GARAGE ROOF GABLES. INSTALLATION OF NEW FLAT ROOF OVER ALL GARAGE AND EXISTING REAR EXTENSION. (FLAT ROOF.) SINGLE STOREY FRONT SIDE EXTENSION. (FLAT ROOF).	38 MAYFLOWER AVENUE, LLANISHEN, CARDIFF, CF14 5HR	47	True	Permission be granted	10/09/2018
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18/01732/DCH	20/07/2018	Swain	EXTENDING LENGTH & WIDTH TO ONE SIDE OF EXISTING EXTENSION AT REAR OF ABOVE PROPERTY FOR DOMESTIC USE	196 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 5LZ	53	True	Permission be granted	11/09/2018
18/01383/DCH	18/06/2018	Ilyas	GROUND FLOOR REAR EXTENSION PLUS REAR DORMER & HIP TO GABLE LOFT CONVERSION AND ROOFLIGHT TO FRONT ROOF	129 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PS	81	False	Permission be granted	07/09/2018
18/01544/DCH	09/07/2018	Bloomfield	TWO STOREY SIDE AND FRONT EXTENSION SINGLE STOREY FRONT EXTENSIONS	24 THE RISE, LLANISHEN, CARDIFF, CF14 0RD	81	False	Permission be granted	28/09/2018
18/01920/DCH	17/08/2018	Evans	SINGLE STOREY REAR EXTENSION	4 MORRIS AVENUE, LLANISHEN, CARDIFF, CF14 5JU	31	True	Permission be granted	17/09/2018
18/01895/DCH	20/08/2018	Marshall	ERECTION OF A REAR SINGLE STOREY EXTENSION AND ALTERATIONS TO THE FRONT	4 COED COCHWYN AVENUE, LLANISHEN, CARDIFF, CF14 5BS	29	True	Permission be granted	18/09/2018
18/01901/DCH	14/08/2018	Stone	SINGLE STOREY REAR EXTENSION	28 BEDAVERE CLOSE, THORNHILL, CARDIFF, CF14 9AR	37	True	Permission be granted	20/09/2018
18/02138/DCH	17/09/2018	Snook	RE-ALIGNMENT OF REAR ROOF SECTION TO EXISTING ROOF - PREVIOUSLY APPROVED UNDER 17/01533/DCH	2 HILLCREST CLOSE, THORNHILL, CARDIFF, CF14 9ER	7	True	Permission be granted	24/09/2018

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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>
18/01640/DCH	10/07/2018	Burrige	DETACHED GARAGE AND CROSSOVER	FAIRWELL, 39 PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NG	59	False	Planning Permission be refused	07/09/2018

18/00476/DCH	08/03/2018	Vaulter	REPLACEMENT OF EXISTING CONSERVATORY WITH MODERN GLASS EXTENSION BUILDING. BALCONY SPACE AT FIRST FLOOR LEVEL AND JULIETTE BALCONY AT SECOND FLOOR. REPLACEMENT ROOF LIGHTS.	114 ELY ROAD, LLANDAFF, CARDIFF, CF5 2DA	186	False	Planning Permission be refused	10/09/2018
18/01744/DCH	23/07/2018	Sarasin	GROUND FLOOR REAR EXTENSION	54B PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NL	49	True	Permission be granted	10/09/2018
18/02050/DCH	03/09/2018	Williams & Mathias	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS) AND 4 (PRIVACY SCREEN) OF 18/00400/DCH	MANY TREES, 15 BRUTON PLACE, LLANDAFF, CARDIFF, CF5 2ER	24	True	Full Discharge of Condition	27/09/2018
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

15/00873/MJR	09/04/2015	Insole Court Trust	DISCHARGE OF CONDITION 29 (PHOTOGRAPHIC RECORD) OF PLANNING APPLICATION NO. 12/00207/DCO (REPAIR AND REFURBISHMENT OF EXISTING HOUSE, STABLE BLOCK, COTTAGE, POTTING SHEDS AND OUTBUILDINGS, AND CONSTRUCTION OF NEW WORK UNITS AND COMMUNITY HALL TO CREATE FACILITIES FOR COMMUNITY ACTIVITIES, EVENTS, EDUCATION, EMPLOYMENT AND HERITAGE PURPOSES, TOGETHER WITH REPAIR AND REFURBISHMENT OF EXISTING SUMMER HOUSE, INSTALLATION OF LIFT WITHIN HOUSE, REMOVAL OF WWII GARAGES, LANDSCAPING WORKS, NEW PARKING FACILITIES AND ASSOCIATED EXTERNAL WORKS) AND 7 (PHOTOGRAPHIC RECORD) OF LISTED BUILDING APPLICATION 12/00208/DCO	INSOLE COURT, FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2XP	1250	False	Full Discharge of Condition	10/09/2018
18/00953/MJR	24/04/2018	Redrow Homes (South Wales)	DISCHARGE OF CONDITION 9 (DESIGN CODE FOR LAND SOUTH OF LLANTRISANT ROAD) OF 14/02157/MJR	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	149	False	Full Discharge of Condition	20/09/2018

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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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18/01872/MJR	08/08/2018	DAWNUS CONSTRUCTION HOLDINGS LTD	DISCHARGE OF CONDITIONS 3 (GAS MONITORING), 8 (IMPORTED SOILS), 9 (AGGREGATE), 12 (CCTV), 13 (BRICK), 15 (CYCLE STORAGE), 16 (CAR PARK), 17 (TRAVEL PLAN), 18 (BIN STORAGE), 22 (PLANT NOISE), 24 (HIGHWAY WORKS), 27 (BAT BOXES), 28 (ECOLOGICAL APPRAISAL) AND 29 (LIGHTING SCHEME) OF PLANNING PERMISSION 16/02871/MJR	GABALFA PRIMARY SCHOOL, COLWILL ROAD, GABALFA, CARDIFF, CF14 2QQ	36	True	Partial Discharge of Condition (s)	13/09/2018
18/01902/MJR	14/08/2018	Dawnus Construction Holdings Ltd	DISCHARGE OF CONDITIONS 4 (CONTAMINATION), 5 AND 6 (REMEDICATION SCHEME), 7 (CONTAMINATION), 10 (SITE WON MATERIALS), 11 (DRAINAGE SCHEME), 20 (LANDSCAPING), 21 (FUME EXTRACTION), 23 (AMPLIFIED MUSIC), 30 (HOURS OF LIGHTING) OF 16/02871/MJR	GABALFA PRIMARY SCHOOL, COLWILL ROAD, GABALFA, CARDIFF, CF14 2QQ	30	True	Partial Discharge of Condition (s)	13/09/2018
<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>
18/01874/MNR	09/08/2018	Planet 3 Wealth Limited	CHANGE OF USE FROM PHYSIOTHERAPIST (CLASS D1) TO FINANCIAL SERVICES (CLASS A2)	116 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FH	41	True	Permission be granted	19/09/2018
18/01532/MNR	04/07/2018	Lewis	CONSTRUCT A SMALL SPECTATOR STAND FOR 100 PEOPLE AT LYDSTEP PARK FOR THE FOOTBALL CLUB	LYDSTEP PARK, LLANIDLOES ROAD, GABALFA	83	False	Permission be granted	25/09/2018
18/01711/MNR	06/08/2018	MBNL for and on behalf of EE Limited and H3G UK Limited	INSTALLATION OF A 20 METRE HIGH SLIMLINE MONOPOLE WITH FEEDER CABINET AT BASE AND 2NO. 0.6 METRE DIAMETER DISHES, THE INSTALLATION OF A 2600 RFC (VER. D) CABINET	T-MOBILE SITE, WESTERN AVENUE, GABALFA	28	True	Prior Approval be granted	03/09/2018

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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>
18/02059/DCH	31/08/2018	Cassinelli	REAR SINGLE STOREY EXTENSION	2 BALL ROAD, LLANRUMNEY, CARDIFF, CF3 4BY	12	True	Permission be granted	12/09/2018

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18/01676/DCH	20/07/2018	Saleem	REAR LOWER AND GROUND FLOOR EXTENSION AND GARAGE CONVERSION	127 LLANEDEYRN ROAD, PENYLAN, CARDIFF, CF23 9DW	56	True	Planning Permission be refused	14/09/2018
18/01781/DCH	27/07/2018	Whittle	2 STOREY SIDE EXTENSION	41 BRANDRETH ROAD, PENYLAN, CARDIFF, CF23 5NW	53	True	Permission be granted	18/09/2018
18/01885/DCH	20/08/2018	Jones	SINGLE STOREY REAR GARDEN ROOM EXTENSION	14 LLWYN-Y-GRANT TERRACE, PENYLAN, CARDIFF, CF23 9EW	28	True	Permission be granted	17/09/2018
18/01961/DCH	21/08/2018	Madley	CUT BACK EXISTING ROOF STRUCTURE TO FORM NEW ROOF TERRACE	34 AMESBURY ROAD, PENYLAN, CARDIFF, CF23 5DW	38	True	Planning Permission be refused	28/09/2018

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17/01828/MJR	25/07/2017	Natural Resources Wales	DISCHARGE OF CONDITIONS 24 (FLOOD DEFENCE), 26 (ROATH MILL INTERPRETATION), 28 (WATERLOO BRIDGE MATERIALS), AND 29 (WATERLOO GARDENS DAIS) OF 15/02501/MJR	ROATH BROOK, WATERLOO ROAD, ROATH	422	False	Full Discharge of Condition	20/09/2018

<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>
16/02237/MNR	22/09/2016	Earley	CONVERSION OF SINGLE HOUSE TO FIVE FLATS, DORMER EXTENSION AND SINGLE STOREY REAR EXTENSION	355 NEWPORT ROAD, ROATH, CARDIFF, CF24 1RN	719	False	Permission be granted	11/09/2018
18/01728/MNR	19/07/2018	Daoud	CONVERSION OF PROPERTY INTO 9 BED HMO (SUI GENERIS) WITH REAR SIDE DORMER AND EXTERNAL ALTERATIONS	353 NEWPORT ROAD, ROATH, CARDIFF, CF24 1RN	63	False	Permission be granted	20/09/2018

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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>
18/02170/DCH	13/09/2018	Taplin	LOFT CONVERSION WITH FLAT ROOF DORMER TO THE REAR AND INSERTION OF THREE NUMBER ROOFLIGHTS TO THE FRONT ROOF	135 DONALD STREET, ROATH, CARDIFF, CF24 4TN	15	True	Permission be granted	28/09/2018

<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>
18/01875/MJR	09/08/2018	Draycott Construction Limited	DISCHARGE OF CONDITIONS 4 (SOUND INSULATION) AND 8 (SAMPLES OF MATERIALS) OF PLANNING PERMISSION 17/00111/MJR	199-209 CITY ROAD, ROATH, CARDIFF	42	True	Full Discharge of Condition	20/09/2018

<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>
18/01924/MNR	16/08/2018	Haines	RETENTION OF USE AS 4 BED HOUSE IN MULTIPLE OCCUPATION (C4)	93 ARRAN STREET, ROATH, CARDIFF, CF24 3HU	25	True	Permission be granted	10/09/2018
18/02254/MNR	24/09/2018	Iqbal	USE AS A HOUSE IN MULTIPLE OCCUPATION (C4)	92 ARABELLA STREET, ROATH, CARDIFF, CF24 4TB	3	True	Permission be granted	27/09/2018

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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>
18/01756/DCH	24/07/2018	Gillard	SINGLE STOREY REAR EXTENSION	18 CLOS NANTEOS, PONTPRENNAU, CARDIFF, CF23 8XR	41	True	Permission be granted	03/09/2018
18/01814/DCH	02/08/2018	Briggs	ERECTION OF PERGOLA STRUCTURE IN REAR GARDEN TO ACCOMMODATE INCREASED USE OF GF LEVEL FOLLOWING REDUCTION IN CLIENT MOBILITY DUE TO LONG TERM ILLNESS	30 CRANBOURNE WAY, PONTPRENNAU, CARDIFF, CF23 8SL	46	True	Permission be granted	17/09/2018
18/00952/DCH	30/04/2018	Mawson	FIRST FLOOR EXTENSION TO BUNGALOW TO CREATE 2 STOREY DWELLING	WESTWINDS, BEGAN ROAD, OLD ST MELLONS, CARDIFF, CF3 6XJ	136	False	Permission be granted	13/09/2018
18/01992/DCH	23/08/2018	Steven	GROUND FLOOR REAR EXTENSION	35 OAKLEAFE DRIVE, PONTPRENNAU, CARDIFF, CF23 8AL	32	True	Permission be granted	24/09/2018
18/01829/DCH	06/08/2018	Pearce	EXTENSION TO EXISTING DWELLING	104 LASCELLES DRIVE, PONTPRENNAU, CARDIFF, CF23 8NQ	36	True	Permission be granted	11/09/2018
18/01674/DCH	25/07/2018	Sulaiman	FIRST FLOOR EXTENSION	95 LASCELLES DRIVE, PONTPRENNAU, CARDIFF, CF23 8NP	40	True	Permission be granted	03/09/2018

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13/02275/DCO	21/11/2013	Mr & Mrs James	CONSTRUCTION OF 4 BED DWELLING	LAND ADJACENT TO ST EDEYRNS CHURCH, CHURCH ROAD, OLD ST MELLONS, CARDIFF	1770	False	Permission be granted	26/09/2018
<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>
18/00425/MJR	30/04/2018	Persimmon Homes East Wales	DISCHARGE OF CONDITIONS 13 (CONSTRUCTION PHASE ENVIRONMENTAL MANAGEMENT PLAN: BIODIVERSITY & ECOLOGICAL MANAGEMENT PLAN) AND 14 (ECOLOGICAL MITIGATION STRATEGY) OF 13/00578/DCO	LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	149	False	Full Discharge of Condition	26/09/2018
18/01240/MJR	24/05/2018	Persimmon Homes East Wales	DISCHARGE OF CONDITIONS 5 (SCREEN WALL OR RETAINING WALL DETAILS OF THE MATERIALS) AND 7 (COLOUR OF RENDER) OF 17/00488/MJR	PHASE 2, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	123	False	Full Discharge of Condition	24/09/2018
18/00397/MJR	28/02/2018	Bellway Homes (Wales)	DEVELOPMENT OF 6 NEW DWELLINGS AND CHANGE OF TENURE OF PLOTS 76 AND 74 CONSENTED UNDER PLANNING REFERENCE 16/01354/MJR TO AFFORDABLE HOUSING	LAND AT HIGHFIELDS , CHURCH ROAD, OLD ST MELLONS	198	False	Permission be granted	14/09/2018
18/02173/MJR	17/09/2018	Wates Residential	CHANGE OF NORTHERN BOUNDARY ALIGNMENT TO PLOT 8 - PREVIOUSLY APPROVED UNDER 17/01704/MJR	11-22, TY-TO-MAEN CLOSE, OLD ST MELLONS	7	True	Permission be granted	24/09/2018

18/01983/MJR	24/08/2018	Wates Residential	TO REMOVE 1 NO. CATEGORY C TREE AND REPLACE WITH 2 NO. BIRCH TREES - PREVIOUSLY APPROVED UNDER 17/01704/MJR	SITE OF FORMER FLATS 11-20 TY-TO-MAEN CLOSE, OLD ST MELLONS, CARDIFF	19	True	Permission be granted	12/09/2018
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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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18/01775/MNR	27/07/2018	Jones	INCLUSION OF A NEW ENTRANCE TO THE EXISTING DFS STORE TO ALLOW ACCESS INTO A NEW SOFA WORKSHOP CONCESSION AREA.	DFS TRADING LTD, 3-4 CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	53	True	Permission be granted	18/09/2018
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18/01700/MNR	18/07/2018	SSE	REMOVAL OF AN EXISTING WINDOW TO FORM A NEW GLAZED DOOR OPENING AND EXTERNAL CANOPY	TY CALON, CARDIFF GATE BUSINESS PARK, MALTHOUSE AVENUE, PONTPRENNAU, CARDIFF, CF23 8GL	55	True	Permission be granted	11/09/2018
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A/18/00076/MNR	20/07/2018	Westminster Project Services	SIGNAGE	DFS TRADING LTD, 3-4 CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	66	False	Permission be granted	24/09/2018
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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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18/02013/DCH	28/08/2018	Williams	REPLACING EXISTING CONSERVATORY OF SIMILAR SIZE WITH SINGLE STOREY EXTENSION	6 CEFN PENUEL, PENTYRCH, CARDIFF, CF15 9TB	15	True	Permission be granted	12/09/2018
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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>
18/01666/DCH	18/07/2018	Ham	EXTENSION OF EXISTING DORMER BUNGALOW TO CREATE A TWO-STOREY HOUSE WITH A CONSERVATORY AND GARAGE	118 HEOL ISAF, RADYR, CARDIFF, CF15 8EA	54	True	Permission be granted	10/09/2018

18/01997/DCH	23/08/2018	THOMAS	PROPOSED SINGLE STOREY REAR EXTENSION	HENDY, 7 WINDSOR CRESCENT, RADYR, CARDIFF, CF15 8AE	34	True	Permission be granted	26/09/2018
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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>
18/01677/MJR	16/07/2018	Barratt - David Wilson Homes South Wales	DISCHARGE OF CONDITION 22 (IDENTIFICATION OF UNSUSPECTED CONTAMINATION) OF 16/00106/MJR	GOITRE FACH FARM, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6JD	74	False	Full Discharge of Condition	28/09/2018

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18/01560/MNR	29/06/2018	THEAKER	VARIATION OF CONDITIONS 2 (APPROVED DRAWINGS), 5 (GATE DESIGN), 6 (LANDSCAPING), 8 (VISIBILITY SPLAY) AND 9 (SITE ENCLOSURE) OF 16/02726/MNR	20 WINDSOR ROAD, RADYR, CARDIFF, CF15 8BQ	66	False	Permission be granted	03/09/2018

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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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18/01730/DCH	20/07/2018	Hannaway	PROPOSED SINGLE STOREY REAR INFILL EXTENSION TO ACCOMODATE ENLARGED KITCHEN/DINING AREA TOGETHER WITH GROUND FLOOR WC/SHOWER AREA	50 RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UQ	45	True	Permission be granted	03/09/2018
18/01664/DCH	12/07/2018	Williams	DISCHARGE OF CONDITION 6 (EXTERNAL FINISHING MATERIALS) OF PLANNING APPLICATION 17/02378/DCH	1 LON-Y-DAIL, RHIWBINA, CARDIFF, CF14 6DZ	55	True	Full Discharge of Condition	05/09/2018
18/01665/DCH	11/07/2018	Williams	DISCHARGE OF CONDITION 6 (EXTERNAL FINISHING MATERIALS) OF LISTED BUILDING APPLICATION 17/02379/DCH	1 LON-Y-DAIL, RHIWBINA, CARDIFF, CF14 6DZ	56	True	Full Discharge of Condition	05/09/2018
18/01483/DCH	28/06/2018	Battle	REPLACEMENT OF DECKING TO EXISTING TERRACE PLUS NEW BOUNDARY WALL, CONSTRUCTION OF NEW TERRACE TO WEST OF CONSERVATORY WITH ACCESS STEPS TO GARDEN, REFURBISHMENT OF EXISTING CONSERVATORY	THE LONG BARN COTTAGE, THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 9UA	75	False	Permission be granted	11/09/2018
18/01452/DCH	19/06/2018	Hoddinott	PROPOSED TWO STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY REAR EXTENSION	48 ASH GROVE, WHITCHURCH, CARDIFF, CF14 1BG	80	False	Permission be granted	07/09/2018
18/01690/DCH	16/07/2018	Warburton	GROUND FLOOR SIDE EXTENSION & ROOF EXTENSION/RE-MODEL WITH RAISED ROOF RIDGE, HIP TO GABLE END EXTENSIONS FOR LOFT CONVERSION WITH FRONT & REAR DORMERS (INCLUDING JULIET BALCONIES) AND OTHER ALTERATIONS	26 HEOL-Y-BRYN, RHIWBINA, CARDIFF, CF14 6HY	63	False	Permission be granted	17/09/2018
18/01554/DCH	26/06/2018	Elliott	REMOVAL OF EXISTING ROOF AND REPLACEMENT WITH NEW PROPOSED AMENDMENTS TO FIRST FLOOR PLAN PROPOSED 2 STOREY REAR EXTENSION AND INTERNAL ALTERATIONS	ALAUNA, LON-Y-WINCI, RHIWBINA, CARDIFF, CF14 6UG	84	False	Permission be granted	18/09/2018
18/01770/DCH	27/07/2018	Pengilley	LOWER GROUND FLOOR, GROUND FLOOR & FIRST FLOOR SIDE AND REAR EXTENSIONS	6 BROOKLYN CLOSE, RHIWBINA, CARDIFF, CF14 6UT	56	True	Planning Permission be refused	21/09/2018

18/01955/DCH	22/08/2018	Welch	SINGLE STOREY SIDE & REAR WRAP AROUND EXTENSION	13 CLOS MABON, RHIWBINA, CARDIFF, CF14 6RN	14	True	Permission be granted	05/09/2018
18/01761/DCH	31/07/2018	Beynon	SIDE EXTENSION TO GARAGE OUTBUILDING TO FACILITATE GRANNY ANNEX CONVERSION	3 HEOL-Y-FELIN, RHIWBINA, CARDIFF, CF14 6NB	38	True	Permission be granted	07/09/2018
18/01795/DCH	31/07/2018	Smith	NEW FRONT PORCH	FRAITH COTTAGE, LON-YSGUBOR, RHIWBINA, CARDIFF, CF14 6SF	37	True	Permission be granted	06/09/2018
18/01978/DCH	22/08/2018	Griffiths	ALTERATIONS TO THE DORMER, ROOF LIGHT AND INTERNALLY TO INCREASE THE INTERNAL SPACE - PREVIOUSLY APPROVED UNDER 17/01505/DCH	32 LANSDOWNE AVENUE, RHIWBINA, CARDIFF, CF14 6AT	21	True	Permission be granted	12/09/2018
18/01797/DCH	03/08/2018	Westlake	ERECTION OF GRANNY ANNEXE	24 HEOL TY'N-Y-CAE, RHIWBINA, CARDIFF, CF14 6DJ	40	True	Permission be granted	12/09/2018
18/01918/DCH	22/08/2018	Valentine	EXISTING BASEMENT UPGRADED FOR HABITABLE USE WITH FLOOR LOWERED TO ALLOW CLEAR HEADROOM. TWO NEW WINDOWS INSTALLED AT LOW LEVEL TO SIDE ELEVATION. NEW GATES INSTALLED AND BRICKWORK SECURITY PERIMETER WALL LOCAL TO GATES CONSTRUCTED AT BOUNDARY ENTRANCE TO PROPERTY	107 PANTMAWR ROAD, PANTMAWR, CARDIFF, CF14 7TE	35	True	Permission be granted	26/09/2018
18/02025/DCH	30/08/2018	Huntley	SINGLE STOREY REAR EXTENSION	2 COED BRIWNANT, RHIWBINA, CARDIFF, CF14 6QU	29	True	Permission be granted	28/09/2018
18/02049/DCH	30/08/2018	GRIFFITHS	SINGLE STOREY REAR EXTENSION	12 HEOL ERWIN, RHIWBINA, CARDIFF, CF14 6QP	29	True	Permission be granted	28/09/2018

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17/02051/MNR	22/08/2017	Cardiff Council City Operations Bereavement Services	EXPANSION OF THE EXISTING BURIAL SITE AT THE THORNHILL CREMATORIUM IN ORDER TO PROVIDE MORE BURIAL PLOTS AT THE WEST SIDE OF THE EXISTING PATH SURROUNDING THE CREMATORIUM, TOWARDS RHYDWAEDLYDD BROOK.	THORNHILL CEMETERY AND CARDIFF CREMATORIUM, THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 9UA	392	False	Permission be granted	18/09/2018
18/00842/MNR	12/04/2018	James	DEMOLITION OF EXISTING DWELLING WITH CONSTRUCTION OF NEW DETACHED FOUR BEDROOM DWELLING WITH REMOVAL AND REPLACEMENT OF EXISTING TREES TO FRONTAGE	44 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PB	148	False	Permission be granted	07/09/2018
A/18/00100/MNR	10/09/2018	Mitchells and Butlers Retail Limited	REMOVE OLD SIGNS AND REPLACE WITH NEW	NINE GIANTS HOTEL, THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 6PE	18	True	Permission be granted	28/09/2018

RIVE

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18/01751/DCH	25/07/2018	Clark	FIRST FLOOR EXTENSION TO REAR OF PROPERTY	16 FIELDS PARK ROAD, PONTCANNA, CARDIFF, CF11 9JP	48	True	Permission be granted	11/09/2018
18/01156/DCH	16/05/2018	PARRY	PROPOSED SIDE EXTENSION AND REAR EXTENSION	52 RYDER STREET, PONTCANNA, CARDIFF, CF11 9BU	118	False	Permission be granted	11/09/2018
18/01418/DCH	20/06/2018	Cohen	RETENTION OF STORAGE SHED AT THE REAR OF THE PROPERTY	55-57 CATHEDRAL ROAD, PONTCANNA	76	False	Permission be granted	04/09/2018
18/01121/DCH	14/05/2018	Veenod	SINGLE STOREY REAR AND SIDE EXTENSION	47 ROMILLY CRESCENT, PONTCANNA, CARDIFF, CF11 9NP	128	False	Planning Permission be refused	19/09/2018
18/01752/DCH	31/07/2018	Mullins	FIRST FLOOR REAR EXTENSION	14 FIELDS PARK ROAD, PONTCANNA, CARDIFF, CF11 9JP	43	True	Permission be granted	12/09/2018

18/01881/DCH	13/08/2018	Coleman	REAR INFILL EXTENSION	106 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DD	31	True	Permission be granted	13/09/2018
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18/01754/MNR	07/08/2018	Ormonde	CONVERSION OF 6 BEDROOM FLAT AND SHOP TO 9 BEDROOM HMO	41 CRADDOCK STREET, RIVERSIDE, CARDIFF, CF11 6EW	27	True	Permission be granted	03/09/2018
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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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18/01793/DCH	31/07/2018	Carroll	PROPOSED DOUBLE GARAGE WITH CRAFT ROOM AND LINK BLOCK	217 NEW ROAD, RUMNEY, CARDIFF, CF3 3BP	42	True	Planning Permission be refused	11/09/2018
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18/01375/DCH	15/06/2018	Chapman	REMOVAL OF DILAPIDATED GROUND FLOOR CANOPY OVER MAIN ENTRANCE DOOR AND CONSTRUCTION OF NEW ENCLOSED SINGLE STOREY PORCH	18 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3JN	90	False	Permission be granted	13/09/2018
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18/01779/DCH	30/07/2018	Mrs Madhu Valji	RENEWAL OF PLANNING PERMISSION 13/01159/DCH - PROPOSED SINGLE STOREY REAR EXTENSION	5 BRACHDY LANE, RUMNEY, CARDIFF, CF3 3AR	56	True	Permission be granted	24/09/2018
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18/01845/DCH	06/08/2018	Malcom	NEW STEP/PLATFORM LIFT TO THE FRONT GARDEN OF THE PROPERTY TO ALLOW ACCESS TO THE HOUSE FOR THE CLIENT WHO HAS MOBILITY PROBLEMS	161 GREENWAY ROAD, RUMNEY, CARDIFF, CF3 3PH	29	True	Permission be granted	04/09/2018
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18/01637/MJR	17/07/2018	Natural Resources Wales	APPLICATION FOR A BAND 1 MARINE LICENCE	GREAT WESTERN RAILWAY LINE BRIDGE, RUMNEY, EAST CARDIFF O/S REF ST 21239 78286	51	True	Raise No Objection	06/09/2018

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18/01848/MNR	10/08/2018	BCB International Ltd	RETENTION OF ALTERATIONS TO ELEVATIONS INCLUDING INSERTION OF NEW WINDOWS AT FIRST FLOOR	BCB INTERNATIONAL LTD, LAMBY INDUSTRIAL PARK, WENTLOOG AVENUE, WENTLOOG, CARDIFF, CF3 2EX	33	True	Permission be granted	12/09/2018
18/01857/MNR	17/08/2018	Evolution kickboxing Academy Ltd	CHANGE OF USE FROM LIGHT INDUSTRIAL TO KICK BOXING ACADEMY	UNIT 29, WENTLOOG BUILDINGS, WENTLOOG ROAD, RUMNEY, CARDIFF	40	True	Permission be granted	26/09/2018

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>
18/01630/MJR	10/07/2018	Viridor Waste Management	DISCHARGE OF CONDITION 3 (SITE REMEDIATION) OF 16/02256/MJR	CARDIFF ENERGY RECOVERY FACILITY, TRIDENT INDUSTRIAL PARK, GLASS AVENUE, SPLOTT	79	False	Full Discharge of Condition	27/09/2018

18/00786/MJR	04/04/2018	Willis Construction Ltd	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 4 (BOUNDARY TREATMENTS), 5 (CYCLE PARKING), 8 (CONSTRUCTION PLAN), 9 (FOOTWAY IMPROVEMENTS), 11 (CONTAMINATION), 12 (REMEDIATION), 18 (SITE DRAINAGE), 19 (REFUSE STORAGE), 22 (ARBORICULTURAL AND TREE PROTECTION) OF 14/02886/MJR	SITE OF FORMER COLLEGE BUILDINGS, 1 COURTENAY ROAD, SPLOTT	166	False	Full Discharge of Condition	17/09/2018
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18/01952/MJR	20/08/2018	Cardiff Council	AMENDMENT TO CONDITION 3 TO ALLOW ALTERNATIVE FOUL DRAINAGE CONNECTION - PREVIOUSLY APPROVED UNDER 17/01960/MNR	YSGOL GLAN MORFA, LEWIS ROAD, SPLOTT, CARDIFF, CF24 5EB	22	True	Permission be granted	11/09/2018
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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>
18/01945/DCH	17/08/2018	ALLINSON	CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY TO PROVIDE A SHOWER / W.C ROOM	16 PENSARN ROAD, TROWBRIDGE, CARDIFF, CF3 1SH	39	True	Permission be granted	25/09/2018
18/01922/DCH	28/08/2018	Cromwell	ROOF EXTENSION FROM HIP TO GABLE AND INCREASE IN RIDGE HEIGHT	4 HORNBEAM CLOSE, ST MELLONS, CARDIFF, CF3 0JA	28	True	Permission be granted	25/09/2018

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18/02154/MJR	14/09/2018	Wates Residential	ALTERATION OF STAIRCASE WINDOWS ON APARTMENT BLOCKS A, B, E & F AND PROVISION OF AOVS AND OVS. JULIETTE BALCONIES ADDED TO APARTMENT BLOCKS A & B. HOUSE TYPES K1 & K2 - FRENCH DOORS SUBSTITUTED FOR DOOR AND SIDE SCREEN - PREVIOUSLY APPROVED UNDER 16/01260/MJR	WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF	12	True	Permission be granted	26/09/2018
18/02109/MJR	06/09/2018	United Welsh Housing Association	DISCHARGE OF CONDITION 8 (DRAINAGE) OF 18/00089/MJR	LAND AT, HARRISON DRIVE, ST MELLONS	21	True	Full Discharge of Condition	27/09/2018

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18/01522/DCH	22/06/2018	Mohamed	RETENTION OF FRONT AND SIDE DORMERS AND REAR FIRST FLOOR TERRACE AND GLAZED BALLUSTRADES	23 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7BZ	98	False	Planning Permission be refused	28/09/2018
18/01276/DCH	27/06/2018	Trolley	TWO STOREY EXTENSION TO SIDE AND REAR INCLUDING JULIET BALCONY TO REAR FIRST FLOOR, HIP TO GABLE AND REAR DORMER ROOF EXTENSIONS AND THE INSERTION OF ROOFLIGHTS TO THE FRONT ELEVATION.	59 CORYTON RISE, WHITCHURCH, CARDIFF, CF14 7EL	89	False	Permission be granted	24/09/2018
18/01762/DCH	26/07/2018	Roberts	PROPOSED TWO-STOREY SIDE EXTENSION (AND ASSOCIATED ALTERATION WORKS).	PANT Y FELIN, MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DW	43	True	Permission be granted	07/09/2018
18/01275/DCH	13/06/2018	Roscarrack Developments Ltd	FIRST FLOOR REAR EXTENSION AND ENCLOSURE OF REAR CAR PARKING AREA.	78A MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	84	False	Permission be granted	05/09/2018
18/01588/DCH	02/07/2018	Emery	VARIATION OF CONDITION 2 OF 17/02149/DCH TO ALLOW THE PREVIOUSLY APPROVED PLANS TO BE VARIED	42 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AG	64	False	Permission be granted	04/09/2018

18/01708/DCH	26/07/2018	Coles	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION, TWO STOREY SIDE AND REAR EXTENSION AND PERGOLA TO THE REAR	89 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AG	56	True	Permission be granted	20/09/2018
18/01553/DCH	08/08/2018	Mr Folland	FRONT SINGLE STOREY EXTENSION AND ALTERATIONS	66 TY NEWYDD, WHITCHURCH, CARDIFF, CF14 1NP	28	True	Permission be granted	05/09/2018
18/01737/DCH	25/07/2018	Golding	DEMOLITION OF EXISTING CONSERVATORY AND REPLACE WITH NEW SINGLE STOREY EXTENSION	10 KELSTON PLACE, WHITCHURCH, CARDIFF, CF14 2AP	40	True	Permission be granted	03/09/2018
18/01871/DCH	17/08/2018	Berriman	SINGLE STOREY EXTENSION TO FRONT OF DETACHED GARAGE	7 ST MARGARET'S ROAD, WHITCHURCH, CARDIFF, CF14 7AA	32	True	Permission be granted	18/09/2018
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18/01663/MNR	19/07/2018	HJW Estates Ltd	DISCHARGE OF CONDITIONS 3 (FOUNDATION LEVELS), 4 (SITE ENCLOSURE), 14 (NON OPENING WINDOWS) AND 15 (FLOOR LEVELS) OF 18/00583/MNR	88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	53	True	Full Discharge of Condition	10/09/2018
18/01682/MNR	17/07/2018	Loungers Ltd	INSTALLATION OF RAISED EXTERNAL SEATING AREA	49 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DB	56	True	Planning Permission be refused	11/09/2018
A/18/00078/MNR	31/07/2018	First Choice Housing Association Ltd	SIGNAGE	UNIT 10, GREENMEADOW SPRINGS BUSINESS PARK, VILLAGE WAY, TONGWYNLAIS	55	True	Permission be granted	24/09/2018
18/01465/MNR	02/07/2018	SABS (CARDIFF) LTD	DEMOLISH EXISTING LEAKING BUNGALOW AND REPLACE WITH 4 TERRACE HOMES WITH OFF ROAD PARKING AND REAR GARDENS	THE BUNGALOW, LLANCAIACH ROAD, WHITCHURCH, CARDIFF, CF14 1PX	81	False	Permission be granted	21/09/2018

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