



County Hall
Cardiff
CF10 4UW
Tel: (029) 2087 2000

Neuadd y Sir
Caerdydd
CF10 4UW
Ffôn: (029) 2087 2000

AGENDA

Pwyllgor	PWYLLGOR CYNLLUNIO
Dyddiad ac amser y cyfarfod	DYDD MERCHER, 17 EBRILL 2019, 1.30 PM
Lleoliad	YSTAFELL BWYLLGORA 4 - NEUADD Y SIR
Aelodaeth	Cynghorydd Jones (Cadeirydd) Cynghorwyr Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobsen, Jones-Pritchard a/ac Sattar

1 Ymddiheuriadau am Absenoldeb

2 Cofnodion

Cymeradwyo cofnodion y cyfarfod a gynhaliwyd ar 20 Mawrth 2019 fel gwir gofnod.

3 Datgan Buddiannau

I'w gwneud ar ddechrau'r eitem agenda dan sylw, yn unol â Chod Ymddygiad yr Aelodau.

4 Deisebau

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

Cais rhif, 19/00491/DCH, 6 Clos Elphan, Trowbridge

5 Gorchymyn Cau, Pafiliwn Butetown, Heol Dumballs, Butetown

6 Ceisiadau Rheoli Datblygu

a 18/01669/MJR, 217 Heol Casnewydd

b Cais rhif, 19/00165/MNR, Rhan o'r Tir yng nghefn 19 Fairwood Road, Y Tyllgoed

c 19/00397/MNR, Safle Tirlenwi Ffordd Lamby, Ffordd Lamby, Tredelerch

- d 19/00491/DCH, 6 Clos Elphan, Trowbridge
- 7 **Ceisiadau a bennir gan Bwerau Dirprwyedig**
- 8 **Eitemau Brys (os oes rhai)**

Davina Fiore

Cyfarwyddwr Llywodraethu a Gwasanaethau Cyfreithiol

Dyddiad: Dydd Iau, 11 Ebrill 2019

Cyswllt: Kate Rees, 02920 872427, krees@caerdydd.gov.uk

GWE-DARLLEDU

Caiff y cyfarfod hwn ei ffilmio i'w ddarlledu'n fyw a/neu yn olynol trwy wefan y Cyngor. Caiff yr holl gyfarfod ei ffilmio, heblaw am eitemau eithriedig neu gyfrinachol, a bydd y ffilm ar gael ar y wefan am 12 mis. Cedwir copi o'r recordiad yn unol â pholisi cadw data'r Cyngor.

Ar ddechrau'r cyfarfod, bydd y Cadeirydd yn cadarnhau a gaiff y cyfarfod cyfan neu ran ohono ei ffilmio. Fel rheol, ni chaiff ardaloedd y cyhoedd eu ffilmio. Fodd bynnag, wrth fynd i'r ystafell gyfarfod a defnyddio'r ardal gyhoeddus, mae aelodau'r cyhoedd yn cydsynio i gael eu ffilmio ac y defnyddir y lluniau a recordiadau sain hynny o bosibl at ddibenion gwe-ddarlledu a/neu hyfforddi.

Os oes gennych gwestiynau ynghylch gwe-ddarlledu cyfarfodydd, cysylltwch â'r Gwasanaethau Pwyllgorau ac Aelodau ar 02920 872020 neu e-bost [Gwasanethau Democrataidd](#)

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

PLANNING COMMITTEE

20 MARCH 2019

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

70 : APOLOGIES FOR ABSENCE

Councillor Congreve

71 : MINUTES

The minutes of the 13 February 2019 were signed as a correct record.

72 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Gordon	95 Fairleigh Road	Ward Councillor
Gordon	32, Cathedral Road	Ward Councillor
Gordon	26 Clare Road	Ward Councillor

73 : PETITIONS

- (i) Application no, 18/01882/DCH, 95 Fairleigh Road, Riverside
- (ii) Application no, 18/01820/MJR, 45-47 Drysgol Road, Radyr
- (iii) Application no, 18/03028/DCH, St Peblig, 1 Cathedral Green, Llandaff
- (iv) Application no, 18/03029/DCH, St Peblig, 1 Cathedral Green, Llandaff (Listed Building Consent)
- (v) Application no, 18/02699/DCH, Sycamore Lodge, Gabalfa Road, Llandaff North

In relation to (i) and (iii) the petitioners spoke and the applicant/agents responded.

74 : 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 of City Operations subject to any further amendments as detailed below and notification be given of the decisions in accordance with Section 70 of the Town and Country Planning Act 1990 or Section 16 or Section 74 of the Planning (Listed Building & Conservation Act 1990)

APPLICATIONS GRANTED

18/01065/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD (Conservation Area Consent)

Demolition of Modern extensions to Suffolk House and part demolition of existing wall.

18/01820/MJR – RADYR

45-47 DRYSGOL ROAD

Proposed demolition of existing dwellings & outbuildings. Construction of two 3 storey blocks, each of 9 self-contained apartments with onsite amenity, parking, cycle & refuse stores and construction of detached 4 bed dwelling with new access onto Drysgol Road.

18/01882/DCH – RIVERSIDE

95 FAIRLEIGH ROAD

Rear double extension and loft conversion

18/02602/MJR – RIVERSIDE

32 CATHEDRAL ROAD (Conservation Area Consent)

Demolition of rear extension

18/02921/DCH – PENYLAN

HALEWELL HOUSE, MELROSE AVENUE

Proposed side extension with rear dormer.

Subject to an additional recommendation to read:

‘That the applicant is advised that all development including fascias, rainwater goods and footings shall take place solely on the applicants land and shall not encroach onto adjoining land’

18/03029/DCH

ST. PEBLIG, 1 CATHEDRAL GREEN, LLANDAFF (Listed Building Consent)

Part demolition at ground floor and new 2 storey rear extension.

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

18/01064/MJR – CANTON

CANTON FAMILY CENTRE, SUFFOLK HOUSE, ROMILLY ROAD

Demolition of modern extensions to Suffolk House and part demolition of existing wall and felling of existing trees, residential redevelopment of Suffolk House to provide 10.

no apartments and construction of 7 no townhouses, replacement wall, tree planting, amended access/arrangements, parking provision and open space/landscaping.

18/01598/MJR – CAERAU

LAND ADJACENT TO NUMBER 5, CHURCH ROAD

Proposed development of 17 apartments and associated works.

Subject to an amendment to recommendation 3 to read:

'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 licence. 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'

18/02601/MJR – RIVERSIDE

32 CATHEDRAL ROAD

Conversion of 32 Cathedral Road from B1 Office to 17 C3 residential units including, demolition and replacement of rear extension; landscaping; car parking; access; and associated ancillary works.

APPLICATIONS REFUSED

18/02699/DCH – LLANDAFF NORTH

SYCAMORE LODGE, GABALFA ROAD
Retention of two storey extension as built

18/03028/DCH – LLANDAFF

ST. PEBLIG, 1 CATHEDRAL GREEN
Part demolition at ground floor and new 2 storey rear extension

19/00282/MNR – RIVERSIDE

26 CLARE STREET
Removal of Condition 5 of 14/00341/DCI – to enable hot food takeaway.

75 : SECTION 118 STOPPING UP ORDER HIGHWAYS ACT.

The report asked the Committee to direct Legal Services to make a Stopping Up Order under Section 118 Highways Act 1980, in relation to Ilfracombe Crescent, Llanrumney.

RESOLVED: The Committee AGREED to instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order.

76 : APPLICATIONS DECIDED BY DELEGATED POWERS - FEBRUARY 2019

Noted

77 : URGENT ITEMS (IF ANY)

None

78 : DATE OF NEXT MEETING - 17 APRIL 2019

**CITY OF CARDIFF COUNCIL
CYNGOR DINAS CAERDYDD**

PLANNING COMMITTEE MEETING

TITLE: Section 116 Stopping Up Order Highways Act.

Butetown Pavilion, Dumballs Road, Butetown, Cardiff .

**REPORT OF DIRECTOR OF CITY OPERATIONS:
Andrew Gregory**

PORTFOLIO:

Reason for this Report

To request the Planning Committee direct Legal Services to make a Stopping Up Order under Section 116 Highways Act 1980.

Background

A Neighbourhood Regeneration scheme was undertaken and works completed in 2012 without the necessary change of use under Section 247 Town and Country Planning Act being progressed.

WAG cannot retrospectively stop up highway , therefore it is necessary for Highways to extinguish the the area of adopted highway that was incorporated into the front forecourt to reflect the footway realignment carried out.

Issues

1. To amend the adopted register and extinguish forecourt area of the Butetown Pavilion .

Local Member consultation (where appropriate)

2. **No objections received from Butetown members.**
1. No objections received from Statutory Consultees.
2. **Reason for Recommendations** To amend the adopted register and reflect the fact that the lane is no longer "live" Highway.

Financial Implications

3. Neighbourhood Regeneration has agreed to pay Legal Order fees.

Legal Implications (including Equality Impact Assessment where appropriate)

4. No

HR Implications

5. No

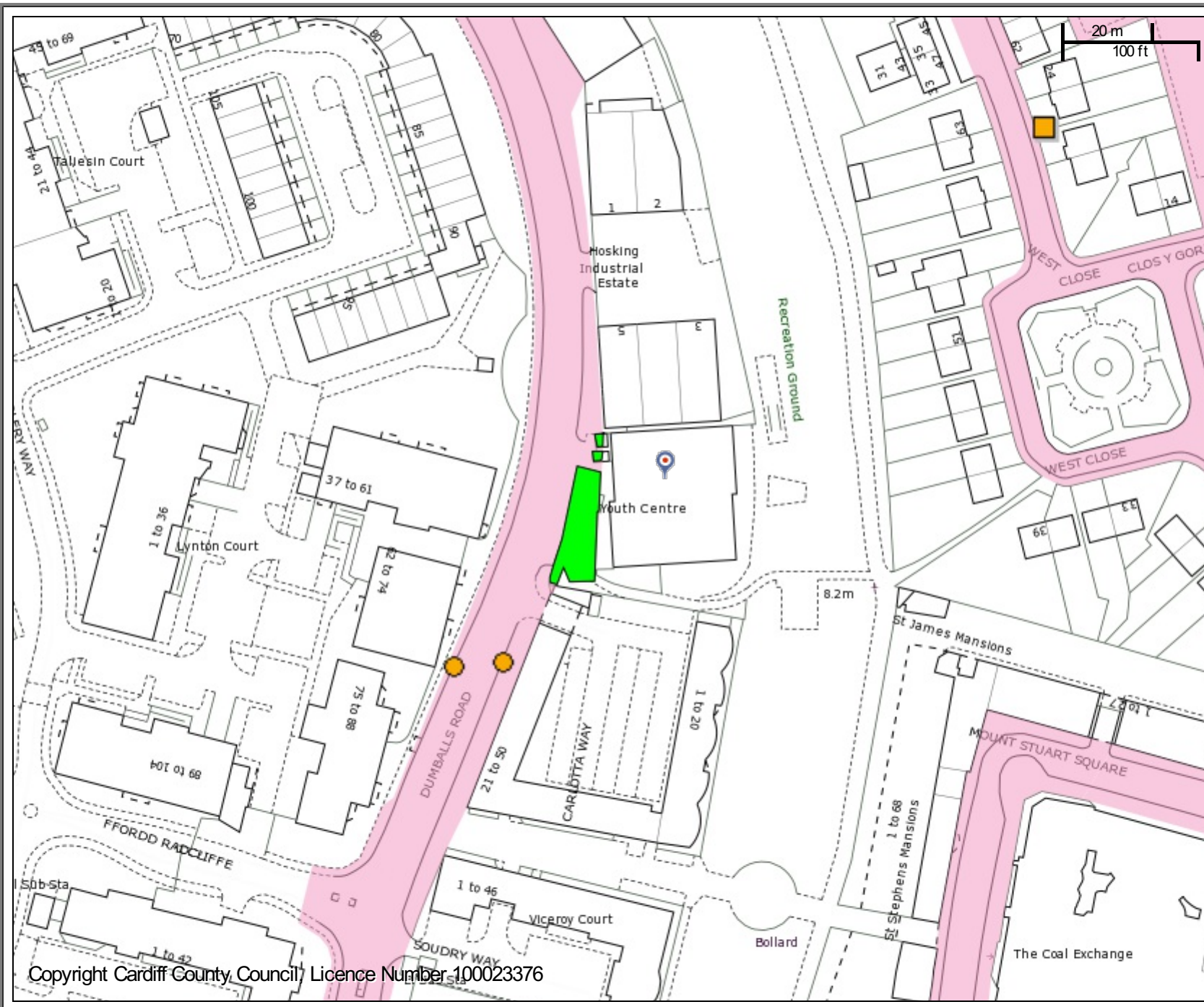
RECOMMENDATIONS

Instruct Legal Services to process the Section 118 Highways Act 1980 Stopping Up Order.

NAME OF DIRECTOR Andrew Gregory

The following appendices are attached:

- Stopping Up Application
- Map showing path hatched red to be extinguished.
- Signed Officer Decision Report



Copyright Cardiff County Council Licence Number 100023376



Cyngor Caerdydd
Cardiff Council



CHIEF EXECUTIVE

Neuadd y Sir, Glanfa'r Iwerydd
 CAERDYDD CF10 4UW
 Tel: 029 20872088
 County Hall, Atlantic Wharf CARDIFF
 CF10 4UW
 Tel: 029 20872087

Title

Scale: 1:1250

Printed on: 2/4/2019 at 10:32 AM

© Crown copyright and database rights (2014).

This copy is produced specifically to supply County Council information NO further copies may be made.

Ordnance Survey 100023376 (2014).

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

LOCAL MEMBER OBJECTIONS

COMMITTEE DATE: 17/04/2019

APPLICATION No. **18/01669/MJR** APPLICATION DATE: 16/07/2018

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: WPI ESTATES

LOCATION: 217 TO 223, NEWPORT ROAD, ROATH

PROPOSAL: PROPOSED DEMOLITION OF EXISTING ANNEX TO 223 AND REAR OUTBUILDINGS TO 217-223 NEWPORT ROAD CONSTRUCTION OF TWO 15 BED HMO'S & ONE 6 BED HMO WITH ONSITE AMENITY, PARKING, CYCLE & REFUSE STORES

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

1. The proposed development, by virtue of the application site area, meets the threshold set out in policy H3 of the Cardiff Local Development Plan for the provision of affordable housing but the proposal does not include appropriate affordable housing on site, an acceptable scheme for alternative off-site provision, confirmation from the relevant parties that they are willing to provide a financial contribution in lieu of such provision, or a satisfactory viability appraisal setting out how the developer is unable to meet the full policy requirements, and is therefore contrary to policies KP6, KP7 and H3 of the Cardiff Local Development Plan and Cardiff Supplementary Planning Guidance "Planning Obligations" (January 2017).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks full planning permission for the demolition of an annex and rear outbuildings at 223 Newport Road and the construction of two detached 3 storey buildings (to be classed as Houses in Multiple occupation), each containing 15 bedrooms, on the site to the rear of 221 and 223 Newport Road, fronting onto Roath Court Road, and one 3 storey 6 bedroom HMO constructed to the rear of the existing building on the site of the demolished annex, which would also have a frontage onto Roath Court Road.
- 1.2 To the rear of the two detached buildings will be approximately 130 sq.m of outdoor amenity space, including a clothes drying area, a 9 space car park, a bin store and a bicycle store for up to 72 cycles, accessed via the adopted lane that runs along the rear of 187 to 223 Newport Road linking Roath Court Road and Oakfield Street. There will also be direct access to this area from

each of the housing units.

- 1.3 The two detached blocks will each have 3 floors containing 5 kitchen/bed/living rooms and shared bathroom facilities. The six bed unit constructed to the rear of the existing building will also be 3 storeys in height and will have 2 rooms on each floor with shared shower room facilities on each level.
- 1.4 Access into the buildings will be via Roath Court Road, and they will be set back from the highway behind a wall and a narrow strip of planting.
- 1.5 The buildings will be finished in red brickwork and painted render with grey synthetic slate pitched roofs. There will be two flat roofed 2 storey projecting bays on the front elevation of each building (finished in brick), located either side of the central entrance door, and three roof gables. Windows and doors will be grey UPVC double glazed units and fascias, bargeboards and downpipes will be coloured UPVC.
- 1.6 The existing buildings on the site will remain as HMOs and flats – 223 Newport Road will comprise 12 studio rooms after demolition of its annex; Nos. 221 and 219 have 9 studio rooms each and No. 217 contains 3 flats.

2. **DESCRIPTION OF SITE**

- 2.1 The application site covers 0.22 hectares and is situated on the corner of Newport Road and Roath Court Road, extending behind 217, 219, 221 and 223 Newport Road as far as the rear access lane which links Roath Court Road and Oakfield Street.
- 2.2 223 Newport Road is a detached, stone faced, gabled and slate roofed Victorian building with stone bays to the front elevation. 217 to 221 Newport Road are terraced buildings of the same design, which have been converted to flats/HMOs. The side and rear walls and the rear annexes are faced in concrete render. Each has a substantial rear garden and there are also a number of single storey garage outbuildings which adjoin the rear lane.
- 2.3 Further to the west and on the opposite side of Newport Road there are more semi-detached and terraced Victorian villas, many of which have been converted to such uses as flats, offices, care homes and guest houses. To the east the houses on Newport Road are of a smaller scale, finished in red brick and render, and date from the early 20th century. To the north and east of the site along Roath Court Road are two storey hipped roof semi-detached and terraced dwellings faced in red brick, set back from the highway behind low red brick boundary walls.
- 2.4 The site to the rear of 217, 219, 221 and 223 Newport Road is overgrown and largely unused, and is bounded by a tall concrete block wall. There is a gap in the wall and an existing vehicular access onto Roath Court Road.

3. **SITE HISTORY**

- 3.1 08/01551/C – Demolition of all buildings on site. construction of 47 self contained apartments with on site car and cycle parking, bin stores and amenity facilities. Permission granted 21/09/2011. Development commenced September 2016.
- 3.2 03/262R – Permission granted for conversion of 217 Newport Road from 2 to 5 flats.
- 3.3 93/1875R – Permission refused for a change of use of the site to a drug dependency unit.

4. **POLICY FRAMEWORK**

- 4.1 *Cardiff Local Development Plan 2006-2021:*
 - KP5 (Good Quality and Sustainable Design);
 - KP6 (New Infrastructure);
 - KP7 (Planning Obligations);
 - KP13 (Responding to Evidenced Social Needs);
 - KP15 (Climate Change);
 - KP16 (Green Infrastructure);
 - H3 (Affordable Housing);
 - EN10 (Water Sensitive 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:*
 - Houses in Multiple Occupation (October 2016).
 - Waste Collection and Storage Facilities (October 2016).
 - Cardiff Residential Design Guide (January 2017).
 - Planning Obligations (January 2017).
 - Cardiff Infill Sites (November 2017).
 - Green Infrastructure (November 2017).
 - Managing Transportation Impacts (Incorporating Parking Standards) (2018).
- 4.3 *Planning Policy Wales (Edition 10 – December 2018):*
 - 2.2 All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.
 - 2.8 Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing

proposals and policies in line with the Act's Sustainable Development Principle.

3.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

3.4 Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.

3.6 Development proposals must address the issues of inclusivity and accessibility for all.

3.7 Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.

3.8 Good design can help to ensure high environmental quality. Landscape and green infrastructure considerations are an integral part of the design process.

3.9 The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

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

3.12 Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys.

3.47 Higher densities should be encouraged in urban centres and near major public transport nodes or interchanges, to generate a critical mass of people to support services such as public transport, local shops and schools

3.51 Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome. It is recognised, however, that not all previously developed land is suitable for development. This may be, for example, because of its unsustainable location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated.

4.1.11 It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles.

4.1.13 The sustainable transport hierarchy must be a key principle in the preparation of development plans, including site allocations, and when considering and determining planning applications.

4.1.30 Planning authorities must support active travel by ensuring new development is fully accessible by walking and cycling.

4.1.33 In determining planning applications, planning authorities must ensure development proposals, through their design and supporting infrastructure,

prioritise provision for access and movement by walking and cycling and, in doing so, maximise their contribution to the objectives of the Active Travel Act.

4.1.34 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities. As well as providing cycle parking near destinations, consideration must also be given to where people will leave their bike at home.

4.1.36 Planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services, reallocating their use if necessary.

4.1.51 A design-led approach to the provision of car parking should be taken, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed. The needs of disabled people must be recognised and adequate parking provided for them.

4.1.52 Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance.

4.1.53 Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places. 4.2.22 Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

4.2.23 Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes.

4.2.25 A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications.

5.12.9 Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design and, where appropriate, layout of any development as well as waste prevention measures at the design, construction and demolition stage.

6.2.5 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design.

6.6.18 The provision of SuDS must be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 *Transportation:* Our position is to generally consider additional vehicle parking allowable in association with additional building areas, and in this case the only additional buildings are the 3 HMO's. However, it is accepted that the existing consent has parking for a larger number of vehicles on-site, and that there are existing garages at the rear of the site (adjoining the rear access lane), which would theoretically allow some car parking now, and we would therefore accept a maximum of 9 parking spaces on the site accessing onto the rear lane.
- 5.2 I would ideally like to see amendments to the cycle parking at this stage, as the additional spacings will have an effect on the layout. The cycle store plan indicates horizontal spacings between the Sheffield stands of only 800mm (should be 1m), with aisle gaps of less than 1m (should be 1.8m). There should be room to reconfigure, and revised plans should be provided.
- 5.3 *Drainage:* Recommend deferring the application until full drainage details are submitted or imposing a condition requiring the approval of a scheme for the disposal of surface water including an assessment of the potential disposal of surface water via sustainable means.
- 5.4 *Pollution Control (Noise & Air):* Recommend an advisory note on construction site noise be added to the decision notice.
- 5.5 *Parks Development:* 3 highway trees are located on Roath Court Road, two of which will be impacted by the development. The two trees could create some shading of properties. The proposed property (plot c) would benefit from being set back slightly further from the street, to match the alignment of the other new buildings as it would take it further from the street tree, as well as creating a more consistent street frontage. The root systems of the two trees are also likely to extend into the grounds of the property which is currently soft landscape, with hard landscaping being proposed in the root protection area. There is significant risk that the 2 street trees could also be damaged during the demolition and building process and so should be protected by fencing or timber boxing around the trunk.
- 5.6 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. However as there are only 3 properties involved this falls below the threshold for providing a POS contribution.
- 5.7 *Waste Strategy & Minimisation Officer:* The refuse storage area, shown in the site plans, has been noted and is acceptable; however Waste Management do not accept keys to bin stores therefore either the gate would need to be left open on collection day or an access code would need to be provided. the collection method utilised by Cardiff Council will likely change in the future

which could result in different/more receptacles being required for the storage of waste between collections. In light of this, the bin store areas should allow a degree of flexibility in order to be able to adapt to potential collection changes. A designated area for the storage of bulky waste is now a compulsory element of all communal bin stores. Refuse storage, once implemented, must be retained for future use

5.8 *Housing Strategy*: On the basis that the size of the application site (being more than 0.1hectares) triggers a requirement for an affordable housing contribution under current policy, and if the scheme is for 3 units (1 x 6 bed and 2 x 15 bed), then a contribution of **£93,403** is sought.

5.9 *Housing & Communities Team, Neighbourhood Regeneration*: No comments received.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 *Welsh Water*: Note that the intention is to drain both foul and surface water to the mains sewer for which they can only comment on the acceptability of the foul water proposal at this stage. In the absence of a surface water strategy in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, Welsh Water cannot support the application in full. Also advise that their records indicate that the proposed application site is crossed by a public sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Therefore the position of the sewer must be accurately located and marked out on site before works commence and the applicant should ensure that no operational development be carried out within 3 metres either side of the centreline of the public sewer. Request conditions and advisory notes relating to the submission of a drainage scheme for the disposal of foul, surface and land water, including an assessment of the potential to dispose of surface and land water by sustainable means, and requiring the position of the public sewer to be accurately located and marked out.

6.2 *Police Crime Prevention Design Advisor*: South Wales Police recognise concerns in some areas that HMO's can have an impact on crime, disorder, parking, nuisance and general neighbourhood cohesion. Indeed research carried out by the Police Foundation (2015) indicates that HMOs had higher burglary, violent incidents and fire risks. Due to the fact that this development could be described as a large HMO and the density of HMO's in the street/area is less than 10% of total properties, South Wales Police would recommend the following:

- Access should be denied to the rear of the development by unauthorised persons by installing lockable gates to the front building lines of each block.
- Audio and visual access control systems should be installed on each communal entrance door.
- Secure cycle storage should be provided preferably in a secured purpose built building.
- PAS24 2016 compliant entrance/exit doors to apartment blocks.
- PAS24 2016 compliant ground floor windows.

- Every individual apartment door should be PAS24 2016 compliant.
- Ensure that an adequate fire risk assessment is in place in relation to fire prevention, detection and evacuation.
- Premises management plan should be put in place.
- Premises to meet secured by design standards and be inspected by police (to minimise crime risk).

7. **REPRESENTATIONS**

7.1 The application has been advertised by press notice, site notice and neighbour notification. 25 individual objections have been received. The grounds for objection are summarised as follows:

1. Concern about the type of tenants the accommodation will be offered to. This is likely to be people with problems such as drug dependency, domestic abuse, debt etc. The risks of crime and anti-social behaviour are likely to increase. There will be a danger to the vulnerable homeless women and children in a nearby facility and to the surrounding residents generally.
2. It does not appear that the local police have been consulted on the application.
3. The neighbourhood already has too high a density of HMOs. The development will cater for a transient population and will change the character of the area which is currently made up of family homes.
4. The site should be developed for affordable family homes.
5. The increasing number of HMOs in Roath has driven up property prices.
6. The residents will create disturbances and noise nuisance. There could be over a hundred people resident on the site.
7. There will be an increase in mess and vermin problems.
8. There will be inadequate outdoor amenity space for the residents.
9. The accommodation will be cramped and will have inadequate shared bathroom facilities. Cramped living conditions are widely acknowledged as contributing to poor mental and physical health. Individuals within each HMO will have little opportunity to socialise.
10. The current property, especially its garden, is badly maintained. It is unlikely that the proposed development will be properly maintained once built.
11. The nature and scale of the development will place significant strain on existing infrastructure (waste collections, parking etc.).
12. There will be increased pressure on the local schools, which are already oversubscribed.
13. There will be an increase in traffic which will adversely affect the safety of pedestrians and current road users. Many families and elderly people live on this street and this poses a significant risk. The junction with Newport Road is already dangerous.
14. Inadequate parking facilities. Inconsiderate parking and competition for parking spaces in Roath Court Road already causes problems.
15. During the development works there will be problems with disturbance to residents and the parking of construction vehicles in the area.

16. Loss of privacy to existing properties - the side windows on the development look directly into the gardens of 106 and 104 Roath Court Road. They also appear to look directly into patio kitchen doors of 104 Roath Court Road.
17. The Planning Committee was unfairly influenced by officers when the original scheme was approved in 2011. Objectors were not allowed as much time to address the committee as the planning officer was. The councillors were threatened by, rather than guided by, council officials. The planning committee had more than adequate grounds to reject the planning application in 2011. Decisions are not democratic if planning officers are promoting the interests of developers and landlords, who often rely upon receipt of public money to make their schemes work.
18. Not one ward councillor is on the planning committee, even though its decisions can have a serious impact on our neighbourhood. The ward councillors will be able to protest that they 'opposed' the development and then wring their hands afterwards when the development gets permission, and still clamour for our votes.
19. The application cannot be rejected on the grounds that there are too many existing HMOs in the area but this does not mean that it must be approved.
20. The 'consultation', conducted by the architects for WPI Estates was just a 'tick box' exercise.
21. The proposed development is of poor quality, unlike the consistent high quality exteriors of the houses on Roath Court Road. The design is out of keeping architecturally with the existing properties. The development does not respect the character of the area as it introduces three storey development onto a street characterised by traditional two-storey residences and does not follow the building line of frontages of houses on the street.
22. This site will be over-developed in an already densely populated area of the city, thereby breaching the saturation point guidance in the SPG on HMO's. There are currently 12 persons registered as the maximum for the HMO at 223 Newport Rd, 9 to the HMO registered at 221 Newport Road, and 12 to the HMO registered at 219 Newport Road. The addition of 36 HMOs on this site will make 69 HMOs at just three neighbouring houses. This represents a significant overdevelopment that will adversely affect local amenities and the character of the area. This contravenes policy H5 of the Local Development Plan.
23. The existing expired planning permission is for an entirely different scheme and should not be taken as a precedent. The current application is substantively different in character - there is a significant increase in the residential density of the property, the current application is for HMOs rather than self-contained flats, Cardiff Council planning policies are different, and the previous permission was granted while the council was under the control of a different political party. Also, parking and traffic levels in the surrounding area have changed since a new development of 37 flats was completed at 158-164 Newport Rd.

24. The application does not comply with the Cardiff Residential Design Guide in that the drawings do not show the scale of the proposal in comparison with the existing neighbouring housing on Roath Court Rd.
25. The application wrongly states that no trees are affected. There is a large sycamore on site which would need to be removed, and building too far forward would compromise the health of the street trees and the contribution made by them to the public space.
26. The site is covered with bushes and wild plants which are a very good habitat for biodiversity.
27. The application has been inadequately publicised.

7.2 Ward Councillors Peter Wong, Dan De'Ath, Mary McGarry and Sue Lent have submitted the following objections on behalf of a number of residents living in the surrounding area.:

Overdevelopment and change of character to the area.

The proposal is for the construction of two 15 bed HMOs and one 6 bed HMO. This is effectively a 36 bed HMO development in a very small site accessed through a quiet residential street in the Plasnewydd area. Plasnewydd already suffers from a saturation of HMOs in the area including Newport Road, Oakfield Street, Connaught Road, Claude Road. This development is a clear over-intensification, breaching the saturation point guidance within the SPG on Houses of Multiple Occupancy.

Policy H5 of the Local Development Plan also states: 'Proposals for any conversion to flats or Houses in Multiple Occupation will be permitted where:

- ii) There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise, or overlooking.
- iii) The cumulative impact of such conversions will not adversely affect the amenity and/or character of the area.
- iv) Does not have an adverse effect on local parking provision.'

This massive development, on the back of planning permission for multiple flats, will have a significant cumulative impact that will adversely affect the amenity and character of the area.

Additionally as per KP5 of the LDP, none of the proposed development's scale, form, massing, height, density, colour, materials, detailing could be described as in keeping with the distinctive Victorian residential houses in the area, and certainly not in keeping with the local character and context of the built and landscape setting. The proposed development bears no resemblance to the distinctive local Victorian architecture, heritage or fabric of the area.

Impact on Neighbours.

It can be clearly seen from the submitted plans that the development faces both side on to houses on Roath Park Road, and the back gardens of Princes Avenue. The sheer size of the development will also have a detrimental impact on the privacy of the residential gardens on both Roath Park Road and Princes Avenue: the proposed flats on the higher levels will have a clear view into neighbour's gardens and rooms.

Paragraph 4.3 of the SPG on Houses of Multiple Occupancy notes that HMOs can lead to “Increased population density, leading to greater demand for infrastructure, such as waste collections and on-street parking.” This is a massive HMO development in a residential area, and will create significant waste issues for the surrounding neighbours, and the lane next to it.

Car parking & amenity space.

The development provides 13 car parking spaces for a 36 bed HMO development. This is clearly inadequate for such a massive development and will have a detrimental impact on local parking provision. Additionally the plans show that there is virtually no amenity space, and certainly not enough to facilitate a 36 bed HMO development.

Paragraph 4.10 of the HMO SPG notes that “the concentration of HMOs as exists in parts of the city does not come without social or amenity costs. While any individual new HMO may not directly impact upon this, collectively, their concentration is something that the Council can justifiably feel may need management for the benefit of the community at large. In this respect, a concentration of HMOs may conflict with parts of policy KP13.”

This massive 36 bed HMO development, on the annexe of an already huge development will directly impact on both the social and amenity of the local community.

8. **ANALYSIS**

- 8.1 The main issues for consideration with regard to this application are - design and the impact of the development on visual amenity and the street scene, the impact on the amenities of neighbouring occupiers, whether the development will provide a satisfactory standard of accommodation for future occupiers. and whether the proposal complies with the requirements of the Cardiff Local Development Plan in terms of obligations under Section 106 of the Town and Country Planning Act 1990.
- 8.2 In design terms the proposals are an improvement on the previously-approved scheme for 47 apartments (08/01551/C, granted in 2011 and commenced in 2016) as the development now consists of separate “villas” with the existing buildings on Newport Road retained. The 3-storey scale of the buildings is one storey higher than other buildings on Roath Court Road but the third storey is contained partly within the roof space and the height (approximately 10.5m to the ridge of the roof) is therefore little different to that of the nearby houses, is typical of similar Victorian villas and is similar in scale to the previously-approved development on the Roath Court Road frontage (being a maximum of around 60cm taller than the approved development).
- 8.3 The architectural style of the buildings is considered to be acceptable. The blocks make reference to Victorian villas with their characteristic symmetry around an entrance, gables and bays. They lack the richness of detailing of many of the nearby original homes (such as door and windows surrounds,

banding, leaded lights and mock timbering) but it is not unusual for new homes to lack such details. The site is not within a conservation area or close to any listed buildings that might justify closer adherence to traditional detailing. The external materials of the development (brick and render) will reflect the materials used in neighbouring buildings and a planning condition can be used to ensure that these are of an appropriate quality and are suitable for the area.

- 8.4 The existing street is also characterised by front gardens with boundary walls and hedging. The proposed development will also be set back behind a front boundary, although this will not be as deep as the existing front gardens in the area, and a planning condition will be required to ensure that the front boundary treatment matches the local character of wall and hedge as far as possible as these details are not shown on the submitted plans. The existing mature street trees will be retained on the site frontage, which will also help to minimise the visual impact of the development.
- 8.5 The scheme currently lacks detailed proposals for landscaping. An area of shared amenity space is depicted on the plans but its treatment and usability is unclear, and no provision has been made for planting to the Newport Road frontage, which is especially bleak and would benefit considerably from soft landscaping. A planning condition is therefore required to ensure that suitable details of landscaping are submitted, including planting methodology, post-planting aftercare methodology and an implementation programme.
- 8.6 With regard to the impact on the amenities of neighbouring residents, no habitable room windows will directly face the windows of existing properties at a distance of less than 21m, which is the minimum distance normally accepted between upper floor windows for the maintenance of privacy. The buildings will not be so tall and bulky that they will appear unacceptably overbearing and they will not overshadow the rear gardens of neighbouring houses. Therefore it is not considered that there will be such an adverse effect on amenity as to justify the refusal of planning permission.
- 8.7 Regarding the living conditions of future occupiers of the development, the buildings are not typical HMOs both in terms of their design (with kitchens in the rooms rather than in a communal space) and size (having 15 bedrooms in two of the blocks) and there would be some concerns over what the maintenance and management arrangements would be. However, to operate an HMO in this location, and of this size, the applicant will need both planning permission and a licence, and matters such as management arrangements and the details of internal space standards would be dealt with by the Licensing system. HMO licensing also lays down fire safety requirements, applies standards relating to kitchen and bathroom facilities and sets maximum occupancy limits.
- 8.8 The room sizes would be unacceptably small if this were a development consisting of separate self-contained flats rather than HMOs. However, planning permission would be needed to convert the development to flats. For the avoidance of doubt, and to ensure that the standard of accommodation

remains acceptable, a planning condition preventing changes to the internal layout is recommended.

- 8.9 The amount of outdoor amenity space – approximately 130 square metres – is acceptable for a development of this size. The Supplementary Planning Guidance “Houses in Multiple Occupation” (October 2016) requires 100 square metres for this number of rooms. The amenity space would be shared between the 3 HMOs: ideally each would have its own separate amenity space but in this case, as the HMOs are within a self-contained cluster, this is considered acceptable. The amenity space will be south facing and will contain a drying area, and landscaping can be used to enhance its amenity value. It will be easily accessible to all residents. It should be noted that no Section 106 contributions relating to Public Open Space are sought for this development. Parks officers have accepted that the development relates to 3 individual residential units and that therefore policy does not permit the Council to request an open space contribution.
- 8.10 Adequate facilities for cycle parking can be provided for residents (although amended plans are required via a condition as the number of proposed stands is acceptable but the horizontal spacings between the stands as shown on the current plans are not adequate) and the number of car parking spaces will be in accordance with the adopted Supplementary Planning Guidance “Managing Transportation Impacts (Incorporating Parking Standards)” (2018). The car and cycle parking facilities will be within a secure, gated area to the rear of the buildings which will be accessible to all residents.
- 8.11 The proposed parking facilities comply with the requirements of policy T5 of the Cardiff Local Development Plan, the adopted SPG and Planning Policy Wales (edition 10) which have no minimum standards for numbers of car parking spaces. The site is within the central area of the city, as defined in the SPG, where limiting the provision of parking is necessary to manage the demand for travel by car to central Cardiff and encourage travel by public transport, walking and cycling in order to achieve the Local Development Plan target of a 50:50 modal split. The SPG recognises that the availability of parking spaces and their location can influence travel choices and excessive provision can serve to stimulate demand for car travel and perpetuate reliance on the car. The application of parking standards to new developments is therefore an important tool in managing demand for travel by car and encouraging a shift to sustainable transport modes. Planning Policy Wales (2018) advises that “good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys” and it is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles. Planning Policy Wales advises that the sustainable transport hierarchy must be a key principle when considering and determining planning applications and planning authorities must ensure development proposals, through their design and supporting infrastructure, prioritise provision for access and movement by walking and cycling and, in doing so,

maximise their contribution to the objectives of the Active Travel Act.

- 8.12 In accordance with the adopted SPG, the maximum number of car parking spaces that should be allocated to a development of this nature in this area is one per unit, i.e. in this case the new development of 3 HMO units should propose only 3 car parking spaces – however, the 9 spaces shown on the plans are considered acceptable as the site could already be used for parking for the existing development and the new spaces will also be shared by the existing units at 217 to 223 Newport Road (which by themselves would have a maximum car parking allowance of around 7 spaces)
- 8.13 The concentration of HMOs in the area must also be considered. Concentrations of HMOs clustered in small geographical areas can detract from the character of those areas and actively contribute towards a number of perceived problems such as greater demand for infrastructure, less community cohesion and higher crime levels.
- 8.14 The HMOs SPG aims to identify a threshold at which the level of HMOs is deemed to be such that it has a detrimental impact upon the community. A two-tier threshold is applied to determine when an area has reached the point at which further HMOs would cause harm. In Cathays and Plasnewydd the figure is 20%. This means that within Cathays or Plasnewydd, if more than 20% of the dwellings within a 50m radius of the proposed HMO are already established HMOs (i.e. either C4 or sui generis in Planning terms) then this development would be considered unacceptable. However, developments of HMOs on brownfield sites, or developments of new HMOs that do not result in the loss of an existing C3 property, may be viewed more favourably. Although this will result in an increased concentration of HMOs, with the issues this may bring, it will be an addition to the total housing stock which will not result in the loss of family dwellings.
- 8.15 There are already HMOs in this area – 219, 221 and 223 Newport Road are HMOs or mixed HMO/flats, containing around 30 individual bedrooms. The proposed development will add 36 individual bedrooms, although some existing rooms within no. 223 Newport Road will be lost through the demolition of part of the building. This will increase the concentration of HMOs in the immediate area above the 20% threshold. However, the HMOs SPG states that developments of HMOs on brownfield sites, or developments of new HMOs that do not result in the loss of an existing C3 property, may be viewed more favourably. In this case, there will be no loss of any family dwellings, the development will be adjacent to existing HMOs and it will increase the housing stock in a sustainable location within a part of the city that already contains a mixture of uses such as flats, offices and care homes, as well as family houses. As such the principle of developing this site for HMOs is considered acceptable.
- 8.16 With regard to the objections raised by local residents (as set out at paragraph 7.1 above):
1. It is not inevitable that residents will engage in crime or anti-social behaviour. Any such behaviour would be a matter for the police and

would be dealt with under other legislation. South Wales Police do not object to the application but have made several recommendations regarding security, which have been incorporated into the suggested planning conditions and informative notes to the applicant.

2. South Wales Police were consulted on the application.
3. The issue of the concentration of HMOs is discussed above. The character of Roath Court Road will remain as one of predominantly family homes. The development will not reduce the number of such properties and will be confined to the area close to the junction with Newport Road, within the curtilage of the existing HMOs, where there is a wider mix of accommodation types.
4. The Local Planning Authority must consider the acceptability of the development that has been applied for, irrespective of whether others may prefer an alternative scheme.
5. The impact of development on the value of other property is not a material planning consideration and cannot be taken into consideration in the determination of this application.
6. Any noise generated by the residents of the properties would be domestic noise that would not be out of place in a residential area such as this. It cannot be assumed that the residents would generate high levels of noise and in any case excessive noise, causing a nuisance to others, is controlled under Environmental Health legislation and is not a planning matter.
7. Adequate facilities for the storage of waste and recycling containers will be provided and waste management officers have raised no concerns in this respect. The development of a currently derelict and overgrown site is likely to reduce rather than increase vermin problems.
8. Amended plans have been submitted which demonstrate that an appropriate amount of outdoor amenity space will be provided.
9. Internal space standards and bathroom facilities are controlled by the licensing regime. There will be no shared space for socialising other than the outdoor amenity space but this would also be true of a block of one-bedroom flats and does not constitute grounds for refusal of the application.
10. It cannot be assumed that the development will not be properly maintained. The licensing system will control issues around the management of the property.
11. It would be unreasonable to refuse planning permission for a development on the grounds that the new residents will use the existing facilities and services in the area. If there is increased demand for services, this should be managed by the service-providers. Waste management officers have raised no concerns relating to waste collections and highways/transportation officers have no concerns regarding parking.
12. It is highly unlikely that children will live in this development.
13. Highways/transportation officers have raised no concerns regarding traffic or pedestrian and highway safety.
14. The proposed parking facilities comply with the requirements of policy T5 of the Cardiff Local Development Plan, the adopted Supplementary Planning Guidance "Managing Transportation Impacts (Incorporating

Parking Standards)” and Planning Policy Wales (edition 10) which have no minimum standards for numbers of car parking spaces.

15. A construction management scheme can be required, which would minimise disruption caused by building works. It would be unreasonable to refuse planning permission on the grounds of the temporary disturbance that would be caused during construction.
16. The only windows in this elevation will be small, obscurely glazed bathroom windows. There will be no loss of privacy to neighbouring properties.
17. The way in which the planning committee came to a decision on a previous application is not relevant to the consideration of the current proposals and is not a material planning consideration.
18. The local ward councillors have made representations on this application, which are reproduced in full at paragraph 7.2 of this report and which will be taken into consideration when this application is determined.
19. The application is not recommended for approval simply on the grounds that there are not too many HMOs in the area – all other material planning considerations have been taken into account.
20. It is mandatory for developers to carry out a pre-application consultation exercise for major developments in accordance with section 61Z of the Town and Country Planning Act 1990 Act and to include a pre-application consultation report with their planning application. The legislation does not require them to make any amendments to their proposals as a result of issues raised by consultees at that stage.
21. Issues of design are addressed earlier in this report. It is not considered that the design and scale are so out of keeping that refusal of the application would be justified.
22. The issue of HMO concentration is discussed earlier in this report. Policy H5 is not relevant in this case as it relates to conversions or subdivisions of existing properties whereas the proposed development is for new buildings.
23. The existing planning permission has not expired as the pre-commencement conditions have been discharged and development has commenced. The approved development could be implemented subject to compliance with the Section 106 obligation that was attached to the permission. It does not represent a precedent for the current proposals but it must be borne in mind that it is a “fall-back” position for the developer should this application be refused.
24. It is not necessary for the application to include drawings showing the scale of the proposal in comparison with the existing neighbouring housing on Roath Court Road, although it would have been helpful. The lack of such a drawing does not constitute grounds for refusal of the application.
25. The tree on the site is of poor quality and its retention could not be justified. The Tree Preservation Officer has confirmed that the street trees on the Roath Court Road frontage will not suffer unacceptable harm subject to protection with tree protection boxes erected for the full course of demolition and construction, and any excavations/demolition

close to them being undertaken under arboricultural supervision and roots dealt with in accordance with section 7.2 of BS 5837:2012.

26. There is no evidence that any Protected Species are present on the site. The developer can be advised of their obligations under wildlife protection legislation. It would be unreasonable to refuse planning permission on the grounds that a site had become overgrown.
 27. Publicity has been carried out in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) - the applicant carried out a pre-application consultation exercise and after the application was submitted the Local Planning Authority published details of the application on the Council's website and advertised it in the press, by the display of 8 site notices in nearby streets and by sending individual letters to 152 addresses in the area. This is considered to be adequate publicity.
- 8.17 The objections raised by Councillors Peter Wong, Dan De'Ath, Mary McGarry and Sue Lent reiterate the concerns of local residents and are addressed above.
- 8.18 In conclusion, there would be no grounds for refusal of this application on the basis of the above considerations. However, the relevant parties are not willing to enter into a binding legal agreement with the Council in respect of the required financial contribution in lieu of affordable housing provision, for the reasons given below. Failure to provide an appropriate element of affordable housing on site, or a financial contribution in lieu of such provision, is, in the absence of satisfactory evidence that the scheme would be unviable were the contribution to be made, contrary to the requirements of policy H3 of the Cardiff Local Development Plan and Supplementary Planning guidance "Planning Obligations" (January 2017).
- 8.19 Policy H3 of the Cardiff Local Development Plan states that :
- " The Council will seek 20% affordable housing on Brownfield sites and 30% affordable housing on Greenfield sites in all residential proposals that:*
- i. Contain 5 or more dwellings; or*
 - ii. Sites of or exceeding 0.1 hectares in gross site area; or*
 - iii. Where adjacent and related residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Council will seek affordable housing based on the affordable housing target percentages set out above.*
- Affordable housing will be sought to be delivered on-site in all instances unless there are exceptional circumstances."*
- 8.20 The SPG "Planning Obligations" confirms that policy H3 applies to all residential developments that fall into the above categories, including conversions, changes of use and mixed use developments where the site description and plans show 5 or more dwellings. Schemes providing specialist accommodation are included within this definition, except those in which residents require a significant element of care. Paragraph 2.7 of the SPG

states that “Student accommodation is classified as a ‘sui generis’ use. Where a planning application identifies that a site and / or an element within a mixed use development will be specifically and exclusively used for this purpose, the corresponding units will not be expected to contribute toward affordable housing provision.”

8.21 On the basis of the above, the applicant argues that –

- a) The specific wording of Policy H3 refers to ‘dwellings’, not residential units. The Town and Country Planning (Use Classes) Order 1987 (as amended) clearly defines dwelling houses as falling with Class C3. Therefore policy H3 only applies to the C3 use class (residential housing). The proposed use, House in Multi Occupation, would fall under a ‘Sui Generis’ use class (meaning ‘of their own kind’). The proposed use is therefore a non-residential use. The description of the proposed development does not include a dwelling but refers to the construction of “ two 15 bed HMO’s & one 6 bed HMO with onsite amenity, parking, cycle & refuse stores” - the proposed development clearly seeks planning consent for a ‘Sui Generis’ use, not a ‘C3’ dwelling house.
- b) The Planning Obligations SPG (January 2017) contains no reference to HMO’s within the document or the specific section on affordable housing. The SPG recognises that student accommodation is classified as a ‘sui generis’ use and states that “ Where a planning application identifies that a site and / or an element within a mixed use development will be specifically and exclusively used for this purpose, the corresponding units will not be expected to contribute toward affordable housing provision.” Sui Generis’ uses are not expected to contribute toward affordable housing provision. The proposal would provide accommodation for multiple people living in one building, who would share common facilities. This is identical to student accommodation which falls within the same use class, namely Sui Generis.
- c) The Council’s adopted SPG specifically relating to Houses in Multiple Occupation (HMOs) does not make reference to Policy H3 or affordable housing contributions. It is reasonable to conclude that Policy H3 is not applicable to applications for HMO’s.

8.22 In response to the above,

- a) Policy H3 does not only apply to the C3 use class. The term “residential proposals” is used. Policy H3 and the Planning Obligations SPG refer to “dwellings” rather than “dwellinghouses” or “residential units” and, as there is no currently accepted planning definition of a dwelling, we must fall back on the dictionary definition, which is “ a house, flat or other place of residence” (OED) or “a place where someone lives” (Collins). This differs from the term “dwellinghouse” which is used in the Use Classes Order. A Sui Generis HMO is a

dwelling, is not “non-residential”, and is therefore eligible for affordable housing contributions under current Local Development Plan policy.

- b) The SPG does not refer to HMOs as they are “residential development” and do not require specific reference. The exemption referred to in paragraph 2.7 of the SPG relates to student accommodation and not to all sui generis uses, which is consistent with LDP policy. The supporting text to policy H3 gives specific instances where the policy does not apply, i.e. “*housing specifically designated to cater for students*” and schemes providing specialised accommodation “*in which residents require a significant element of care*”. These are the only exceptions mentioned. HMOs, unless specifically developed as student accommodation or providing a significant element of care for residents, are therefore not exempt from the requirements of policy H3. Furthermore, “sui generis” is not a use class – it means that the use does not fit comfortably within any of the classes defined in the Town and Country Planning (Use Classes) Order 1987. HMOs are therefore not within the same use class as student accommodation.
- c) The adopted HMOs SPG does not refer to S106 contributions because these are covered by LDP policy H3 and the Planning Obligations SPG.

8.23 HMOs are not specifically referred to in affordable housing policy in the Cardiff Local Development Plan. However, Supplementary Planning Guidance is intended to clarify LDP policies and in this case the fact that the Planning Obligations SPG singles out student accommodation and specialist housing where a significant element of care is provided for residents as being exempt from affordable housing contributions but does not mention HMOs in that context shows that it has never been intended that HMOs be exempt. Given that the development does not include an appropriate element of affordable housing and that the developer has not agreed to the provision of a financial contribution in lieu of such provision, or submitted evidence that the scheme would be unviable were such a contribution to be made, the proposals are considered to be contrary to the requirements of policy H3 of the Cardiff Local Development Plan and Supplementary Planning Guidance “Planning Obligations” (January 2017), and it is recommended that this application be refused.

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*

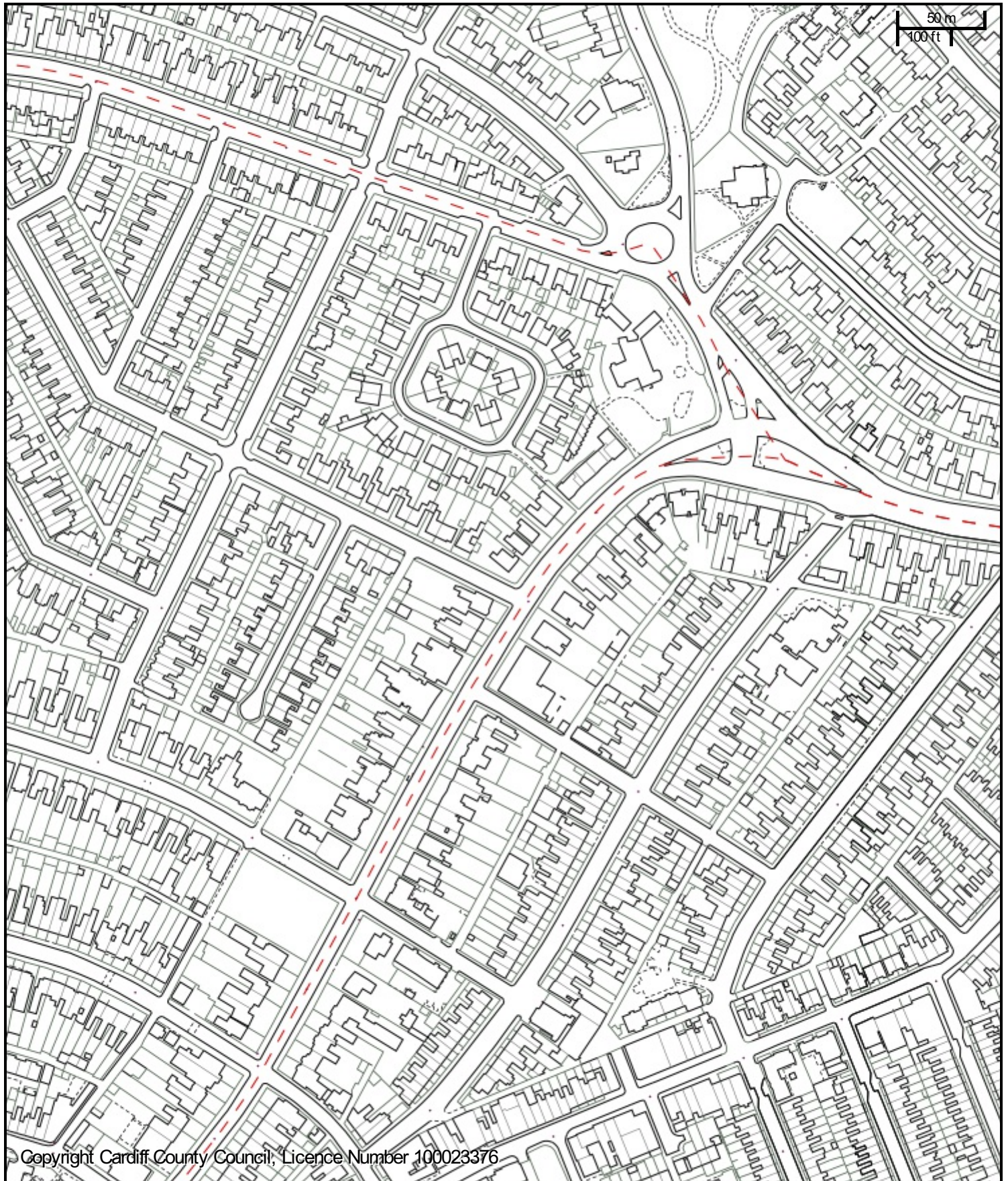
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in 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 *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.

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

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.



Copyright Cardiff County Council, Licence Number 100023376

CHIEF EXECUTIVE

Neuadd y Sir, Glanfa'r Iwerydd
CAERDYDD CF10 4UW
Tel: 029 20872088

County Hall, Atlantic Wharf
CARDIFF CF10 4UW
Tel: 029 20872087

Cyngor Caerdydd

Cardiff Council



Title

Scale: 1:3000

Date: 9/4/2019 at 10:17 AM

Coordinates

© Crown copyright and database rights (2014).
This copy is produced specifically to supply County
Council information NO further copies may be made.

Ordnance Survey 100023376 (2014).












Date	Drawn	Check	Description	Rev.
28/06/18	WS	***	Plot C internal layout amended.	A
17/01/19	WS	***	Parking area amended to provide further amenity space and drying areas.	B
25/01/19	WS	***	Parking bay added, amenity spaces identified.	C

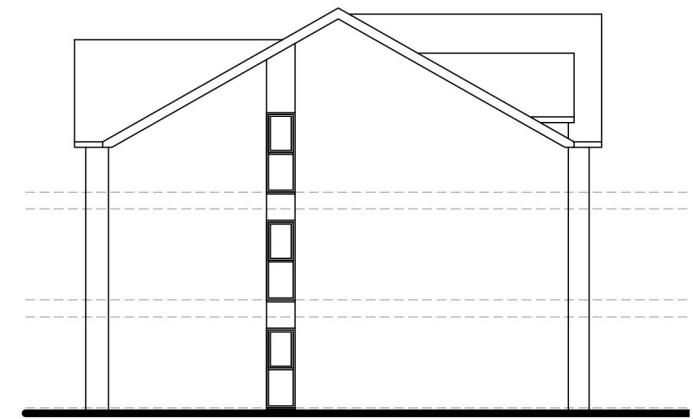


Site Plan 1:200

Residential Development at 217-223 Newport Rd WPI Estates		Job No. 2018-035	Rev. C
Title Site Plan		Dwg No. AL(90)02	
Date 05/2018	Drawn	Scale 1:200 @ A3	
 Architects Environmental & Urban design		Town planners	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL.</small>		<small>www.c-jarchitects.co.uk tel: 029 20452100</small>	



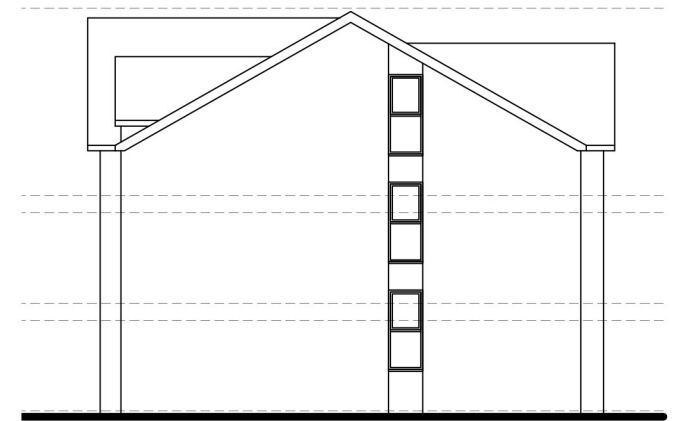
Front Elevation to Roath Court Rd - 1:200



Side Elevation Plot A/B - 1:200



Rear Elevation - 1:200



Side Elevation Plot A/B - 1:200

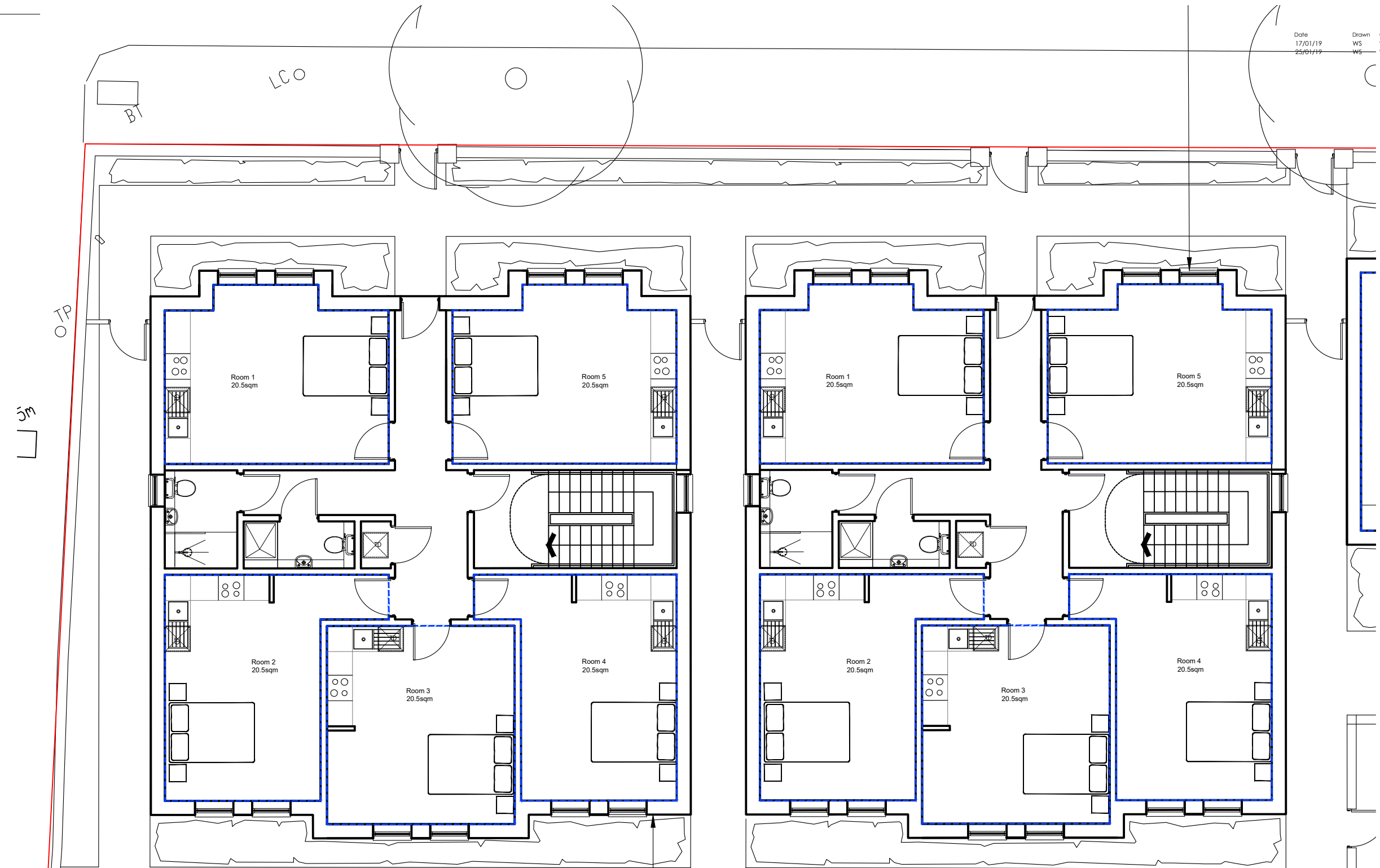


Side Elevation Plot C - 1:200

Residential Development at 217-223 Newport Rd WPI Estates	Job No. 2018-035 Dwg No. AL(01)10 Rev. A
Title Proposed Elevations	
Date 05/2018	Scale 1:200 @ A3

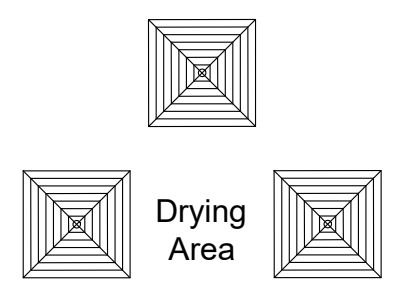
C² Architects · Town planners
 Environmental & Urban design

Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 6HL. www.c.jarchitects.co.uk
tel: 029 20452100



Plot A

Plot B



Plots A & B - Ground Floor Plan 1:100

Residential Development at 217-223 Newport Rd WPI Estates		Job No. 2018-035
Title Plots A+B Ground Floor Plan		Dwg No. Rev. AL(01)02 B
Date 05/2018	Drawn	Scale 1:250/1250 @ A3

C² Architects · Town planners
Environmental & Urban design

Unit 1A, Compass Business Park,
Pacific Road, Cardiff, CF24 6HL. www.c-jarchitects.co.uk
tel: 029 20452100

8.8m



AMENDED PLAN
 CARDIFF COUNTY COUNCIL
 STRATEGIC PLANNING
 & ENVIRONMENT
 08/11/08
 DATE 12-11-08

Residential Development 217-233 Newport Rd. Richard Walters	Job No. 07-092 Dwg No. AL(0)01 Rev. B
Title Site Plan	Date /04/08
Drawn ***	Scale 1:200 @ A1

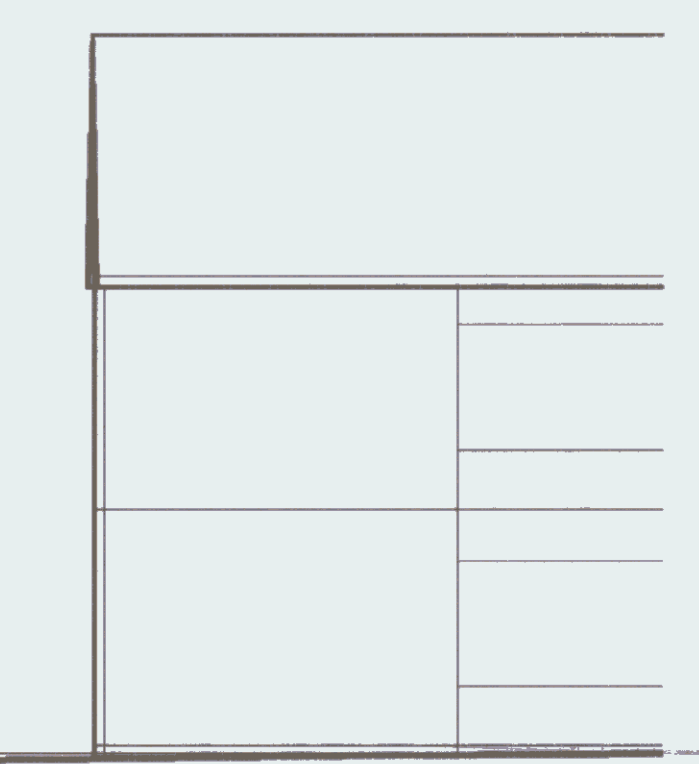
LB



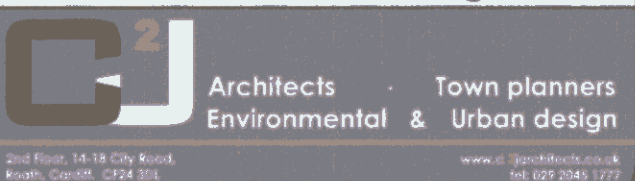
Elevation A



Elevation B



AMENDED PLAN
 CARDIFF COUNTY COUNCIL
 STRATEGIC PLANNING
 & ENVIRONMENT
 08/1551C
 DATE 12-11-08

Residential Development 217 -233 Newport Rd. Richard Walters	Job No. 07-092	Rev. B
Title Elevations A and B		Drawn No. AL(0)30
Date 24/04/08	Drawn ***	Scale 1:100 @ A1
		

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

LOCAL MEMBER, AM & MP OBJECTIONS

COMMITTEE DATE: 17/04/2019

APPLICATION No. **19/00165/MNR**

APPLICATION DATE: 04/02/2019

ED: **FAIRWATER**

APP: TYPE: Full

APPLICANT: Mr Nigel Maqueline

LOCATION: PART OF LAND AT REAR OF 19 FAIRWOOD ROAD,
FAIRWATER, CARDIFF, CF5 3QF

PROPOSAL: AMENDMENTS TO NEW DETACHED DWELLING INCLUDING
ACCESS PARKING & BOUNDARY FENCING - PREVIOUSLY
APPROVED UNDER 17/000711/MNR

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:
 - 2331-07 Rev B – Block Plan
 - 2331-06 – Floor Plans 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. 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 first floor side elevations of the dwelling (north and south) other than those hereby approved.

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

4. The second floor roof windows facing north and south shall be non-opening below a height of 1.7 metres above internal floor level and thereafter be so maintained.

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

5. The first floor en-suite bathroom window shall be glazed with obscure glass and thereafter maintained.
Reason : In the interests of privacy.
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 structure or extension shall be placed within the curtilage of the dwelling or any alteration undertaken to any roof.
Reason: To ensure the orderly development of the area with adequate space about buildings and in the interests of visual and residential amenity.
7. The car parking spaces shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.
Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.
8. The external finishing materials shall be as confirmed in the associated planning documents unless the Local Planning Authority provides written consent for variation.
Reason: To ensure that the finished appearance of the development is in keeping with the area.
9. The roof of the single storey flat roof annexe and/or the front porch shall not be used for any type of external amenity space or recreational space what so ever.
Reason: To ensure that the privacy and amenities of the occupiers of the adjoining properties are protected.

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

RECOMMENDATION 3 : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to

the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

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

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

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

RECOMMENDATION 4 : That the applicant is 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.

RECOMMENDATION 5 : You should contact Welsh Water before commencing the development since it may lie within the easement of a public sewer that crosses the site. The approximate position of the sewer is marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line. For details of the safety zone please contact Dwr Cymru Welsh Water's Developer Services on 0800 9172652 or via email at developer.services@dwrwymru.com. Please note that the grant of planning permission does not give any rights to build within a sewer easement

without first obtaining the consent of Welsh Water.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for a two-storey detached dwelling. The structure is at present under construction following a previous grant of planning permission but works have not followed the approved planning drawings.
- 1.2 The proposed dwelling will measure approximately 8.2m high with a pitched roof, 8.1m wide and 8.1m deep at first floor level, and incorporate a single storey rear projection (family space) measuring 4.5 deep at its maximum length. The submitted plans confirm the provision of two off-street parking spaces positioned to the front of the proposed dwelling, either side of a centrally located front door/porch.

2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises the rearmost part of the rear garden of no.19 Fairwood Road Fairwater. The development is accessed from Chatsworth Close, located to the rear of Fairwood Road, which is a single carriageway width at this point
- 2.2 The surrounding area comprises a mix of two-storey semi-detached, and detached dwellings as well as a number of single storey dwellings.

3. **SITE HISTORY**

- 3.1 11/1285/DCO – Outline planning application (with all matters reserved) for new detached residence at land to rear of 19 Fairwood Road. Approved
- 3.2 13/935/DCO – Variation of conditions 8 (attached plans) and 9 (single storey dwelling only) of 11/1285/DCO to allow construction of a house within 9.5m x 7m footprint and to allow for the construction of a two-storey house. Refused
- 3.3 13/2253/DCO – Removal of condition 9 (single storey dwelling only) of planning permission 11/1285/DCO to enable a two-storey development on the application site. Approved
- 3.4 14/1330/DCO – Variation of condition 8 (attached plans) of planning permission 13/2253/DCO to allow for substitution of plan drawing 663-03 G. Refused but subsequent Planning Appeal Allowed
- 3.5 17/0711/MNR –Reserved Matters in relation to application 11/1285/DCO and applications 14/1330/DCO and 13/2253/DCO. Approved

3.6 18/1363/MNR – New detached dwelling including access, parking and boundary fencing. Refused

4. **POLICY FRAMEWORK**

4.1 The application site is shown as part of an existing housing area as indicated in the Cardiff Local Development Plan.

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

Policy KP5 (Good Quality and Sustainable Design)

Policy T5 (Transport Impacts)

Policy W2 (Provision for Waste Management Facilities in Development)

4.3 Supplementary Planning Guidance: Infill Sites (April 2017)

4.4 Supplementary Planning Guidance: Managing Transport Impacts (Incorporating Parking Guidelines) (2018)

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

4.6 Technical Advice Note 12: Design

4.7 Planning Policy Wales Edition 10 (2018)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager, Transportation – No objections

5.2 The Operational Manager, Waste Management – No objections

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Welsh Water – No objections

7. **REPRESENTATIONS**

7.1 Neighbours have been consulted and letters and e-mails have been received from the occupiers of 2 and 3 Chatsworth Close, 62, 64, 66 Kirton Close, 15, 17, 19 and 21 Fairwood Road, objecting to the proposal for the following summarised reasons;

i) Loss of privacy/overlooking

- ii) Development as built is overbearing and unneighbourly due to increased width in close proximity to boundaries
- iii) Previous application to retain structure was refused & developer should implement permission originally granted by Planning Committee.
- iv) Developer has undertaken construction works despite repeatedly been told to stop works whilst investigation continues, concerns raised that developer is flouting planning law
- v) Concern for access for emergency vehicles
- vi) Overdevelopment of site
- vii) Access/parking problems due to narrow width of highway
- viii) Loss of sunlight
- ix) Submitted plans show land not in the ownership of applicant
- x) Permission should only have been granted for a bungalow
- xi) Development out of character with surrounding area
- xii) Limited cosmetic changes to previous refused application

7.2 Ward Councillors Lisa Ford & Keith Parry, object for the following summarised reasons:

- i) Development is overbearing for the size of site
- ii) Negative effect upon neighbouring properties
- iii) Danger to people using the lane in front of property
- iv) Parking spaces are inadequate with not enough room for vehicles to manoeuvre
- v) Limited access for emergency vehicles
- vi) Loss of privacy
- vii) Loss of sunlight to flats to the north
- viii) Ask that application goes to planning committee and that a site visit is undertaken

7.3 Assembly Member Neil McEvoy, objects for the following reasons

- i) Building is too high and would be overbearing to the properties either side of it
- ii) Request that the application goes to Planning Committee and a site visit in undertaken

7.4 Member of Parliament Kevin Brennan, objects for the following summarised reasons

- i) Concerns of constituents in regard to works carried out on site
- ii) Concerns of breaches of planning permission and advises that outcomes can undermine confidence in the planning system
- iii) Ask that application goes to Planning Committee and subsequently the developer be made to revert to the dimensions of the original plans.

8. **ANALYSIS**

- 8.1 The main planning issues relate to:
- (i) The impact of the development on the amenities of neighbouring occupiers.
 - (ii) Highway safety/parking issues.
 - (iii) Design
- 8.2 A site visit was undertaken on the 8th April 2019 by members of the Planning Committee.
- 8.3 The principle of a dwelling being constructed on this site has been established under planning applications 11/1285/DCO and 17/0711/MNR. The original application was in outline with all matters reserved for future consideration and the subsequent 2017 application (reserved matters) approved details of a detached two storey dwelling and was considered at the Planning Committee meeting in November 2017.

Works have begun on site. While the footprint / slab of the dwelling is in general conformity to that which was previously approved, investigation confirmed that the dwelling is slightly larger in terms of its width and depth than that which received planning permission.

- 8.4 The submitted plans confirm that the proposed dwelling will be 8.1m wide and 8.1m deep when measured at first floor level, and reach a maximum height of 8.2m with a pitched roof. The dwelling will also include a single storey rear annexe measuring 4.5m deep at its maximum. The annexe projects at its maximum length for half the width of the rear elevation and reduces to a projection of 1.0m for the remainder of the width of the rear elevation. The proposed dwelling is 0.5m wider than that previously approved at first floor level, but will retain a similar depth. At ground floor level the structure will project approx. 2.0m further into the rear garden at its maximum. The height of the building will remain the same as originally approved.
- 8.5 It should be noted that following the original grant of planning permission a proposal to retain the amended structure (under construction) was rejected (18/1363/MNR) due to position of the first floor rear elevation which encroached on the recommended privacy distance, and the overall scale of the building was considered to impact on the amenity of the neighbouring occupiers. In respect of the proposal now under consideration the rear elevation of the first floor has been set back to allow for the provision of the recommended privacy distance to the property to the rear (19 Fairwood Road). The resultant amendment is also considered to reduce the overall bulk of the building, when viewed from adjoining properties. While the single storey

element of the structure is larger than that which was previously approved and marginally reduces the available garden space the structure will not impact on the amenity of adjoining occupiers.

- 8.6 There are no first floor windows sited in the side elevations facing 17 Fairwood Road and 21 Fairwood Road (The Bungalow), other than the insertion of four rooflights into the second floor; and an en-suite bathroom window, that will be obscurely glazed. The first floor rear elevation will contain bedroom windows and will be positioned approximately 21 metres from the rear elevation of the dwelling at no. 19 Fairwood Road, and 10.5m from the common shared boundary. The front elevation of the proposed dwelling is approximately 10.5m from the side elevation of 64 Kirkton Close and faces onto the flank wall of this property. It is considered that privacy will not be compromised.
- 8.7 Two off street vehicle parking spaces will be provided to the front of the property and the Operational Manager (Transportation) has no objection to the proposal from a highway safety point of view.
- 8.8 The previous related planning history for the site is considered relevant to the consideration of this application; the approval of planning permission for the detached two storey dwelling and the recent refusal of planning permission.

Members should note that the application being considered is the same width and height as the recently refused application, however, the proposed scheme has reduced the depth of the first floor. It is considered that the alteration has overcome the previous concern regarding privacy and assisted in reducing the bulk of the building. When considered against the background of the existence of an approved scheme for a detached dwelling on the land and the marginal differences between that which has been approved and that which it is now under consideration, it is considered that it would be unreasonable to withhold the granting of planning permission in this instance. It should also be noted that the design of the dwelling is very similar to that which received planning permission under application reference 17/0711/MNR.

8.9 Other Legal Considerations

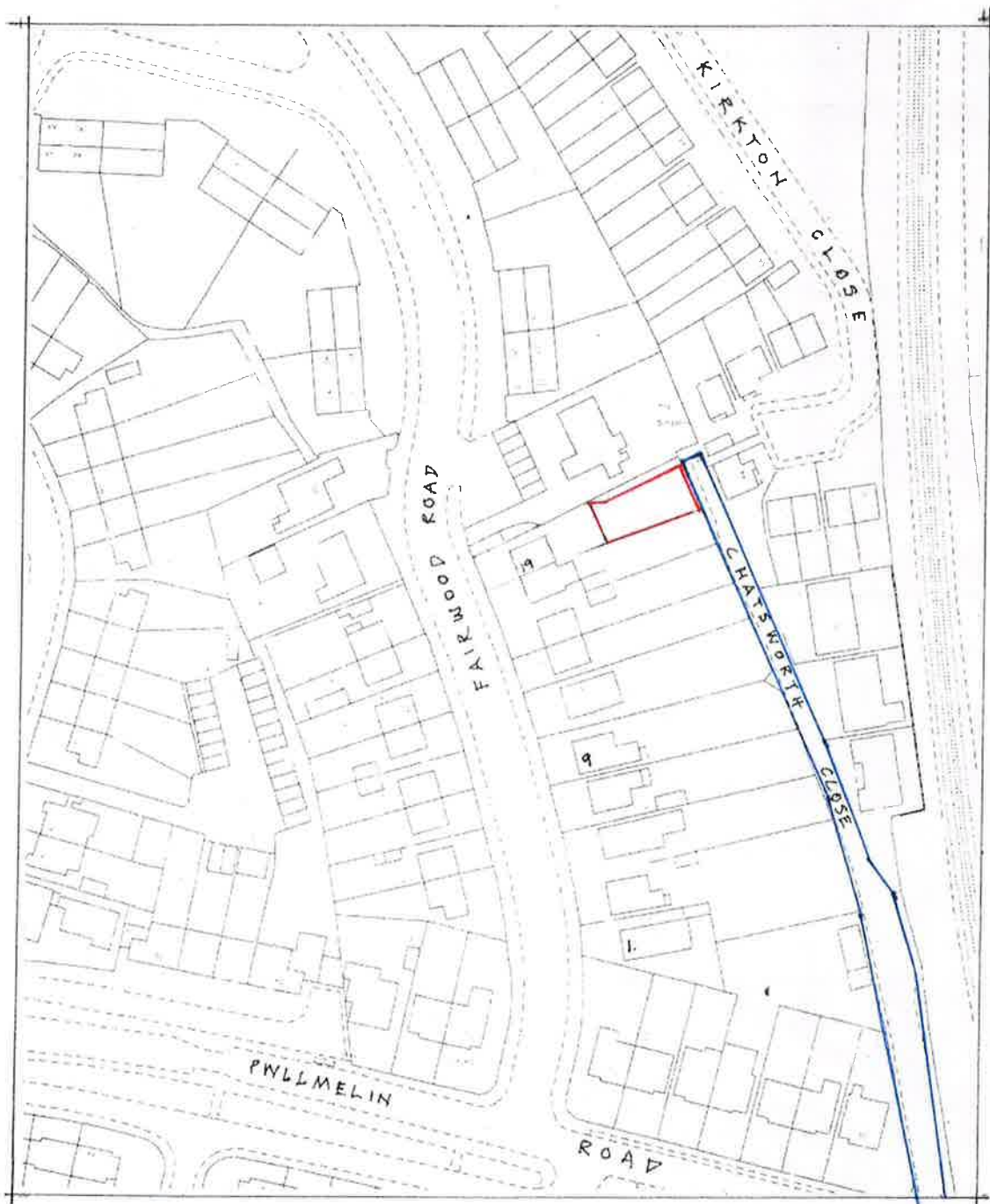
Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder 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 – 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.

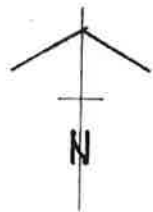
8.10 **Conclusion**

Having regard to the policy context, material matters and while noting the comments received the proposal is on balance considered acceptable, and planning approval is recommended subject to conditions.



LOCATION PLAN

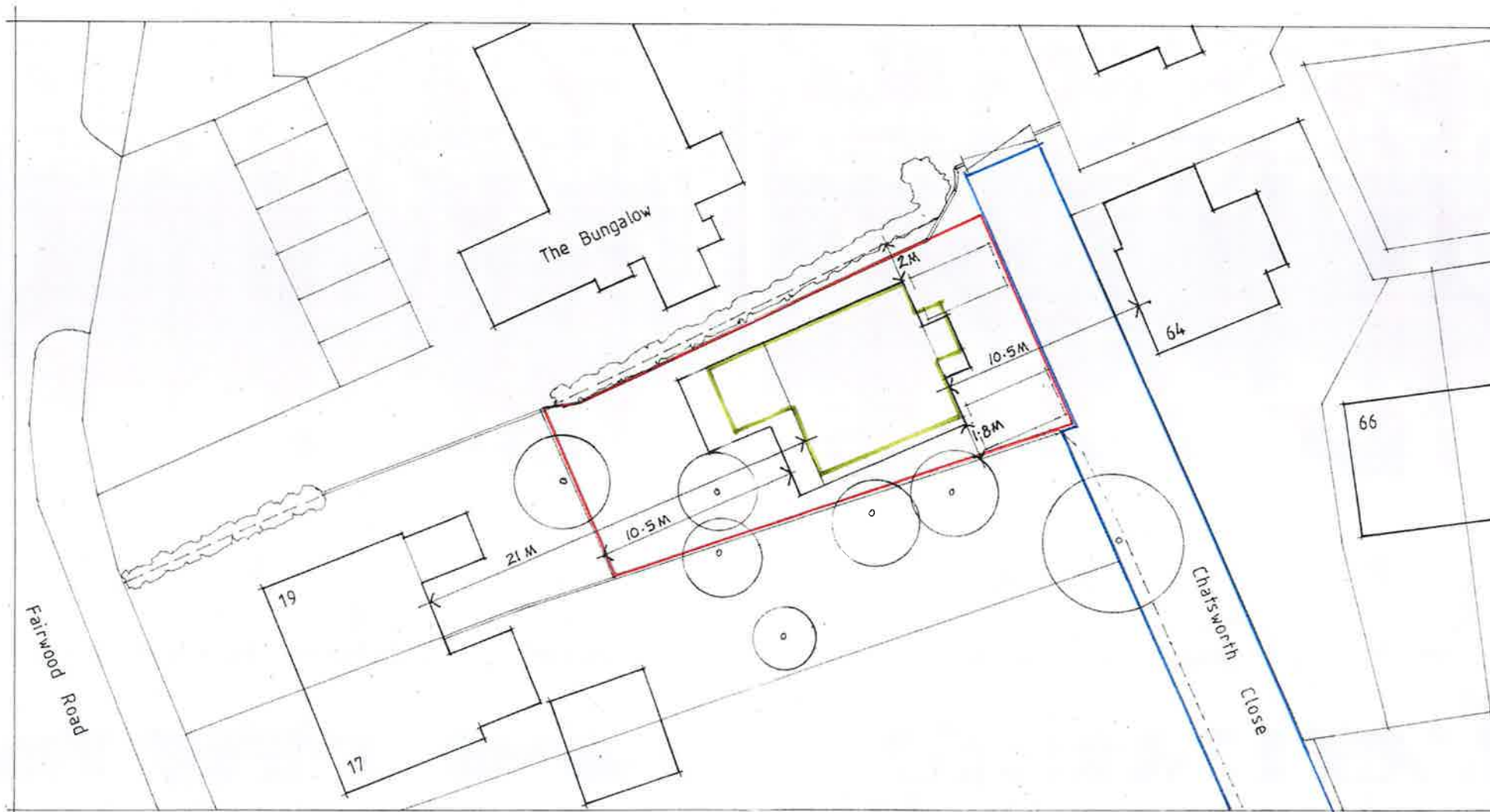
1:1250 scale



REV. A 03.04.2019 SITE BOUNDARY CORRECTED

12.01.2019

2231-01A



Key:

- FOOTPRINT OF DWELLING APPROVED 16/11/2017
- RESERVED MATTERS APPLICATION 17/00711/MNR
- SITE BOUNDARY
- ADDITIONAL LAND WITHIN APPLICANT'S OWNERSHIP

REV.B 08-04-2019 REAR SITE DIMENSION CORRECTED
 REV.A 03-04-2019 SITE BOUNDARY CORRECTED

SITE
REAR OF 19 FAIRWOOD ROAD

TERRY NUNNS ARCHITECT
 D.ARCH Dip.TP ARB

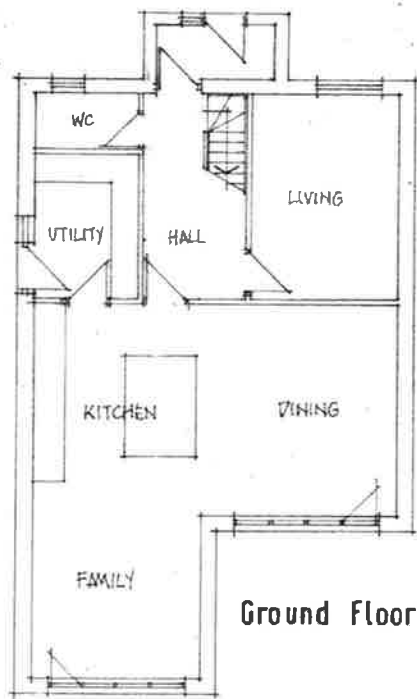
TITLE
BLOCK PLAN

Bedw Arian, School Lane, Gwaelod y Garth,
 Cardiff, CF15 9HN
 Email: terry@terrynnuns.co.uk
 Tel: 02920 810134 Mob: 07581 233058

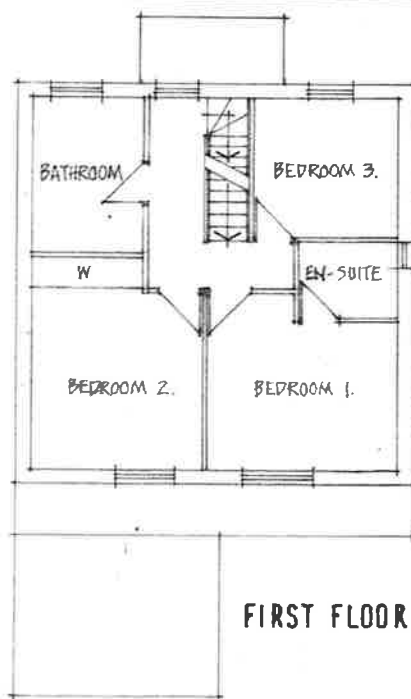
DATE
11-01-2019

SCALE
1:200

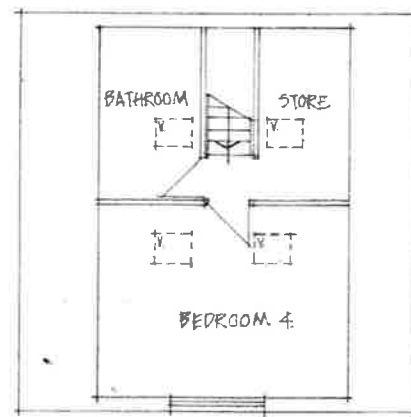
PRJG.NO.
2331-07B



Ground Floor



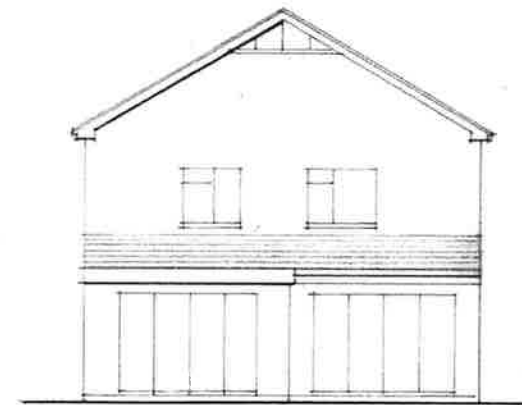
FIRST FLOOR



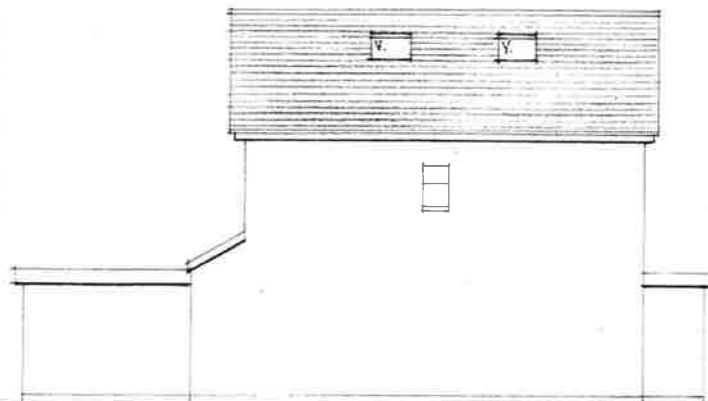
SECOND FLOOR



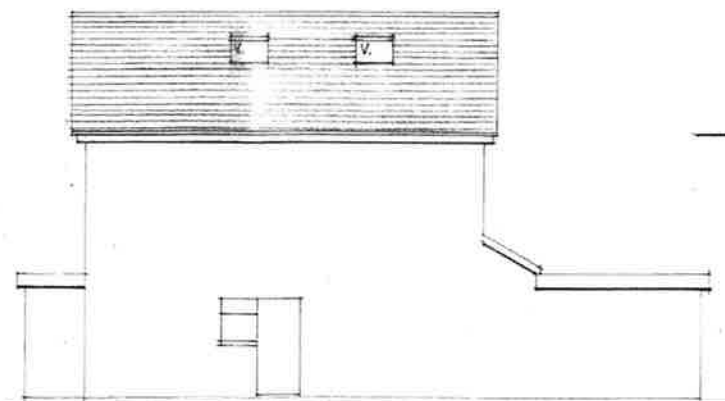
FRONT ELEVATION [east]



REAR ELEVATION [west]



SIDE ELEVATION [south]



SIDE ELEVATION [north]

DATE	PRWG. NO.
09-01-2019	2331-06
SCALE	
1:100 AT A3	

SITE
REAR OF 19 FAIRWOOD ROAD
TITLE
FLOOR PLANS & ELEVATIONS
TERRY NUNNS ARCHITECT
D.ARCH Dip.TP ARB

Bedw Arian, School Lane, Gwaelod y Garth,
Cardiff, CF15 9HN
Email: terry@terrynnuns.co.uk
Tel: 02920 810134 Mob: 07581 233058

COMMITTEE DATE: 17/04/2019

APPLICATION No. **19/00397/MJR** APPLICATION DATE: 22/02/2019

ED: **RUMNEY**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: LAMBY WAY LANDFILL SITE, LAMBY WAY, WENTLOOG,
CARDIFF, CF3 2HP

PROPOSAL: INSTALLATION OF A GROUND-MOUNTED
PHOTOVOLTAIC SOLAR FARM AND ANCILLARY
DEVELOPMENT

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

1. STATUTORY TIME LIMIT

The development permitted shall be begun before the expiration of five years from the date of this planning permission.

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

2. PLANS AND DOCUMENTS

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

- (i) Site Location Plan – LAM-DWG001.1;
- (ii) Red Line Area Plan – LAM-DWG001.2;
- (iii) Land Ownership Plan – LAM-DWG001.3;
- (iv) Site Layout Plan – LAM-DWG002;
- (v) Solar Array Layout – LAM-DWG003 V2;
- (vi) Mounting Structure Details – LAM-DWG004.1;
- (vii) Mounting System Elevation – LAM-DWG004.2;
- (viii) Fence Details Plan – LAM-DWG005;
- (ix) CCTV Layout Plan – LAM-DWG006.1;
- (x) CCTV Details – LAM-DWG006.2;
- (xi) DNO Substation Plan – LAM-DWG007.2;
- (xii) Private Wire Substation – LAM-DWG007.3;
- (xiii) Transformer Station – LAM-DWG007.4;
- (xiv) Inverter Mounting System – LAM-DWG007.5;
- (xv) Inverter – LAM-DWG007.6;
- (xvi) Substation Housing – LAM-DWG007.7;
- (xvii) Landscape and Visual Impact Assessment, Wardell Armstrong, February 2019;
- (xviii) Preliminary Ecological Appraisal, Udall-Martin Associates,

- December 2017;
- (xix) Ecological Appraisal Report, Arcadis, January 2019;
 - (xx) Statement to Inform an Appropriate Assessment, Arcadis, 4th April 2019;
 - (xxi) Reptile Mitigation Strategy, Arcadis, January 2019;
 - (xxii) Reptile Mitigation Strategy Addendum, Arcadis, 2nd April 2019;
 - (xxiii) Ecological Management Plan, Arcadis, February 2019;
 - (xxiv) Preliminary Invertebrate Walk-Over Survey, Udall-Martin Associates, December 2017;
 - (xxv) Interim Reptile Survey Report, Udall-Martin Associates, November 2017;
 - (xxvi) Ground-Nesting Bird Surveys, Udall-Martin Associates, September 2017;
 - (xxvii) Overwintering Bird Survey Report, Arcadis, April 2019;
 - (xxviii) Memo to Council Ecologist, Arcadis, 2 April 2019.
- Reason: The plans and documents form part of the application

3. CONSTRUCTION AND DECOMMISSIONING MANAGEMENT PLAN

No development shall take place until a Construction and De-Commissioning Management Plan (CDMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CDMP shall include:

- (i) the phasing of construction and decommissioning works;
- (ii) any temporary site access roads/haul roads and other areas of hardstanding, including areas of temporary road matting;
- (iii) parking facilities for delivery and removal vehicles and staff vehicles within the site; details of the location of compounds for the storage of plants and materials; measures to prevent dust pollution; plant and wheel washing facilities.
- (iv) measures to ameliorate water quality such that there is no contaminated surface water run-off from the development site into the Severn Estuary.

The CDMP shall be carried out in accordance with the approved details and shall remain in operation for the duration of the construction and decommissioning periods.

Reason: In the interests of highway safety, public amenity, and to avoid unacceptable harm to sites of international nature conservation importance which are protected under the Conservation of Habitats Regulations 2017.

4. GREEN INFRASTRUCTURE STATEMENT

No development shall take place until a Green Infrastructure Statement (GIS) has been submitted to and approved in writing by the Local Planning Authority. The GIS shall demonstrate how all elements of the proposed green infrastructure (retained and new) and any associated uses and movement have a clear role and purpose in the new development. The GIS shall include illustrations, plans and drawings that articulate how reports and technical data have been interpreted

spatially and how this has informed the design layout and landscape strategy. The GIS shall include the conclusions and recommendations of the Ecological Appraisal Report, The Ecological Management Plan, The Reptile Mitigation Strategy and its addendum dated 02/04/19, the Memo dated 02/04/19, the Overwintering Bird Survey Report from April 2019 and the Statement to Inform the Appropriate Assessment. The development shall be carried out in accordance with the approved GIS. Reason: To ensure the green resource is protected, enhanced and managed so that its integrity and connectivity is maintained.

5. FENCE DETAILS

Prior to its installation, the colour finish of the deer fencing hereby approved on drawing no. LAM-DWG.005 shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be constructed in accordance with the approved details prior to the beneficial operation of the solar farm.

Reason: To ensure a satisfactory finished appearance.

6. NO PILING

No piling or other foundation designs using penetrative methods shall be used.

Reason: To prevent any pollution of the water environment.

7. EXPIRY DATE

The permission hereby approved shall expire 35 years from the date when electrical power is first exported ('first export date') from the solar farm to the electricity grid network, excluding electricity exported during initial testing and commissioning. Written confirmation of the first export date shall be provided to the Local Planning Authority no later than one calendar month after the event.

Reason: The approved scheme has a 35 year lifespan.

8. DECOMMISSIONING AND SITE RESTORATION SCHEME

No later than 12 months before the expiry date of the planning permission hereby granted, a decommissioning and site restoration scheme including a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the removal of all the solar panels and their associated mounting and structures, buildings, equipment, fencing and CCTV and all surface elements of the development. The approved scheme shall be implemented in accordance with the approved scheme and timetable.

Reason: To ensure for the future restoration of the site.

9. UNEXPECTED CESSATION OF USE

In the event of the solar farm failing to produce electricity supplied to the local grid for a continuous period of 6 months, then it will be deemed to have ceased to be required, the solar farm and its ancillary equipment shall be dismantled and removed and the site restored to its former condition in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the solar farm beneficially generates electricity or is otherwise removed to the benefit of the character and appearance of the area.

10. ACCESS TRACK DETAILS

Prior to the construction of any track details of their construction shall be submitted to and approved in writing by the Local Planning Authority. The tracks shall be constructed in accordance with the approved details prior to beneficial use.

Reason: To ensure any tracks are constructed in a fully reversible way in the long-term interests of restoring the site.

11. CONTAMINATED LAND MEASURES

No part of the development hereby permitted shall be commenced until a scheme is submitted which provides details of any measures necessary to protect future occupiers/users of the land from chemicals, gases and other contaminants. All measures in the approved scheme shall be undertaken in accordance with a timetable which shall be agreed in writing with the Local Planning Authority.

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

12. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

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

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land,

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

13. IMPORTED SOIL

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

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

14. IMPORTED AGGREGATES

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

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

15. USE OF SITE WON MATERIALS

Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the re-use of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

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

16. OVERWINTERING AND MIGRATORY BIRDS

No construction or decommissioning works shall take place between

October and March (inclusive) when over-wintering and passage qualifying species associated with the Severn Estuary SPA/ Ramsar site would be present.

Reason: To avoid unacceptable harm to sites of international nature conservation importance which are protected under the Conservation of Habitats Regulations 2017.

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

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

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

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

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

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

RECOMMENDATION 5: That the Applicant / Developer be advised of Dwr Cymru Welsh Water's advice regarding water supply provision and conditions for development near water mains set out in their letter of 15 March 2019, forwarded to the Agent acting on behalf of the Applicant.

RECOMMENDATION 6: That the Applicant / Developer be advised that the permission of the SuDs Approval Body (SAB) for the sustainable drainage of surface water from the site will be required before any construction work commences.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the installation of a ground-mounted photovoltaic solar farm and ancillary development on land at Lamby Way Landfill Site, Rumney.
- 1.2 The site occupies the western half of the Lamby Way landfill site and extends to approximately 17 hectares. The anticipated output will be approximately 8.7MW.
- 1.3 The installation will include c. 31,688 individual panels which will be arranged in rows. The panels will be supported by a galvanized steel structure supported on a surface mounted ballasted/concrete pad with a maximum height of approximately 2.8 metres. No demolition or penetrative works are proposed.
- 1.4 The electricity supply generated from the solar panels will be fed to the National Grid by connecting to a substation north of the site via underground cabling.
- 1.5 The application also seeks permission for ancillary containerised and similar structures containing high voltage equipment. These will be constructed on a raft foundation to spread the load across a wider area.
- 1.6 A security fence 2.2 metres in height will also be erected around the site and 39 no. camera poles approximately 3-4 metres high will also be located around the site, each pole supporting a CCTV camera for surveillance.
- 1.7 The solar farm would be operational for 35 years, following which it would be de-commissioned and all equipment would be dismantled and removed from the site.

- 1.8 The proposals were screened in October 2018 with regard to the need for the preparation of an Environmental Statement to accompany the application in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (see paragraph 3.1). The Council formed the opinion that the development, although being 'Schedule 2' development, did not constitute EIA development as the proposals did not constitute a major development of more than local importance, is not in a particularly environmentally sensitive or vulnerable location, is not likely to give rise to unusually complex and potentially hazardous effects and would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
- 1.9 The screening opinion took place on the basis that the site size was 16.5 hectares and the power output would be approximately 7.5MW. This application marginally exceeds these parameters by 0.5 hectares and 1.2MW respectively. It is not considered that these increases would lead a different opinion being reached on the need for an Environmental Statement to accompany the application.

2. **DESCRIPTION OF SITE**

- 2.1 The site extends to the western half of the Lamby Way landfill site which adjoins the River Rhymney and its confluence with the Severn Estuary. The site has been capped and is covered by rough grassland and scrub with some tree cover on the north and western site perimeter. An attenuation pond is located towards the centre of the site (excluded from the application site for ecology reasons).
- 2.2 Most of the landfill site is around 9-10 metres AOD and the land rises to a central point in the east part of the site at approximately 25 metres.
- 2.3 Various maintenance tracks cross the site and, being a landfill site, gas wells and various gas monitoring apparatus are located the whole site.
- 2.4 Neighbouring development is largely industrial in nature including the rest of the Council's waste and recycling centre and a number of business and industrial parks off Lamby Way and Wentloog Avenue. There are residential communities further afield in Rumney to the northwest and Tremorfa to the southwest.
- 2.5 There are a number of ecological designations in close proximity to the site. Immediately adjoining the site to the south and west are the River Rhymney and the Lamby Salt Marsh Sites of Importance for Nature Conservation (SINCs). The Severn Estuary also benefits from protection as a European Site, being a designated Special Area of Conservation (SAC), a Special Protection Area (SPA) and a RAMSAR site. The site also adjoins the Severn Estuary Site of Special Scientific Interest (SSSI). The Gwent Levels: Rumney and Peterstone SSSI is approximately 120 metres to the east.
- 2.6 The site is located within the Wentloog Levels Archaeologically Sensitive

Area.

- 2.7 The Wales Coast Path currently circumnavigates the landfill site to the east, north and west however there are separate proposals being prepared by Cardiff Council in consultation with Natural Resources Wales and the Welsh Government to re-route this long distance footpath through the landfill site in the future.

3 SITE HISTORY

- 3.1 SC/18/00003/MJR: Screening opinion given in October 2018 concluding that the proposed development did not constitute Environmental Impact Assessment development requiring the submission of an Environmental Statement.
- 3.2 16/01309/MJR: Permission granted in August 2016 for the construction of a household waste recycling centre on the existing staff car park with revised access and egress arrangements including the relocation of the staff car park and drainage improvements.
- 3.3 08/02293/E: Permission granted in November 2008 for the erection of 280 metres of 4 metre high fencing.
- 3.4 03/02096/R: Permission granted in December 2003 for extension to materials recycling facility building, new car park and vehicular circulation.
- 3.5 03/01291/R: Permission granted in July 2003 for a public art work consisting of a landmark structure in plain and coloured glass, steel and aluminium.
- 3.6 01/00509/R: Permission granted in May 2001 to modify condition 23 of planning permission 95/01367/R to change opening hours from 0700 – 1900 to 24 hour opening.
- 3.7 95/01367/R: Permission granted in January 2000 for landfill waste disposal site and associated mitigation works, to include recreational use of land north of Lamby Way.
- 3.8 94/00030/R: Permission granted in August 1995 for waste landfill site and associated mitigation work.

4 POLICY FRAMEWORK

- 4.1 Planning Policy Wales, Edition 10 (December 2018)
- 4.2 Technical Advice Notes (TANs):

- 5 Nature Conservation and Planning
- 8 Planning for Renewable Energy
- 12 Design
- 15 Development and Flood Risk

18 Transport

4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
EN3	Landscape Protection
EN4	River Corridors
EN5	Designated Sites
EN6	Ecological Networks and Features of Importance for Biodiversity
EN7	Priority Habitats and Species
EN8	Trees, Woodlands and Hedgerows
EN9	Conservation of the Historic Environment
EN10	Water Sensitive Design
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
EN14	Flood Risk
T5	Managing Transport Impacts
T7	Strategic Transportation Infrastructure
T8	Strategic Recreational Routes

4.4 Supplementary Planning Guidance:

Archaeology and Archaeologically Sensitive Areas (July 2018)
Green Infrastructure (November 2017)
Managing Transportation Impacts (July 2018)

5 **INTERNAL CONSULTEES RESPONSES**

5.1 The **Operational Manager, Transportation**, has no objection to the application. He recommends a construction management condition.

5.2 **Shared Regulatory Services, Environment**, notes that the development is located on a remediated and capped landfill site with associated infrastructure and gas monitoring points. The planning statement supporting the application confirms that no penetrative ground works are required in relation to the solar panels and associated electrical structures. It is also noted that the trenching required for the installation of cables will be designed to protect the landfill cap. The developer needs to demonstrate that the landfill cap will not be disturbed. Detailed design proposals for infrastructure at the development including trenching, should be submitted to demonstrate that there is suitable thickness of capping to enable infrastructure to be installed in such a way as to ensure that the capping layer is not breached. They recommend that an amended version of their contamination condition be placed on this application until it is fully demonstrated that development will not compromise the capping layer at this site.

- 5.3 It is unclear whether additional landscaping is proposed, but the applicant has indicated that construction of maintenance tracks will necessitate the introduction of hardcore for surfacing. Should there be any importation of soils to develop the landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. They recommend relevant conditions be attached to any planning permission granted.
- 5.4 The Council's **Tree Officer** is satisfied, based on the submitted information and conversations he has had with the Council's Ecologist and Parks Conservation Officer, that a tree assessment in accordance with the Trees and Development Technical Guidance Note (TGN) would not serve a useful purpose in terms of the design of development. The trees are young (approx. 20 years), and at closest will be 10m from any proposed structure (security fence) and 15m from any panel. A 10m lateral root protection distance would apply to a tree with a trunk diameter at 1.5m height in excess of 825mm diameter and my understanding is the site supports trees that are not close to these dimensions and are never likely to be. Furthermore, branch spreads in excess of 10m would be applicable only to very large and old trees such as oaks, so even if the trees were of a large, long-lived species and grew to their full potential, they are only ever likely to come into conflict via branch tips contacting the security fence. There will not be an issue for example with trees over-growing solar panels, which was his primary concern. These comments notwithstanding, he understands that the tree belt will fall under a management regime in the interests of benefitting ecological interests at the site, so he would advise that a long-term ecological management plan is agreed with the Ecologist and Parks Officers that incorporates management of the young tree belt.
- 5.5 The **Council's Ecologist** has considered the Ecological Appraisal Report, The Ecological Management Plan, The Reptile Mitigation Strategy and its addendum dated 02/04/19, the Memo in response to my previous draft comments dated 02/04/19, the Overwintering Bird Survey Report from April 2019 and the Statement to Inform the Appropriate Assessment, submitted in support of this application. Where he has not provided comment below on a particular detail or aspect of these documents, then it should be assumed that he supports these details or aspects. These comments are made without prejudice to any further comments that I may make in the light of any new information or of alterations to the plans as submitted.
- 5.6 The site is adjacent to internationally designated sites, the Severn Estuary Special Protection Area (SPA), Severn Estuary Special Area of Conservation (SAC) and Severn Estuary Ramsar Site, and as such a Habitats Regulations Assessment (HRA) will be needed. The applicant has provided a Statement to Inform the Appropriate Assessment in which they present a case for a conclusion of No Adverse Effect on the Integrity of the Severn Estuary arising

from the proposals. In general, the HRA Screening Document provides an adequate basis for the HRA of the project, and he does agree with its conclusions. On that basis he has provided his report on the HRA separately (this is appended to this Committee report).

- 5.7 Concerning nationally designated sites, the site is adjacent to the Gwent Levels: Rumney and Peterstone Site of Special Scientific Interest (SSSI) and also the Severn Estuary SSSI. The Ecological Appraisal Report does not appear to give any consideration to impacts upon these sites other than to say that the residual effect upon all designated sites is 'Neutral'. However, he is of the view that the installation of the solar array could not cause any impact upon the Gwent Levels SSSI above and beyond that which the existing landfill site already causes. As the features of the Severn Estuary SSSI overlap substantially with those of the international designations of that site, any impact upon that SSSI and subsequent mitigation will be considered by the HRA.
- 5.8 Turning to European Protected Species (EPS), he generally supports the original Reptile Mitigation Strategy as proposed, but has some comments. In section 2.3.4, it is stated that directional clearance of vegetation will be employed to persuade reptiles to move in a north-westerly direction from the south-east to the north-west, towards the receptor site. This raises the prospect of reptiles in the south east of the site being expected to move up to 500 metres to the receptor. This may not be an issue for grass snakes but short-limbed animals such as common lizards may be stressed by having to move such a distance, and if slow-worms are present then they too are much less mobile than grass snakes. In any event, such displacement renders the animal vulnerable to predation, so the distances they are persuaded to move should be kept to a minimum. A more realistic approach would be to begin vegetation clearance in the vicinity of the pond and work outwards so that most animals are not displaced more than 150 metres to the nearest buffer zone. He notes that the Addendum to the Reptile Mitigation Strategy sets out confirmation to clear the site beginning at the pond and moving outwards, and he is satisfied with that approach.
- 5.9 In addition, the vegetation clearance technique involves the use of strimmers / brush cutters, followed by raking, presumably by hand. His estimate is that the area to be cleared is about 17 Ha, so he requested some assurance from prospective contractors that it would be feasible to undertake this operation by hand, twice, within the space of one or two months, not accounting for delays due to the detection of nesting birds. The Addendum to the Reptile Mitigation Strategy has provided him with this assurance, and he accepts that pedestrian tractors and quad mowers are likely to be able to clear the site quickly whilst reasonably avoiding harm to reptiles.
- 5.10 The table in section 2.3.4 suggests that vegetation clearance would take place in April / May 2019. However, the subsequent paragraphs refer to clearance taking place March to September, and can continue up until reptiles enter hibernation in October. If the vegetation referred to is part of the persuasion technique to displace reptiles towards retained habitats, then continuing into

September and October is sub-optimal. For example, in September the displacement will involve neonates, which are much smaller and thus not able to travel as far, plus there are more of them, increasing the impact of the exercise. Also, reptiles displaced during October may not have time to orientate themselves and find suitable hibernacula before frosts begin. Therefore every effort should be made to complete the displacement exercise in spring / early summer. As set out in the Addendum to the Reptile Mitigation Strategy, clearance can be undertaken relatively quickly, and as construction has to be completed by October 2019, he accepts that displacement of reptiles will take place during spring and early summer.

- 5.11 Section 2.3.5 - Reptile fencing. Assuming it is feasible to install reptile fencing over a thin cap of soil above a geotextile lining, he would question the value of a reptile fence separating the main site from the receptor area. Mindful of his comments about the clearance method above, whatever clearance is used, there is no feasible way of ensuring that all of the reptiles on site can be persuaded to migrate to the receptor area. It is inevitable that many or indeed most will flee to the buffer zones around the perimeter of the site. Assuming it is impractical to install a fence around the perimeter of the site (about 2Km), then a fence along the boundary with the receptor area would have little value, unless it is demonstrated through monitoring that the reptile population in the receptor area had substantially increased. The Addendum to the Reptile Mitigation Strategy has since confirmed that reptile fencing will not be deployed.
- 5.12 In terms of the locations of the reptile hibernacula, one of the locations at the south western point of the site appears to be shaded by trees to the south and west, and so should be moved to a better location. Also, if the northern parcel of the site is to act as a receptor area, then it too should be provided with hibernacula and egg-laying piles. The Addendum to the Reptile Mitigation Strategy has confirmed that this will be the case.
- 5.13 In the Ecological Management Plan he can see no mention of the habitat management of the reptile receptor area. This area will need to be sensitively managed in order to maintain an open mosaic of grassland and scrub, whilst avoiding harm to reptiles in the process. The Ecological Management Plan should set out this management regime. For the avoidance of doubt, the receptor area should not be mown by tractor mower. He is not concerned at the prospect of the Wales Coastal Path being diverted through this area. The 02/04/19 Memo in response to his original comments has confirmed that the Ecological Management Plan will be amended to set out appropriate management of the receptor area.
- 5.14 Despite the effort that is proposed in the Reptile Mitigation Strategy, there was no proposal to monitor the impact of the scheme upon reptiles by surveying for the reptiles themselves. He recommends that the reptile receptor area is surveyed in the first spring after installation of the solar array, then the solar array area itself is monitored in year 5 after installation. The 02/04/19 Memo in response to his original comments has confirmed that monitoring will be in place.

- 5.15 Therefore provided the mitigation measures set out in The Reptile Mitigation Strategy and its addendum dated 02/04/19 and the Memo in response to his previous draft comments dated 02/04/19, are incorporated into a Green Infrastructure Statement or GI Mitigation Strategy (GIMS) or similar as below, secured by planning condition, then his concerns over the clearance strategy are satisfied.
- 5.16 He notes the outcome of the invertebrate surveys which demonstrate that the site as a whole would qualify as a SINC for its invertebrate fauna assemblage. This assemblage is dependent upon the mosaic of grassland and scrub habitats. The presence of a SINC or of SINC-qualifying habitat does not constrain development on a site, but Section 5.5.3 of TAN 5 does state that developer should avoid harm to these features where possible, and that where harm is unavoidable it should be minimised by mitigation measures and offset as far as possible by compensation measures designed to ensure that there is no reduction in the overall nature conservation value of the area or features. Therefore, the mosaic of neutral / calcareous grassland and scrub should be the focus of avoidance, mitigation and compensation efforts. In the latter respect, consideration should be given to using the eastern half of the Lamby Way Landfill Site (that most recently capped) as compensatory habitat under appropriate management. On the basis of the 02/04/19 Memo in response to his original comments, he is satisfied with the principles of mitigation of impacts upon invertebrates, provided further details are incorporated into a Green Infrastructure Statement or GI Mitigation Strategy (GIMS) or similar as below, secured by planning condition.
- 5.17 Section 2.3.7 of the Reptile Mitigation Strategy refers to breeding birds, and states that a check will be made for nesting birds prior to the commencement of clearance. Given that clearance of the site by hand is likely to be a substantial and time-consuming exercise, it should be clear that monitoring for nesting activity should be ongoing throughout the clearance, and not just one check at the start of what may well be a two-month exercise.
- 5.18 Table 1 in the Ecological Appraisal Report proposes a similar measure 'immediately prior to construction commencing'. Assuming the term construction refers to the site clearance prior to installation of the solar panels and infrastructure, again this is may be a lengthy exercise so a single check prior to commencement would not detect any nesting which begins during the clearance. Therefore ongoing or regular surveillance should be used. The Memo in response to his previous draft comments dated 02/04/19 confirms that monitoring for nesting birds will be ongoing as long as site clearance continues.
- 5.19 Table 1 also assesses the impact of the overall scheme as 'Beneficial' partly on the basis that '*Grassland would be maintained beneath the (solar) array which would provide largely undisturbed ground nesting conditions*'. Firstly, he does not accept that installation of the array will leave areas of grassland undisturbed, as installation of concrete plinths, tracking of vehicles and installation of cables and other ancillary infrastructure will inevitably disturb all

grassland within the footprint of the development. Secondly, for some ground nesting birds, an open aspect is important to allow visibility of potential predators, so the solar panels and their plinths would not allow unobstructed views across the grassland. Therefore he does not agree that ground nesting could continue in and amongst the solar array, though if the applicant's ecologist can put forward examples of where ground-nesting birds have continued to breed within a solar array, he would be happy to take this into account. The Memo in response to his previous draft comments dated 02/04/19 accepts that the grassland within the solar array may not be directly suitable for ground-nesting birds' nests, but that it may form part of their foraging habitat. In this context he does not support the general conclusion in Section 7 of the Ecological Appraisal Report '*..the most suitable habitat features for these species would not be significantly impacted by the proposed development.*'. Areas of scrub and grassland within the footprint will be completely lost during construction, and recreated habitats will be managed differently post-installation. Certain species such as reptiles are likely to re-colonise, but the mosaic of rough grassland and scrub will be lost for the lifetime of the development. Appropriate management of the eastern side of the Lamby Way landfill site would allow habitat compensation for both ground and above-ground nesting birds.

- 5.20 Section 4.3.3 of the Ecological Appraisal Report gives examples of some of the plant species recorded in the grassland and other habitats. The applicant's ecologist has confirmed that the plant species already quoted comprise the full list of species observed. From the species given, the site as a whole would qualify as a Site of Importance for Nature Conservation (SINC) for its neutral grassland habitats, and is close to qualifying for calcareous grassland habitats as well, in accordance with the SINC selection criteria that are used. Other habitats such as scrub may also qualify under SINC criteria, and the presence of Flowering Rush *Butomus umbellatus* is a SINC qualifying feature in its own right. As set out in section 1.5.13 of the approved Ecology and Biodiversity TGN, sites which would qualify as SINC's are treated as though they are designated, for the purposes of the planning system.
- 5.21 The presence of a SINC or of SINC-qualifying habitat does not constrain development on a site, but Section 5.5.3 of TAN 5 does state that developer should avoid harm to these habitats where possible, and that where harm is unavoidable it should be minimised by mitigation measures and offset as far as possible by compensation measures designed to ensure that there is no reduction in the overall nature conservation value of the area or features. Therefore, the mosaic of neutral / calcareous grassland and scrub should be the focus of avoidance, mitigation and compensation efforts. In the latter respect, consideration should be given to using the eastern half of the Lamby Way Landfill Site (that most recently capped). Retention of the ponds on site will ensure protection of the Flowering Rush.
- 5.22 He has the following comments on the Ecological Management Plan:
- (i) He does not see the need for use of herbicides to control weeds in areas to be re-seeded, unless of course there are invasive non-

native species such as Himalayan Balsam or Japanese Knotweed Present. Many 'weed' species provide food for invertebrates and birds, and do not need to be controlled. The Memo in response to his previous draft comments dated 02/04/19 confirms that this will be amended such that no herbicides will be used other than if invasive non-native plants are found.

- (ii) Grassland re-seeding. Assuming the seed mix is Germinal RE10 Marginal Land (U20 Grassland) seed mix, then he has no concerns over this.

5.23 Grassland Management states that conservation mowing will take place 2 – 4 times per year. As part of a GI Statement or GIMS he would like extra detail of the timing of this mowing, to ensure that the timing allows for most plants to flower and set seed in the summer. The table in section 4.1 refers to cutting in March and in August, which is likely to be favourable, but if four cuts are used it is not clear when the other two would take place. The Memo in response to his previous draft comments dated 02/04/19 confirms that two cuts in March and August will be used.

5.24 In order to create a smoother ecotone between the planted woodland and the grassland, he would prefer to see a greater proportion of scrub in this buffer zone area, and he does not agree that scrub should be restricted to 2% of this area. Ideally the edge of woodland would grade into smaller scrub or understorey species, then tall ruderals and eventually rough grassland, across the 10 metre buffer zone. Section 3.4 refers to the need to create a graded edge profile, but instead invokes removal and coppicing of trees rather than allowing scrub to develop. In practice he would like to see a combination of both management of woodland and management of grassland and scrub employed to create this graded woodland edge. The Memo in response to his previous draft comments dated 02/04/19 confirms that this type of management will be set out as part of a GI Statement or GIMS.

5.25 He welcomes the proposals to remove arisings of grassland mowing, as this will help maintain the diversity of the sward. However, he questions whether it is feasible to use a baler in between solar panels to collect and bale the resulting hay? If this is not possible then an alternative should be proposed, although cutting and collecting by hand seems equally difficult. Arisings could be used to create and then top up hibernacula and egg-laying piles. The Memo in response to his previous draft comments dated 02/04/19 confirms that this type of management will be set out as part of a GI Statement or GIMS.

5.26 Drainage of the developed site will be required to be sustainable, and to gain approval from the SUDS Approval Body (SAB). One of the six standards to which and SuDS must adhere is Standard 5: Biodiversity, and any mitigation measures designed to counteract ecological impacts caused by construction of the scheme should be able to demonstrate conformity with this standard. For example, installation of solar panels within the catchment of the pond may result in poaching of the ground, and during a rain event result in increased

turbidity of surface water run-off into the pond. Increased turbidity may affect plant and invertebrate life in the pond, thus resulting in a negative impact upon biodiversity. Therefore mitigation measures designed to avoid impacts from the scheme itself should also demonstrate contribution to the biodiversity standard of whatever sustainable drainage scheme is employed.

- 5.27 In accordance with sections 2.4.1 and 2.4.2 of the Green Infrastructure SPG, the culmination of analysis and conclusions of any impact assessments should be used to inform a Green Infrastructure Statement, which shows how all elements of the proposed green infrastructure (retained and new) and any associated uses and movement have a clear role and purpose in the new development. Conclusions drawn from analysis of this resource should be expressed in an illustrative way, in the form of a Green Infrastructure Masterplan or Landscape Masterplan or similar. It would be helpful if such a masterplan included the whole of the Lamby Way site, such that the PV array can be seen in the context of the land use of the eastern half of the Lamby Way site, and proposed changes to public rights of way through the whole site and the nearby Parc Tredelerch and the Rhymney Trail.
- 5.28 The Green Infrastructure Statement will include illustrations, plans and drawings that articulate how reports and technical data (e.g. tree and hedgerow assessments, landscape studies, environmental statements, hydrological reports) have been interpreted spatially. These need to communicate how conclusions have been drawn and how this has informed the design layout and landscape strategy. The GI Statement should incorporate the Ecological Appraisal Report, The Ecological Management Plan, The Reptile Mitigation Strategy and its addendum dated 02/04/19, the Memo in response to his previous draft comments dated 02/04/19, the Overwintering Bird Survey Report from April 2019 and the Statement to Inform the Appropriate Assessment, taking account of his concerns raised as above, and integrate these with requirements for sustainable drainage standards, public rights of way and tree protection. The GI Statement should be secured by a planning condition.
- 5.29 As set out in section 2.4.4 of the approved Green Infrastructure SPG, the Environment (Wales) Act 2016 places a duty upon public bodies such as Cardiff Council to promote the resilience of ecosystems. Similarly, the Guidelines for Ecological Impact Assessment 2016 2nd edition produced by CIEEM require that impacts upon ecosystems are considered as well as those upon habitats and species, for example at sections 1.3, 1.9, 2.3, 4.1 and 4.8 etc. Therefore all major planning applications should set out how impacts upon ecosystems have been assessed, and where necessary, mitigated. This assessment should be included in the Green Infrastructure Statement as above. This will allow Cardiff Council to demonstrate compliance with the ecosystem approach as required by the legislation referred to above. The Memo in response to his previous draft comments dated 02/04/19 confirms that this consideration will be set out as part of a GI Statement or GIMS.
- 5.30 These comments contribute to this Authority's discharge of its duties under Section 6 of the Environment (Wales) Act 2016. This duty is that the Council

must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with this duty the Council will have to take account of the resilience of ecosystems, in particular the diversity between and within ecosystems; the connections between and within ecosystems; the scale of ecosystems; the condition of ecosystems and the adaptability of ecosystems.

- 5.31 The **Shared Regulatory Services, Neighbourhood Services**, is satisfied that a noise assessment is unnecessary for this site as it is highly unlikely that the noise level of the equipment will be audible above existing background noise levels. In respect of the potential for light reflection/glare from the panels, they accept that the panels are designed to accept solar rays rather than reflect. Furthermore, due to the angle of the panels, any residual reflection would be directed away from any potential impacts to the south. They accept that the nearest residential properties are found away from this southern axis e.g. to the south west therefore, mindful of the degree of separation and the relatively low-lying nature of the panels, the odds of any affects materialising are very small.
- 5.32 The Council's **Access Officer** has been consulted and any comments received will be reported to Planning Committee.
- 5.33 The **Operational Manager, Drainage Division**, advises that the application to the SuDs Approval Body (SAB) will assess all relevant surface water drainage issues.
- 5.34 The **Operational Manager, Parks and Sport**, notes that the proposals for the solar panels are located in one part of the site but to enable them to be seen in context he would have liked to have seen a masterplan for the whole of Lamby Way, setting out the different land uses and links to areas beyond the site e.g. the Wales Coastal Path. Past proposals for Lamby Way included use of at least part of the site as public open space. Given the time period involved he no longer has access to these documents or the requirements set out in the original remediation strategy for the site. However given the biodiversity comments and the public benefit there should be a strong argument for the retained eastern part of the site becoming public open space once remediation and settlement has taken place, reflecting the type of open space at Grangemoor Park. This should be combined with a network of footpaths around other parts of Lamby Way outside the solar farm boundary, with the creation of possible links to the existing open space at Parc Tredelerch and improvements to the route of the coastal footpath.
- 5.35 The **Public Rights of Way Officer** advises that the access to construct and manage the site appears to mainly refer to the access track from Lamby Way through the centre of the landfill site. The site layout plan shows a new track being created across the receptor site and through the woodland. The Wales Coast Path (WCP) is also featured parallel to the north of this track. They seek clarification if this is a new route being created and the proposed

construction method. Also if this track is being created, the WCP alignment may need to be realigned to avoid having two parallel routes.

- 5.36 The WCP alignment has not been formally confirmed as the alignment project will require further habitat assessments and approval by Natural Resources Wales as well determining ground conditions for suitability for walkers, etc. The desire is to keep walkers away from the solar farm where possible and use the maintenance tracks as alternative leisure routes for walkers. She requests, if appropriate, planting around the compound at the north of the site for additional screening to create a natural barrier between the walkers and the solar farm. She also queries whether there will be additional CCTV at the start of the track as well as around the perimeter of the solar farm itself.
- 5.37 As there will be public access across the site for the Wales Coast Path and other leisure routes, this will need to be considered for any current proposals if there isn't already something in situ.
- 5.38 The existing dirt track through the centre of the site is being proposed for hardcore base improvements where needed. Most of the route will also be considered as a circular walk option for walkers therefore surfacing will need to be compact and suitable for walkers rather than large stones with an uneven surface.
- 5.39 Clarification is sought whether the perimeter maintenance track surface will also be improved as it is shown as part of the route that will be used to maintain the solar farm. This route will create a circular walk option in the near future and there are several sections that become boggy where potholes have formed over the years from vehicle usage.
- 5.40 The Wales Coast Path and remainder of the Lamby Way site will be kept for the public to access. Therefore the Solar Panel farm project should consider the opportunity to contribute funding for the pedestrian crossing to link public open space at Parc Tredelerch to Lamby Way as part of the WCP and public access, provide biodiversity enhancements and education information as part of this project and contribute to enhancing the existing maintenance tracks and provide interpretation information for the public to view as a welcome benefit for all.

6 EXTERNAL CONSULTEES RESPONSES

- 6.1 **Dwr Cymru Welsh Water** advise that it is unclear if a foul water connection is required to the public sewer. Their response is on the assumption that one is not required, however if a connection is preferred then they kindly ask that they be re-consulted and details of the drainage proposal shared for further assessment. No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon

receipt of detailed site layout plans which should be sent to the address above. The proposed development is crossed by a 63mm distribution watermain. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site. An easement of 4 metres either side of the main is required. Notwithstanding the above, they have no objection to the proposal.

- 6.2 **Glamorgan Gwent Archaeological Trust (GGAT)** has consulted the regional Historic Environment Record and notes that the proposal is located in the Gwent Levels Registered Historic Landscape, specifically the Rumney Historic Character Area (HLCA018) which is described as complex "irregular landscape" with a dispersed settlement pattern. Reclaimed first in the medieval period, the character area has evidence of sea walls originating from this period and evidence of water management. Alluvial deposits are also noted to have preserved archaeological deposits relating to land and water management. The application is also within the Cardiff Archaeologically Sensitive Area.

However, the Modern use of the site as landfill and the subsequent remediation and capping as noted in the supporting information, suggests that any potential buried archaeological resource would be at a great depth. The solar panels will be secured using a ballasted/concrete pad with no penetrative works proposed. The requisite ancillary structures will require raft foundations, but these are unlikely to be of sufficient depth to encounter any potential remains. As a result there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to the Council, they have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

- 6.3 **Natural Resources Wales** have considered the Appropriate Assessment (AA) and the additional information. They provide the following interim comments regarding the AA:

- (i) They still have significant concerns that an adverse effect from the proposed development on the integrity of the Severn Estuary SAC/SPA cannot be ruled out. They recommend a revised AA is prepared which considers the following issues. At present there is a lack of certainty that there will be no adverse effects on the designated site's integrity.
- (ii) The AA has not properly contextualised the findings of the desktop study. The numbers of Redshank and Dunlin species in table 7 (page 15) represent more than 50% of individual Redshank and around 3.5% of individual Dunlin required to meet the conservation objectives of the SAC/SPA, i.e. for Redshank the conservation objective is no less than 2013 individual species.

- (iii) At present the AA does not recognise the significance of these roosts and therefore the potential effects the project may have on the conservation objectives and integrity of the SAC/SPA.
- (iv) Therefore, they cannot rule out an adverse effect from the proposed development on the integrity of the SAC/SPA or that adverse effects can be overcome by the planning conditions proposed in the AA.
- (v) They request to be notified if the Council is minded to grant permission for this planning application, and if the Council intends to proceed under the provisions of Regulation 64 of the Conservation of Habitats and Species Regulations 2017.
- (vi) They would be happy to review a revised AA.

6.4 The **South Wales Police Crime Prevention Design Advisor** has no objection to proposal but recognises the vulnerability of industrial installations to crime. Power supplies are also key to maintaining the economic and social well-being of an area and they need to be protected. South Wales Police welcome consideration given to security such as perimeter fencing and CCTV but would also make the following recommendations:

- (i) Transformer facilities and other key equipment are enclosed and protected either by robust structure or fencing, and fitted with alarms and CCTV to alert and monitor any activity;
- (ii) Perimeter fence complies with LPS 1175 SR1 standards and is installed to leave no gaps between fence and ground level;
- (iii) Gate design proposed shows a climbing step near locking latch this should be redesigned with cover plate to prevent creating a step over;
- (iv) CCTV system should have full day time/night time functionality and have ability to produce evidential quality imagery and all images should have time, date, and camera meta data;
- (v) The site should be signed that CCTV is in operation for safety and security and scheme registered and operated in accordance with DATA Protection legislation.

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted and any comments received will be reported to Planning Committee.
- 7.2 The application was publicised by press and site notices on 7 March 2019 as a major development.
- 7.3 Neighbouring occupiers have been consulted. Any comments received will be reported to Planning Committee.

8. ANALYSIS

8.1 The main considerations of this application are whether it complies with policies relating to renewable energy development, the nature of its impact upon the various nature conservation designations in the vicinity of the site, ground conditions and the impact upon the existing transport network during both construction and operation.

8.2 The provision of solar power is supported by national planning policy:

- (i) *Planning authorities should facilitate all forms of renewable and low carbon energy development. In doing so, planning authorities should seek to ensure their area's full potential for renewable and low carbon energy generation is maximised and renewable energy targets are achieved. (PPW10 paragraph 5.9.1).*
- (ii) *Other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar thermal and PV systems should be supported (TAN8 paragraph 3.15).*

8.3 Paragraphs 5.9.16 to 5.9.18 of Planning Policy Wales Edition 10 (PPW10) state:

"In determining applications for the range of renewable and low carbon energy technologies, planning authorities should take into account the contribution a proposal will make to meeting identified Welsh, UK and European targets; the contribution to cutting greenhouse gas emissions; and the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development.

Planning authorities should give significant weight to the Welsh Government's targets to increase renewable and low carbon energy generation, as part of our overall approach to tackling climate change and increasing energy security. In circumstances where protected landscape, biodiversity and historical designations and buildings are considered in the decision making process, only the direct irreversible impacts on statutorily protected sites and buildings and their settings (where appropriate) should be considered. In all cases, considerable weight should be attached to the need to produce more energy from renewable and low carbon sources, in order for Wales to meet its carbon and renewable targets.

Planning authorities should also identify and require suitable ways to avoid, mitigate or compensate adverse impacts of renewable and low carbon energy development. The construction, operation, decommissioning, remediation and aftercare of proposals should take into account:

- *the need to minimise impacts on local communities, such as from noise and air pollution, to safeguard quality of life for existing and future generations;*
- *the impact on the natural and historic environment;*

- *cumulative impact;*
- *The capacity of, and effects on the transportation network;*
- *grid connection issues where renewable (electricity) energy developments are proposed; and*
- *the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so, consider whether measures to adapt to climate change impacts give rise to additional impacts*

8.4 The Local Development Plan (LDP) Policy KP15 states that increasing the supply of renewable energy should be considered in development proposals and remediating contaminated sites is in Cardiff's long-term sustainable development interests (LDP Policy KP18). LDP Policy EN12 places a requirement on major and strategic development proposals to maximise the potential for renewable energy.

8.5 These policies promoting renewable energy must be considered against policies designed to protect Cardiff's distinctive environmental assets, including local, national and statutory designations. LDP Policy KP16 (Green Infrastructure) recognises the need to protect, enhance and manage the City's network of spaces to ensure their integrity is maintained, whilst accepting that protection and conservation needs to be reconciled with the benefits of development. Specific reference is given to the City's undeveloped coastline, strategically important river valleys including the River Rhymney, and biodiversity interests including designated sites.

8.6 Development judged to cause unacceptable harm to the character and quality of the Wentloog Levels will not be permitted (LDP Policy EN3). The natural heritage, character and other key features of the River Rhymney Corridor will be protected, promoted and enhanced, together with facilitating public access and recreation (LDP Policy EN4). Development will not be permitted that would cause unacceptable harm to site of international or national nature conservation importance and proposals affecting local designations should ensure they maintain or enhance such designations. In such cases where this is not possible and the need for development outweighs the site's conservation importance, applications will need to demonstrate that there is no satisfactory alternative location and provide appropriate compensation to ensure no reduction in the overall value of the area (LDP Policy EN5).

Energy Targets

8.7 The proposals will contribute to the Welsh Government's targets for Wales to generate 70% of its electricity consumption from renewable energy by 2030; for one Gigawatt of renewable energy capacity in Wales to be locally owned by 2030 and for new renewable energy projects to have at least an element of local ownership by 2020.

8.8 The development will also contribute to the wider environmental, social and economic benefits of renewable energy.

Environmental Impact

- 8.9 The application site, being adjacent to the Severn Estuary Marine Sites, and the Severn Estuary Site of Special Scientific Interest (SSSI), amongst other interests, must be carefully considered in respect of its impact upon these designations, which are of international importance.
- 8.10 The Council's Ecologist has undertaken an 'Appropriate Assessment' (AA) on behalf of the Council as the 'competent authority' which concludes that, based upon the submitted application, the proposed development will not have an adverse effect upon the integrity of the Severn Estuary sites, provided certain conditions are attached to any permission. A copy of the AA is appended to this report.
- 8.11 NRW's interim comments are at paragraph 6.3. Although they currently cannot rule out an adverse effect from the proposed development on the integrity of the SAC/SPA, with particular reference to the Redshank and Dunlin bird species, or that adverse effects can be overcome by the planning conditions proposed in the AA, they do state their willingness to consider a revised AA. A revised AA is being prepared and the Council's Ecologist views and NRW's final comments will be reported to Planning Committee.
- 8.12 The Council's Ecologist is satisfied that features of the Severn Estuary SSSI, given they overlap substantially with the international designations, are satisfactorily covered by the AA.
- 8.13 During the course of the application amended and additional information has been received in respect of reptiles. Invertebrates and nesting birds, and an ecology management plan have also been considered in the Ecologist's assessment. He advises that a condition be attached to any decision Members may be minded to grant to secure the submission of a Green Infrastructure Statement. This document will show how the various elements of the green infrastructure and any associated uses and movement have a clear role and purpose in the development. The conclusions and recommendations of the supporting documents will be incorporated into the Statement to ensure that the green resource is protected, enhanced and managed so that its integrity and connectivity is maintained.
- 8.14 There is not considered to be any impact upon existing trees on the site as a buffer of 10 metres will be retained to any site perimeter fencing and 15 metres to any solar panel. The Council's Tree Officer is satisfied that the species and size of trees on the site mean that impacts are unlikely to occur over the lifetime of the development and he notes that a long-term ecological management plan will be conditioned which will provide for management of the young tree belt.
- 8.15 In respect of impact upon the archaeological resource, Glamorgan Gwent Archaeological Trust (GGAT) recognised that the modern use of the site as landfill with subsequent remediation and capping means that any potential buried archaeological resource would be at a great depth. No piling or

penetrative works are proposed. The ancillary structures will be constructed on a raft foundation but GGAT acknowledge that these are unlikely to impact upon the resource.

- 8.16 In respect of flood risk, although sited immediately adjacent to the River Severn and River Rhymney, the topography of the land rises sharply such that the site does not fall within C1 or C2 land on the Development Advice Maps.
- 8.17 Shared Regulatory Services, Environment, considers that their concerns regarding the potential breach of the sealed and capped landfill can be adequately safeguarded through relevant conditions.
- 8.18 Following the introduction of the SuDs Approval Body (SAB) on 7 January 2019, the Operational Manager, Drainage Division has advised that any surface water drainage matters would be assessed under this separate process.

Transportation

- 8.19 The Operational Manager, Transportation, raised no concerns regarding the transport impacts of the development, either during construction or operation. A condition is recommended to ensure the submission and approval of a Construction and Environmental Management Plan (CEMP) prior to the commencement of development to agree phasing of construction works, location of parking and construction compounds, plant and material storage, and pollution prevention measures including control of dust and wheel washing.
- 8.20 On site activity is expected to be minimal following construction. Once operational, the applicant anticipates planned visits to the site every quarter for maintenance activities.

Amenity Considerations

- 8.21 Regarding noise, members are advised to note the comments of the Shared Regulatory Services Neighbourhood Services Officer in paragraph 5.31, who was satisfied that the noise level of the equipment, both during construction and operation, is unlikely to be audible above existing background noise levels.
- 8.22 They also accepted that light and reflection issues would be unlikely to arise due to the design and orientation of the panels in relation to residential properties.
- 8.23 The proposals will not be readily visible from public viewpoints. The development will be most prominent from viewpoints to the southwest, including the Wales Coast Path adjacent to Rover Way and residential properties in Pengam Green, and further away in Rumney to the north. The Landscape and Visual Impact Assessment concludes that the proposals would have a negligible effect during construction and operation on the

landscape and no more than a negligible effect on views. Officers agree with these conclusions.

Cumulative Impact

- 8.24 Aside from the existing wind turbine on Wentloog Avenue approximately 1.8 km northeast of the site, there are no other known renewable energy schemes or any other solar farm developments in the area. Consequently, there is not considered to be any harmful cumulative impact arising from the proposed development.

Grid Connections

- 8.25 The proposed point of connection to the grid would be to an existing substation to the north near the main entrance to Lamby Way. Two potential routes for a separate private wire connection are also being considered however this does not form part of this application; any such connection would be subject to a separate planning application in due course.

Wales Coast Path

- 8.26 Separate to this application, plans are being developed to re-route the existing Wales Coast Path so that it crosses the landfill. The exact alignment of the path is yet to be confirmed however it will not cross the application site. The submitted plans show that the existing maintenance/access track around the perimeter of the site adjacent to the edge of the River Rhymney would be retained outside of the solar farm and would be retained as a future footpath option (either as the official Coast Path route or an alternative footpath option).
- 8.27 The development does not preclude the future public access of parts of the landfill site in line with Policy EN4 (River Corridors).

Other Considerations

- 8.28 *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.
- 8.29 *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.

8.30 *Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

9. CONCLUSIONS

- 9.1 In conclusion, the development is considered to comply with local and national planning policies, which advises Local Planning Authorities to “*facilitate all forms of renewable and low carbon energy development*” and “*give significant weight to the Welsh Government’s targets to increase renewable and low carbon energy generation.*” It will deliver a clear benefit in the form of low carbon electricity generation which supports the development of a prosperous and resilient Cardiff that is aiming to improve its renewable energy production.
- 9.2 The impacts upon the neighbouring nature conservation designations including European Sites, national sites, and protected species have been assessed, with an Appropriate Assessment (AA) being undertaken by the Council to assess the impacts upon the Severn Estuary sites. The Council’s Ecologist is satisfied that there will be no adverse effect upon the integrity of the Severn Estuary sites, nor will there be any harmful impact upon the Severn Estuary SSSI or wildlife interests. Relevant conditions are recommended.
- 9.3 NRW currently take a different view and hold significant concerns regarding the potential for an adverse effect from the proposed development on the integrity of the SAC/SPA. However, revised AA is being prepared to address their current concerns and their final comments will be reported to Committee.
- 9.4 Conditions are recommended in respect of the decommissioning of the operation after its 35 year life span, or sooner if required, and the restoration of the land to its former use.
- 9.5 It is recommended that planning permission be granted subject to relevant conditions, provided that NRW’s concerns regarding the AA are removed before Committee.

Habitats Regulations Appraisal

Severn Estuary Special Protection Area (SPA), Special Area of Conservation (SAC), and Wetland of International Importance (Ramsar Site)

Application No: 19/00397/MJR

Proposal: Installation of a ground-mounted photovoltaic solar farm and ancillary development

Location: Lamby Way Landfill Site, Lamby Way, Wentloog, Cardiff, CF3 2HP

DC Officer: Tim Walter

Contents

- 0 Introduction
- 1 Stage 1 Test of Likely Significance
- 2 Stage 2 Appropriate Assessment
- 3 Conclusion
- 4 Consultation with Natural Resources Wales
- 5 References

Tables

- Table 1 HRA Key Stages
- Table 2 SAC Vulnerabilities
- Table 3 SPA Vulnerabilities
- Table 4 Ramsar Site Vulnerabilities
- Table 5 Birds recorded in Parc Tredelerch
- Table 6 Birds recorded in Cors Crychudd
- Table 7 SPA/Ramsar site individual qualifying species recorded in Rhymney Estuary and Great Wharf
- Table 8 Comparison of likely impacts of the project with categories of operations which may cause deterioration or disturbance
- Table 9 Levels of sensitivity of Severn Estuary SAC, SPA and Ramsar site features to identified pathways for adverse effect
- Table 10 Screened-in Factors
- Table 11 Summary of Test of Likely Significance
- Table 12 Summary of Test of Adverse Effect upon Integrity

Introduction

0.1 This planning application was identified as requiring a Habitats Regulations Appraisal in accordance with section 1.5.11 of the approved Green Infrastructure Supplementary Planning Guidance.

0.2 Under Regulation 63(1) of the Conservation of Habitats and Species Regulations 2017, referred to as the 'Habitats Regulations', a competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which...

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

...must make an appropriate assessment of the implications for that site in view of that site's conservation objectives. In the light of the conclusions of the assessment, the competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site.

0.3 The European Sites considered here are the Severn Estuary Special Area of Conservation (SAC) and the Severn Estuary Special Protection Area (SPA).

0.4 As a matter of Welsh Government policy, Ramsar sites (sites listed under the Ramsar convention as wetlands of international importance) should be treated in the same way as SACs and SPAs, including in particular in relation to the consideration of plans and projects likely to affect them. Therefore following a procedure analogous to Regulation 63 in relation to the Severn Estuary Ramsar Site would also help ensure adherence to WG policy. For the remainder of this document these three designations will be referred to as the Severn Estuary European Marine Site (Severn Estuary EMS).

0.5 This procedure, known as a Habitats Regulations Appraisal (HRA), has been invoked because it has been identified that the current project has the potential to affect the Severn Estuary EMS and it is not directly connected with or necessary to the management of those sites.

0.6 Table 1 below sets out the main stages in undertaking a HRA. The subsequent HRA text will refer to Stage 1, Stage 2 etc as described in this table. It may not be necessary to complete all stages for all factors which may affect the designated sites.

Table 1	
Habitats Regulations Appraisal: Key Stages	
Stage 1	
Screening for likely significant effect	<ul style="list-style-type: none"> ▪ Describe the project being considered ▪ Identify international sites in and around the plan/ strategy area in a search area agreed with the Statutory Body Natural Resources Wales ▪ Examine conservation objectives of the interest feature(s)(where available) ▪ Review proposals and consider potential effects on European sites (magnitude, duration, location, extent) ▪ Examine other plans and programmes that could contribute to in combination effects ▪ Produce Screening Assessment <hr/> <ul style="list-style-type: none"> ▪ <i>If no effects likely – report no significant effect (taking advice from NRW if necessary).</i> ▪ <i>If effects are judged likely or uncertainty exists – the precautionary principle applies proceed to stage 2</i>
Stage 2	
Appropriate Assessment	<ul style="list-style-type: none"> ▪ Agree scope and method of AA with NRW ▪ Consider how project, in combination with other projects, will interact when implemented, taking into account inherent avoidance and mitigation measures (the Appropriate Assessment) ▪ Using the AA, and any conditions or restrictions which may be applied to any planning consent, undertake Integrity Test ▪ Report outcomes of HRA including mitigation measures, conditions or restrictions, and consult with NRW <hr/> <ul style="list-style-type: none"> ▪ If plan will not significantly affect European site proceed without further reference to Habitats Regulations ▪ <i>If effects or uncertainty remain following the consideration of alternatives and development of mitigations proceed to stage 3</i>
Stage 3	
Procedures where significant effect on integrity of international site remains	<ul style="list-style-type: none"> ▪ Consider alternative solutions, delete from plan or modify ▪ Consider if priority species/ habitats affected ▪ Identify ‘imperative reasons of overriding public interest’ (IROPI) economic, social, environmental, human health, public safety ▪ Notify Welsh Government ▪ Develop and secure compensatory measures

0.7 Because the application being considered here is an outline planning application, Regulation 70(3) of the Habitats Regulations applies, i.e. *‘Where the assessment provisions apply, outline planning permission must not be granted unless the competent authority is satisfied (whether by reason of the conditions and limitations to which the outline planning permission is to be made subject, or otherwise) that no development likely adversely to affect the integrity of a European site or a European offshore marine site could be carried out under the permission, whether before or after obtaining approval of any reserved matters.’*

0.8 In simpler terms this means that, taking into account any planning conditions which may be attached to an outline planning consent, that consent cannot permit any subsequent development with could adversely affect the integrity of the Severn Estuary EMS.

0.9 The check for likelihood of significant effects is an initial filter, and should be a relatively quick way of deciding whether the project would be likely to negatively affect the site in a significant way. The subsequent appropriate assessment stage would normally form the more in depth assessment. The term 'likelihood' is important. The test is a likelihood of effects rather than a certainty of effects. The check should only allow those projects to proceed where it is clear that any significant effect is unlikely. If there is doubt and further information is needed, it should be concluded that there is a likelihood of significant effects. In this context, and using the normal meaning of the words, "significant" effects are taken to be effects that are worthy of attention, noteworthy. A likely effect is one that is probable or well might happen. (Tyldesley, D. 2009).

0.10 In the Waddenzee case the ECJ ruled that a project should be subject to appropriate assessment **"if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site, either individually or in combination with other plans and projects"**. This is an important ruling because it establishes that 'likely' should not be interpreted as 'probable' or 'more likely than not'. Rather an effect should be considered likely if it cannot be ruled out on the basis of objective information. (Tyldesley, D. 2009).

0.11 When undertaking an appropriate assessment, the competent authority should distinguish clearly between mitigation (avoidance and reduction) measures and compensatory measures. It should take account of the avoidance and reduction measures built into the project and forming part of the project as proposed or applied for (Tyldesley, D. 2009).

0.12 In considering whether it can ascertain whether the project would have an adverse effect on the integrity of the European site, the competent authority should consider whether the imposition of conditions, or other restrictions, on the project, and the way in which it would be carried out, would enable it to be ascertained that the project would not have an adverse effect on the integrity of the site. (Tyldesley, D. 2009).

0.13 The following definition of the integrity of a site has been adopted by the UK Government. The integrity of the site is *"the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified"*.

0.14 The present HRA report is based upon the 'Statement to Inform an Appropriate Assessment' dated April 2019, submitted in support of the planning application 19/00397/MJR by Arcadis Consulting (UK) Ltd.

1.0 Stage 1

1.1 Project Description (as set out in Design and Access Statement submitted in support of this application)

1.1.1 The site is situated on the eastern edge of Cardiff. To the north there is a car park and recycling plant, to the east a recently capped area of landfill (with landfill areas further beyond), to the southeast and south there is the Severn Estuary/Bristol Channel and to the southwest and west there is the Rhymney River.

1.1.2 The proposed solar project would be located on the capped and restored landfill site (approximately 19 Ha in size). The capping has been ongoing since the 1970s, with final capping completed in 1999. The site has since been restored with new grassland, woodland and ponds being created. The development focusses on the open areas of grassland and does not require the removal of the woodland areas or ponds.

1.1.3 The site clearance works will take place in April / May 2019. The solar farm will be constructed following completion of the clearance works between April / May and September / October 2019.

1.1.4 The proposed development comprises a new 8.7MW ground-mounted solar farm (refer to Figure 1). The proposal includes provision for a galvanized steel mounting structure supported on surface mounted concrete pads. The solar panels (each measuring 1m x 1.67m) are fixed directly to the mounting structure and these are referred to as arrays. The arrays will not exceed 2.8m in height and the lower edge will be around 750mm above ground level (the undulating nature of the ground means this measure cannot be precise). The arrays will face due south and will be spaced between 1.6 and 6.5m apart (depending on the local topography of the site). The panels will be mounted at an angle of between 15 and 25 degrees to the sun. The existing vegetation on the site will remain and be allowed to recover post completion.

1.1.5 The proposed development also requires a number of containerised and similar structures to house high voltage electrical equipment including inverters, transformers and switchgear. Each of these will be set on a concrete raft foundation to spread the load across a wider area.

1.1.6 The panels would be set back from the boundary with the scrub adjacent to the River Rhymney, being retained. It is proposed that the Wales Coastal Path will be rerouted to pass along the southern and western boundaries of the site from its current alignment, which takes it inland to the east of the landfill site. In order to provide areas of open habitat, a 10 m buffer will be retained between the areas of plantation woodland around the site and the perimeter fenceline. The site will be secured using a 2.2m high security fence (agricultural timber and wire fence), with 3-4m high CCTV camera poles located at intervals inside the site and close to the fence. Access would be provided via proposed tracks which will be constructed with hardcore or via injecting cement powder into the top 300mm of the cap.

1.1.7 The installation has been designed to ensure that the existing constraints of the site are properly considered. Nothing will penetrate through the landfill cap. The existing gas management system will be retained and measures to ensure its maintenance have been included in the design including offsets around well heads, maintenance tracks, and access to maintain gas pipework.

1.1.8 Most of the equipment will be brought in by HGV trucks, with around 50 vehicles expected during the construction period. The haul route into the construction site will follow the existing Lamby Way to the north of the proposed development. Access into the construction site will also be located at the northern end of the proposed development site. There will be 5 tracks (4 for transformer stations and 1 for customer substations) across the construction site in order to install the solar farm.

1.1.9 The total construction period is expected to last 12 weeks. The deliveries will be spaced across the construction period, with typically up to 10 a day throughout the construction phase. A Construction and Decommissioning Method Statement will be produced for the proposed development.

1.1.10 During the construction period the following activities will be undertaken:

- site clearance, which will involve clearing vegetation (including a reptile translocation) and marking out the site;
- erecting the security fence, creating internal access roads, compound and crane area;
- installing the concrete foundations and the frames and mounting frames [Note: piling methods will not be used for this activity];
- affixing the panels to the mounting frames and stringing (connecting the panels together);
- trenching for the cable (designed to protect the engineering cap), and laying cables;
- pouring the concrete base for the electrical housing / cabinets (Switchgear, Transformer, Inverters etc.);
- installation of the housing / cabinets;
- erecting pole mounted CCTV cameras;
- connecting all the cables up and backfilling the cable trenches; and
- landscaping works.

1.1.11 The solar development would constitute a temporary development and would be decommissioned at the end of its operational period (approximately 35 years). The decommissioning would typically last a similar length of time and would have similar impacts as the construction phase.

1.2 Designated sites and their features

1.2.1 Severn Estuary Special Area of Conservation (SAC)

SAC Habitat Features

- Estuaries;
- Mudflats and sandflats not covered by seawater at low tide;
- Atlantic salt meadow (*Glauco-Puccinellietalia maritima*).
- Sandbanks which are slightly covered by sea water all the time; and
- Reefs.

SAC Species Features

- Sea lamprey *Petromyzon marinus*;
- River lamprey *Lampetra fluviatilis*; and
- Twaite shad *Alosa fallax*.

1.2.2 Severn Estuary Special Protection Area (SPA)

The Severn Estuary SPA supports internationally important assemblages of wildfowl and waders during the winter months and migratory periods. These designations are based on:

- Internationally important populations of the Annex 1 species Bewick's Swan.
- Internationally important populations of regularly occurring migratory species (Gadwall, Shelduck, Redshank, Dunlin and European White-Fronted Goose).

The site also qualifies as an SPA since it regularly supports in excess of 60,000 waterfowl during the winter. The species listed on the SPA citation as forming part of the assemblage include Wigeon, Teal, Pintail, Pochard, Tufted Duck, Ringed Plover, Grey Plover, Curlew, Whimbrel and Spotted Redshank. Mallard, Lapwing and Shoveler have also been added as a result of the 1995 SPA review.

1.2.3 Severn Estuary Ramsar Site

- Estuaries
- Assemblage of migratory fish species
- Bewick's swan
- European white-fronted goose
- Dunlin
- Redshank
- Shelduck
- Gadwall
- Assemblage of waterfowl

1.3 Conservation Objectives of the Relevant Designated Sites

The Conservation Objectives of the Relevant Designated Sites are taken as set out in the following document:- Natural England & CCW (2009) *The Severn Estuary / Môr Hafren European Marine Site comprising: The Severn Estuary / Môr Hafren Special Area of Conservation (SAC), The Severn Estuary Special Protection Area (SPA), The Severn Estuary / Môr Hafren Ramsar Site. Natural England & the Countryside Council for Wales' advice given under Regulation 33(2)(a) of the Conservation (Natural Habitats, &c.) Regulations 1994, as amended. June 2009.*

1.3.1 The Conservation Objectives of the Severn Estuary SAC are:-

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

Further information on the Severn Estuary SAC can be found at :-

<http://www.jncc.gov.uk/ProtectedSites/SACselection/sac.asp?EUCode=UK0013030>

1.3.2 The Conservation Objectives Severn Estuary SPA are:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

Further information on the Severn Estuary SPA and Ramsar Site can be found at:-

<http://www.jncc.gov.uk/default.aspx?page=2066>.

The Conservation Objectives for the features of the Ramsar site are the same as those for the homologous features of the SAC and SPA.

Further information on the Severn Estuary Ramsar Site can be found at

<http://www.jncc.gov.uk/pdf/RIS/UK11081.pdf>.

1.4 Factors to which site features are sensitive

1.4.1 With reference to the Conservation Objectives for the features of each site, the tables below list the factors to which each feature is sensitive for issues other than harm to birds. These tables are duplicated from those set out in 'Regulation 33' advice for these sites – see references below.

Table 2 SAC Vulnerabilities

Sensitivity		Exposure		Vulnerability	
High sensitivity	OOO O	High Exposure	x x x x	High vulnerability	⊗⊗⊗⊗ ⊗⊗⊗O ⊗⊗⊗x
Moderate sensitivity	OOO	Medium Exposure	x x x	Moderate vulnerability	⊗⊗⊗O ⊗⊗x x ⊗⊗⊗
Low sensitivity	OO	Low Exposure	x x	Low vulnerability	⊗⊗O ⊗xxx ⊗⊗x ⊗xx ⊗⊗ ⊗x
No detectable sensitivity	O	No exposure	x	No vulnerability	⊗O
?S=Insufficient information on sensitivity; ✓ = migratory fish considered to be sensitive, but insufficient information to assess level of sensitivity					Unknown vulnerability

Categories of operations which may cause deterioration or disturbance ²⁵	Annex I features					Annex II species
	Estuaries	Subtidal Sandbanks	Mudflats & sandflats	Atlantic saltmeadow	Reefs	Fish ²⁶
Physical loss						
Removal / substratum loss	⊗⊗⊗⊗	⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗O	⊗x
Smothering	⊗⊗⊗O	⊗⊗x	⊗⊗⊗	⊗⊗⊗O	⊗⊗	⊗x
Physical damage						
Changes in suspended sediment	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗x
Desiccation & changes in emergence regime	⊗⊗O	⊗O	⊗⊗O	⊗⊗OO	⊗O	✓xx
Changes in water flow rate	⊗⊗⊗x	⊗⊗O	⊗⊗⊗x	⊗⊗⊗x	⊗⊗O	✓xx
Changes in wave exposure	⊗⊗⊗⊗	⊗⊗O	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗O	⊗x
Abrasion / physical disturbance (of habitats)	⊗⊗⊗x	⊗⊗x	⊗⊗⊗x	⊗⊗⊗x	⊗⊗O	✓xx
Changes in grazing management	⊗⊗	Not relevant	Not relevant	⊗⊗⊗⊗	Not relevant	Not relevant
Non-physical disturbance						
Noise & visual presence	⊗xx	⊗xx	⊗⊗x	⊗xxx	⊗x	✓xxx
Toxic contamination						
Introduction of synthetic compounds	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗⊗	⊗⊗⊗x	⊗⊗xx	✓xxxx
Introduction of non-synthetic compounds	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗⊗	⊗⊗⊗⊗	?Sxxx	✓xxxx
Introduction of radionuclides	?Sxx	?Sxx	?Sxx	?Sxx	?Sxx	✓xx
Non-toxic contamination²⁷						
Changes in nutrient loading	⊗⊗⊗⊗ ²⁸	⊗⊗xx	⊗⊗⊗x	⊗⊗⊗x	⊗⊗xx	✓xxxx
Changes in thermal regime	⊗⊗⊗	⊗⊗	⊗⊗⊗	⊗⊗	⊗⊗	✓xxxx
Changes in turbidity ²⁹ (light penetration)	⊗⊗x	⊗⊗x	⊗⊗x	⊗x	⊗xx	✓xxx
Changes in salinity	⊗⊗⊗x	⊗⊗⊗x	⊗⊗xx	⊗⊗⊗x	⊗⊗xx	✓xxxx
Changes in oxygenation	⊗⊗⊗x	⊗⊗xx	⊗⊗xx	⊗⊗xx	⊗⊗xx	✓xxxx
Biological disturbance						
Introduction of microbial pathogens	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗xx	?Sxxxx	✓xxxx
Introduction of non-native species	⊗⊗⊗O	⊗⊗O	⊗⊗OO	⊗⊗	?Sxx	✓xx
Selective extraction of species	⊗⊗⊗x	⊗⊗	⊗⊗	⊗⊗	⊗⊗	✓xx

²⁵ For a further explanation of each category see <http://www.marlin.ac.uk/sah/basketemplate.php?benchmarks>

²⁶ River lamprey, sea lamprey & twaite shad

²⁷ All elements of non toxic contamination are interrelated and also link closely with changes in suspended sediment (physical damage)

²⁸ The high natural turbidity of the estuary negates these high levels with algal productivity being generally low – the estuary feature is therefore not considered vulnerable – see section 5.6.1.3.(viii)

²⁹ Turbidity here incorporates light penetration; suspended sediment under ‘changes in suspended sediment’ and its deposition under ‘smothering’

Table 3 SPA Vulnerabilities

Sensitivity		Exposure		Vulnerability	
High sensitivity	OOOO	High Exposure	x x x x	High vulnerability	⊗⊗⊗⊗ ⊗⊗⊗O ⊗⊗⊗x
Moderate sensitivity	OOO	Medium Exposure	x x x	Moderate vulnerability	⊗⊗OO ⊗⊗x x ⊗⊗⊗
Low sensitivity	OO	Low Exposure	x x	Low vulnerability	⊗⊗O ⊗xxx ⊗⊗x ⊗xx ⊗⊗ ⊗x
No detectable sensitivity	O	No exposure	x	No vulnerability	⊗O
?S =Insufficient information on sensitivity				Unknown vulnerability	

Categories of operations which may cause deterioration or disturbance	Internationally important populations of regularly occurring Annex 1 species		Internationally important migratory species and waterfowl assemblage		
	Intertidal mudflats and sandflats	Saltmarsh	Intertidal mudflats and sandflats	Saltmarsh	Hard substrates
Physical Loss					
Removal/substratum loss	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗
Smothering	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗
Physical Damage					
Changes in suspended sediment	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗
Desiccation and changes in emergence regime	⊗⊗O	⊗⊗OO	⊗⊗O	⊗⊗OO	⊗⊗O
Changes in water flow	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗x
Changes in wave exposure	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗
Abrasion / physical disturbance (of habitats)	⊗⊗	⊗⊗O	⊗⊗⊗⊗	⊗⊗⊗x	⊗⊗⊗x
Grazing management	Not relevant	⊗⊗⊗⊗	Not relevant	⊗⊗⊗⊗	Not relevant
Non-physical disturbance					
Noise & visual presence	⊗⊗OO	⊗⊗⊗O	⊗⊗⊗O	⊗⊗⊗⊗	⊗⊗⊗O
Toxic contamination					
Introduction of synthetic compounds	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗x	⊗⊗⊗x
Introduction of non-synthetic compounds	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗x
Introduction of radionuclides	?Sxx	?Sxx	?Sxx	?Sxx	?Sxx
Non-toxic contamination					
Changes in nutrient loading	⊗xxx	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗x	⊗⊗xx
Changes in thermal regime	⊗x	⊗⊗	⊗⊗⊗	⊗⊗	⊗⊗
Changes in turbidity (light penetration)	⊗xx	⊗x	⊗⊗x	⊗x	⊗⊗x
Changes in salinity	⊗xxx	⊗⊗⊗x	⊗⊗xx	⊗⊗⊗x	⊗⊗xx
Changes in oxygenation	⊗xxx	⊗⊗xx	⊗⊗xx	⊗⊗xx	⊗⊗xx
Biological disturbance					
Introduction of microbial pathogens	⊗⊗xx	⊗⊗xx	⊗⊗⊗⊗	⊗⊗xx	⊗⊗⊗⊗
Introduction of non-native species	⊗x	⊗⊗	⊗⊗OO	⊗⊗	⊗⊗OO
Selective extraction of species	⊗⊗O	⊗⊗O	⊗⊗⊗	⊗⊗⊗	⊗xx

Table 4 Ramsar Vulnerabilities (as related to tables 1 & 2 above, and referring to sections and tables in Reg 33 advice (ref 12.1)).

Ramsar interest features	Relevant SAC and SPA features and supporting habitats	Reference section for advice on operations relevant to the Ramsar features
<i>Ramsar Interest feature 1 : Estuaries</i>	SAC: Annex I habitats Estuaries Intertidal mudflats and sandflats Atlantic Salt Meadows	Section 5.6.1 & Table 22 Section 5.6.3 & Table 22 Section 5.6.4 & Table 22
<i>Ramsar Interest feature 2 : Migratory fish assemblage</i>	SAC : Annex II species River lamprey <i>Lampetra fluviatilis</i> ; Sea lamprey <i>Petromyzon marinus</i> ; Twaite shad <i>Alosa fallax</i>	Section 5.6.6 & Table 22 Section 5.6.6 & Table 22 Section 5.6.6 & Table 22
Internationally important populations of waterfowl <i>Ramsar Interest feature 3: Bewick's swan</i> <i>Ramsar Interest feature 4: European white-fronted goose</i> <i>Ramsar Interest feature 5: Dunlin</i> <i>Ramsar Interest feature 6: Redshank</i> <i>Ramsar Interest feature 7: Shelduck</i> <i>Ramsar Interest feature 8: Gadwall</i>	SPA : Internationally important populations of regularly occurring Annex I species (Bewick's swan) SPA: Internationally important populations of regularly occurring migratory species (same species as column to left) Supporting habitats Intertidal mudflats and sandflats Saltmarsh Hard substrates	Section 5.7.1 & Table 23 Section 5.7.2 & Table 23 Section 5.6.3 & Table 22 Section 5.6.4 & Table 22
<i>Ramsar Interest feature 9 Internationally important assemblage of waterfowl</i>	SPA: Internationally important assemblage of waterfowl Supporting habitats Intertidal mudflats and sandflats Saltmarsh Hard substrates	Section 5.7.2 & Table 23 Section 5.6.3 & Table 22 Section 5.6.4 & Table 22

1.5 Baseline Environment

1.5.1 Overview

This section provides details of the ecological information gathered to inform the Stage 1 screening assessment. Reference to site-specific surveys undertaken for the project have been included, where relevant.

1.5.2 Ecological Information

1.5.2.1 The following sources of ecological information have been considered during the screening exercise:

- British Trust for Ornithology (BTO) Bird Track.
- Glamorgan Bird Club (East Glamorgan Bird Atlas).
- Natural England goose and swan functional land Impact Risk Zone (IRZ) buffer.
- BTO Wetland Bird Survey (WeBS) data.
- South East Wales Biodiversity Records Centre (SEWBReC) Records.
- Ecological Surveys of the site.

1.5.2.2 Each of these data sources, and the results of the data gathering exercise is described below.

BTO Bird Track records

1.5.2.3 Bird Track is an online recording portal available through the BTO that anyone can register to use, and enables birdwatchers to upload their sightings. Whilst it cannot necessarily be relied upon to provide accurate and detailed location information of bird sightings; it provides a useful guide as to the presence of large flocks of SPA/ Ramsar site species and covers a much wider area than would be covered by regular, standardised surveys, such as WeBS.

1.5.2.4 A search of the Bird Track records did not identify any records within the proposed development boundary, the nearest records of SPA/ Ramsar site species were more than 2km to the east of the site within the Gwent Levels – Rumney and Peterstone Site of Special Scientific Interest (SSSI).

Glamorgan Bird Club

1.5.2.5 Glamorgan Bird Club hold an online Bird Atlas with records from 421 tetrads within East Glamorgan. The proposed solar farm development lies within tetrad ST271 (Lamby Way). The Atlas includes breeding and wintering records covering a 50-year period. However, for the purposes of this Report, the most recent wintering records, covering 2007 – 2011, were reviewed. The tetrad data shows that there are records of six SPA/ Ramsar site qualifying species (including: Bewick's swan, shelduck, pintail, ringed plover, dunlin and redshank), plus a further 33 species which could form part of the qualifying waterbird assemblage present within tetrad ST271. However, as the tetrad includes the edge of the Severn Estuary SPA/ Ramsar site, Lamby Salt Marsh Site of Importance for Nature Conservation (SINC), and the River Rhymney SINC, it is likely that the records relate to these other more suitable locations, rather than the proposed development site itself.

Natural England goose and swan functional land IRZ buffer (GIS Data)

1.5.2.6 Natural England have produced a swan and goose functional land IRZ buffer, to provide an indication as to the potential for areas to support wintering geese and swans associated with SPA/ Ramsar sites across England and the borders of Wales around the Dee Estuary and the Severn Estuary. The IRZ does not take account of the presence of existing development, as such, being within the buffer does not necessarily mean an area supports suitable habitat, but does provide an indication as to where suitable habitat could be present.

Due to the close proximity of the proposed development site to the Severn Estuary, the site does lie within the goose and swan functional land IRZ buffer.

BTO WeBS data

1.5.2.7 The BTO carry out the WeBS monitoring scheme for non-breeding waterbirds across the UK. Synchronised monthly counts at wetlands of all habitat types, are carried out mainly during the winter period. These WeBS Core Counts are supplemented by occasional WeBS Low Tide Counts undertaken on estuaries, with the aim of identifying key feeding areas. There are four WeBS Core Count sectors adjacent to the proposed development site, as shown below.

Image taken from BTO WeBS website (www.bto.org.uk)

1.5.2.8 Low tide Count data is available for the Severn Estuary; however the most recent data is from 2008/09. Given that this data is now ten years old, and more recent data is available from other sources, it was not deemed necessary to obtain the Low tide Count data.

1.5.2.9 The Core Count sectors adjacent to the proposed development site comprise:

- Parc Tredelerch – Cardiff (Location Code: 60055)
- Cors Crychudd Reen (Location Code: 60011)
- Rhymney Estuary and Great Wharf (Location Code: 61405)
- Peterstone Wentlooge (Location Code: 60401)

1.5.2.10 All of these sectors have been counted in the last five years, and data has been obtained for the three Core Count sectors (Parc Tredelerch – Cardiff, Cors Crychudd Reen, and Rhymney Estuary and Great Wharf) closest to the proposed development.

Parc Tredelerch – Cardiff (Location Code: 60055)

1.5.2.11 This count sector is located to the northwest of the proposed development site. The WeBS data shows that no SPA/ Ramsar site qualifying species have been recorded. However, 13 bird species which would form part of the waterbird assemblage are present within the count sector in small numbers (refer to Table 5).

Table 5: Birds recorded within the Parc Tredelerch - Cardiff count sector

Species	5 yr average (2012/13 – 2016/17)
Canada goose	12
Tufted duck	12
Cormorant	2
Moorhen	8
Black-headed gull	155
Lesser black-backed gull	38
Mute swan	9
Mallard	33
Great crested grebe	6
Grey heron	1
Coot	16
Common gull	1
Herring gull	91

The Cors Crychudd Reen (Location Code: 60011)

1.5.2.12 This Count sector is located to the northeast of the proposed development site. The WeBS data for this Count sector also shows that no SPA/ Ramsar site qualifying species were recorded. However, eight bird species which would form part of the waterbird assemblage are present within the count sector in small numbers (refer to Table 6).

Table 6: Birds recorded within the Cors Crychudd Reen count sector

Species	5 yr average (2012/13 – 2016/17)
Mute swan	6
Canada goose	2
Mallard	16
Little grebe	4
Lamby Way, Rumney, Cardiff	15
Grey heron	1
Moorhen	18
Coot	5

Black-headed gull	1
-------------------	---

Rhymney Estuary and Great Wharf (Location Code: 61405)

5.2.13 This Count sector is located to the south and east of the proposed development site. The WeBS data for this Count sector shows that individual SPA/ Ramsar site qualifying species are present within the count sector (refer to Table 7). Species which would form part of the waterbird assemblage are present within the count sector.

Table 7: SPA/ Ramsar site individual qualifying species recorded within the Rhymney Estuary and Great Wharf count sector

Species	5 yr average (2012/13 – 2016/17)
Ringed plover (on passage)	9
Curlew	4
Dunlin	1500
Pintail	155
Redshank	1167
Shelduck	428
Gadwall	9
Lesser black-backed gull (breeding only)	37
Teal	41

SEWBRcC

1.5.2.14 As part of the desk study for the Preliminary Ecological Appraisal (PEA) of the proposed development, SEWBRcC were contacted for records of protected and/or notable species, including records of SPA/ Ramsar site species. The records from 2008 to 2016, identified one waterfowl species (gadwall), within the site itself, with the remainder of the records outside of the site. Little ringed plover, lapwing, greenshank, kingfisher, and whimbrel were recorded approximately 100m away (associated with the Rhymney River), with records of other waterfowl species being associated with the Severn Estuary.

1.5.2.15 SEWBRcC did not provide any records of qualifying fish species associated with the Severn Estuary SAC/ Ramsar site.

1.5.2.16 Habitat information provided by SEWBRcC identified that the adjacent River Rhymney and Estuary supported the SAC and Ramsar site qualifying habitats Atlantic salt meadow (saltmarsh), Intertidal mudflats and sandflats, and Estuaries.

Ecological Surveys of the Site

1.5.2.17 Ecological surveys have been carried out at the site during 2017 and 2018, including a Preliminary Ecological Appraisal (PEA) (Udall-Martin Associates Ltd, December 2017) and Ground-nesting Bird Surveys (Udall-Martin Associates Ltd, September 2017). Over-wintering bird surveys were not included in the scope of 2017 surveys. Arcadis undertook an over-wintering bird habitat assessment in October 2018 to confirm the suitability of the site for over-wintering birds and no further surveys were required due to poor habitat quality. The County Ecologist agreed that this assessment and the desktop study data would provide sufficient evidence to support the HRA.

Preliminary Ecological Appraisal

1.5.2.18 The Extended Phase 1 habitat survey identified the site as *'dominated by grassland, with scattered and dense patches of scrub, pockets of woodland, a large pond, small pond and several scattered areas of wet pools/marshy areas. The central area of the site comprised reasonably flat ground (although with localised humps and hollows) with the site sloping downwards to the south and west towards the Severn Estuary and Rhymney River respectively.'*

1.5.2.19 The River Rhymney to the west of the proposed site is not within the Severn Estuary SPA/Ramsar site or SAC, however, the desk study undertaken as part of the PEA identified that it is a designated SINC, along with Lamby Saltmarsh SINC to the south of the proposed solar development.

1.5.2.20 Lamby Saltmarsh SINC is described as *'The remnant edges of the originally large Lamby Saltings that were reclaimed by land fill....located on the eastern banks of the River Rhymney, bounded by the Severn Estuary to the south and Lamby tip to the north. The site is important for rare salt-marsh and coastal plants...and as a rest place and breeding site for birds frequenting the Rhymney Estuary for feeding.'*

1.5.2.21 River Rhymney SINC is described as *'One of the three main rivers within Cardiff...Rhymney River Valley Complex SINC, Rhymney Grassland East SINC and Lamby North SINC and Lamby Salt Marsh SINC all bound the River Rhymney SINC towards the south. The river is important for migratory fish, otters, wildfowl and bankside vegetation and acts as a major wildlife corridor. Bats, dormice, grass snakes, eel and trout have been recorded in and around the River Rhymney.'*

1.5.2.22 The Gwent Levels – Rumney and Peterstone SSSI is also located to the east of the site and supports tidal mudflats and saltmarsh, as well as a network of ditches and reens. The area is important during the spring and autumn migration for waders along the west coast of Britain, and also supports large numbers of birds in the winter including oystercatcher, curlew, dunlin, redshank, knot, turnstone, grey plover, shelduck, teal, pintail, wigeon, shoveler, and avocet.

1.5.2.23 The PEA identified that the waterbodies and wet pool/marshy areas within the proposed development site provide potential habitat for waterfowl (species recorded during the protected species walkover survey included common snipe, coot, moorhen, and grey heron), and the site was also identified as suitable for breeding birds. Further bird surveys were carried out in 2017, as described below.

Ground-nesting Bird Surveys

1.5.2.24 The Ground-nesting Bird Surveys were carried out in June and July 2017 (Udall-Martin Associates Ltd, September 2017). The surveys identified the presence of oystercatcher (up to two pairs on the active landfill site) and lapwing (two nests identified, but appeared to fail) on the adjacent landfill site. Neither species were recorded within the proposed development site boundary. Shelduck were also recorded as present to the south-west of the active landfill site, but no breeding was noted. Little grebe, mute swan, grey heron, moorhen and coot were recorded utilising the waterbodies within the survey area, but again were not recorded breeding. Gulls were recorded during the surveys, but no potentially suitable features for nesting were present within the proposed development site. The three gull species (black-headed gull, lesser black-backed gull and herring gull) that were noted were recorded as flying over or loafing on the adjacent roofs of industrial buildings.

1.5.2.25 The presence of these waterbird species suggest that the proposed development site could provide some suitable habitat for over wintering birds - species such as lapwing will utilise the same areas for wintering and breeding. However, the Ground-nesting Bird Survey Report concluded that predation and disturbance on site are major constraints to successful breeding, and these issues would be prevalent during the winter, thereby reducing the sites' potential suitability for over-wintering birds.

Over-wintering Bird Habitat Assessment

1.5.2.26 In order to determine the potential use of the proposed development site for over-wintering birds, a habitat assessment was carried out in October 2018. The assessment identified that the majority of the site supported tall ruderal herbs and scrubby grassland, which was unsuitable for use by the SPA/Ramsar site qualifying bird species, for breeding, foraging or roosting purposes. The pond at the northern end of the proposed development site could be used infrequently by small numbers of ducks, but it was not sufficient in size to be support a significant proportion of the SPA overwintering bird assemblage. It supported densely vegetated margins with no areas suitable for probing waders, such as curlew, redshank or dunlin.

1.5.2.27 It was considered possible that species such as lapwing or shelduck could land within the site and utilise the small number of areas with a shorter sward. However, these habitats were subject to frequent disturbance and were not sufficient in extent to support such species in significant numbers, being generally less than 20m² in size.

1.5.2.28 The boundaries of the site comprised scrub and woodland that screened the proposed development site from the adjacent Severn Estuary and Rhymney River.

1.5.2.29 Despite the poor habitat suitability within the proposed development site, further overwintering bird surveys were undertaken in February and March 2019.

1.6 Potential Impacts Arising From Project

1.6.1 The proposed development site is between 55 and 600 metres to the north of the foreshore of the Severn Estuary, which at this point is designated as a Site of Special Scientific Interest (SSSI), as a Special Area of Conservation (SAC), is classified as a Special Protection Area (SPA), and listed as a Ramsar site.

1.6.2 However, the proposed development will not encroach upon the Severn Estuary EMS, so there is no potential for effects due to land take or immediate physical disturbance of habitats. Nonetheless, mindful of the vulnerabilities in Section 1.4 above, there is potential for the proposed development to have the following impacts:

- Direct habitat and species loss associated with European sites.
- Habitat degradation as a result of increased air pollution.
- Changes in water quality within the European sites.
- Loss of habitat functionally linked to a European site (i.e. used by overwintering or passage birds for foraging).
- Disturbance/displacement to species using the adjacent Rhymney River and Severn Estuary.

1.6.3 These impacts correlate with the categories of operations which may cause deterioration or disturbance as set out in tables 2 to 4 above, as follows:-

Table 8. Comparison of likely impacts of the project with categories of operations which may cause deterioration or disturbance		Impacts arising from proposed development as set out above				
		Direct habitat and species loss associated with European sites.	Habitat degradation as a result of increased air pollution.	Changes in water quality within the European sites.	Loss of habitat functionally linked to a European site (i.e. used by overwintering or passage birds for foraging).	Disturbance/displacement to species using the adjacent Rhymney River and Severn Estuary.
Categories of operations which may cause deterioration or disturbance as set out in tables 2 to 4 above	Noise & Visual presence	N	N	N	Y	Y
	Introduction of synthetic compounds	N	Y	Y	N	N
	Introduction of non-synthetic compounds	N	Y	Y	N	N
	Changes in nutrient loading	N	Y	Y	N	N
	Smothering of habitats	N	Y	Y	N	N
	Removal / substratum loss	Y	N	N	Y	N
	Selective extraction of species	Y	N	N	N	N

1.6.4 Tables 2 to 4 above also set out the levels of sensitivity of each of the features of the designations to the categories of operations which may cause deterioration or disturbance. These are summarised in Table 6 below. These levels of sensitivity will be used to assess the likelihood of any significant effect and subsequently and any adverse effect upon the integrity of the Severn Estuary EMS.

Table 9. Levels of sensitivity of Severn Estuary EMS features to identified pathways for adverse effect.

Receptors – Severn Estuary EMS Features		Pathway for adverse effect								
		Mobilisation of existing ground/groundwater contaminants		Disturbance		Smothering	Changes in nutrient loading		Removal / substratum loss	Selective extraction of species
		Toxic Contamination – Introduction of Synthetic Compounds	Toxic Contamination – Introduction of Non-synthetic Compounds	Noise	Visual	Dust	Dust	Surface water run-off		
SAC Annex I Habitats	Estuaries	High	High	Low	Low	High	Low	Low	High	High
	Subtidal Sandbanks	High	High	Low	Low	Low	Moderate	Moderate	Moderate	Low
	Mudflats & sandflats	High	High	Low	Low	Moderate	High	High	High	Low
	Atlantic Salt-meadow	High	High	Low	Low	High	High	High	High	Low
	Reefs	Moderate	Unknown	Low	Low	Low	Moderate	Moderate	Low	Low
SAC Annex II Species	Fish	Unknown	Unknown	Unknown	Unknown	Low	Unknown	Unknown	Low	Unknown
Habitats of SPA Annex I species	Intertidal mudflats & sandflats	Moderate	Moderate	Moderate	Moderate	Moderate	Low	Low	High	Low
	Saltmarsh	Moderate	Moderate	High	High	Moderate	High	High	High	Low
Habitats of SPA migratory species and waterfowl assemblage	Intertidal mudflats & sandflats	High	High	High	High	Moderate	High	High	High	Moderate
	Saltmarsh	High	High	High	High	Moderate	High	High	High	Moderate
	Hard substrates	High	High	High	High	Moderate	Moderate	Moderate	High	Low

1.6.5 Therefore in summary, looking at the factors which may affect the features of the Severn Estuary EMS from section 1.6.2 above, the likelihood or magnitude of impact from Table 6 above is summarised as follows:-

Table 10. Likelihood / magnitude of impact of screened-in factors	
Screened-in factors from Section 1.6.2 above	Maximum Likelihood / magnitude of impact for any Severn Estuary EMS feature from Table 6 above
Direct habitat and species loss associated with European sites.	High
Habitat degradation as a result of increased air pollution.	High
Changes in water quality within the European sites.	High
Loss of habitat functionally linked to a European site (i.e. used by overwintering or passage birds).	High
Disturbance/displacement to species using the adjacent Rhymney River and Severn Estuary.	High

1.6.6 The potential impacts from section 1.4.2.2 above are considered in turn, as part of the test of likely significant effect, in the following section.

Test of Likely Significance

1.7 Direct habitat and species loss associated with European sites

1.7.1 The proposed solar farm is located outside the Severn Estuary SPA/ Ramsar site/ SAC boundary and therefore, there would be no direct habitat or species loss within the Severn Estuary SPA/ Ramsar site/ SAC as a result of the proposed development.

1.7.2 Therefore this potential impact pathway has been screened out of further assessment as there is no likely significant effect alone and/ or in combination with any other plans or projects.

1.8 Habitat degradation as a result of air pollution

1.8.1 Changes in air quality from increased traffic and development could have impacts on European sites through an increase in nitrogen deposition which could occur as a result of construction activities in the vicinity of European sites. Given the proximity of the proposed development to the Severn Estuary, there is the potential for air quality impacts.

1.8.2 The Site Improvement Plan for the Severn Estuary (Natural England, 2015) identified the risk of atmospheric nitrogen deposition as a potential pressure/threat to the European sites. The plan states that:

'Activities around the Estuary include fertiliser application, potentially dairy and poultry production, road traffic, industry (including power stations), and shipping which are all sources of nitrogen pollution. Nitrogen deposition exceeds site relevant critical loads, with potential impacts on vegetation structure and diversity.'

1.8.3 The Site Improvement Plan includes the following qualifying features of the Severn Estuary which are sensitive to nitrogen deposition: gadwall, Estuaries, Atlantic salt meadows, sea lamprey, river lamprey, Twaite shad, and the waterbird assemblage. The only potential impact pathway associated with air pollution and the proposed development would be through increased traffic during the construction phase. Given that the construction works (and any future decommissioning works) will take place outside of the main winter period, there would be no direct impacts on gadwall or the waterbird assemblage. The remaining features could be present within 200m during the construction phase.

1.8.4 Current air quality guidance suggests that any construction sites or routes used by construction vehicles within 50 m of a designated site¹; and the presence of any European site within 200 m of the main access roads used by HGVs accessing the site² could lead to likely significant effects on the European site during the construction phases of new development.

1.9 Changes in water quality within the European sites

1.9.1 Changes in water quality as a result of the proposed development could have impacts on European sites. For example, damaging the engineering cap of the landfill site could release contaminants into the Rhymney River/ Severn Estuary, there is an increased risk of potential pollution incidents, and potential increases in suspended sediments resulting in ecological effects, such as the direct loss of habitats caused by re-deposition of suspended sediment, and the consequential health or mortality effects on prey species, particularly invertebrates associated with the intertidal mudflats.

1.9.2 The Site Improvement Plan for the Severn Estuary (Natural England, 2015) identified the risk of water pollution as a potential pressure/threat to the European sites. The plan states that:

'There is uncertainty over water quality in the Estuary due to diffuse (including agricultural) or direct pollution (e.g. industrial, sewage treatment works, thermal, radioactive). There is a requirement for better understanding of water and sediment quality issues. The Severn River Basin Management Plan identifies that 17 % of the estuarine waterbodies in the river basin district currently achieve good ecological status while the others are at moderate status. Macrophytobenthos (benthic macro algae) have been identified in localised hotspots and may be having adverse impacts on the invertebrate communities there. The extent of issues like this, the presence and mobilisation of a range of contaminants and reasons behind the moderate statuses need to be understood. This includes analysis of current data and consideration of potential issues with contaminants in sediment.'

1.9.3 The Site Improvement Plan includes the following qualifying features of the Severn Estuary which are sensitive to water pollution: gadwall, dunlin, common redshank, greater white-fronted goose, subtidal sandbanks, Estuaries, intertidal mudflats and sandflats, reefs, Atlantic salt meadows, sea lamprey, river lamprey, twaite shad and the waterbird assemblage.

¹ Institute of Air Quality Management (IAQM), Guidance on the assessment of dust from demolition and construction (2014)

² Design Manual for Roads and Bridges, Volume 11, Section 3, Part 1, HA 207/07 – Air Quality, Highways Agency, 2007.

1.9.4 Based on the available construction information, the solar farm will be fixed to the ground via structural supporting units with concrete shoe foundations. The access routes will be laid over the existing ground, and there will be no ground penetration below 1m (refer to Section 2 for further details). The engineering cap on the landfill will not be affected by the works and as such, no release of contaminants are predicted from the landfill during the construction, operational or decommissioning phases of the development.

1.9.5 There is a potential impact pathway of water quality impacts during construction if no mitigation was put in place.

1.10 Disturbance/displacement to species using the adjacent Rhymney River and Severn Estuary

1.10.1 There is the potential to disturb qualifying species within European sites, in particular birds, during the construction and operational phases of new developments. Disturbance/displacement could occur as a result of the following:

- Noise and visual disturbance to overwintering birds during the construction and decommissioning phases of the solar farm.
- Potential collision with the new solar panels and visual disturbance to overwintering birds during operation, from glare.

1.10.2 The Site Improvement Plan for the Severn Estuary does not include effects associated with disturbance/ displacement (as a result of construction activities/ operational stage) as a potential threat on the European site.

1.11 Noise and visual disturbance to overwintering birds during the construction and decommissioning phases of the solar farm

1.11.1 The information presented in the baseline (Section 5) indicates that the River Rhymney SINC, Lamby Saltmarsh SINC and adjacent estuarine habitat of the Severn Estuary provide roosting and foraging areas for SPA/ Ramsar site qualifying features.

1.11.2 There is potential for disturbance/displacement effects on the over-wintering and passage SPA/Ramsar site qualifying bird species using the adjacent habitats during the construction or decommissioning phases of the project without mitigation.

1.11.3 As a general rule, a distance of 200m between the receptor (i.e. the birds) and the activity (i.e. construction) is taken as the maximum distance over which the activity can affect the receptor. The roughly half of the proposed project is within 200m of mean high water, and therefore potentially all installation works at this site may cause disturbance to wetland birds on the foreshore.

1.12 Potential collision with the new solar panels and visual disturbance to overwintering birds during operation, from glare

1.12.1 Given the proximity of the SPA/ Ramsar site to the proposed development site, there is the potential for visual disturbance to overwintering birds during the operational phase, from glare, and the potential for collision with the new solar panels.

1.12.2 Although there is the potential for birds to collide with the solar panels, there is little scientific evidence that this is actually the case. A study by DeVault et al (2014) conducted 515 bird surveys at solar PV sites, but found no obvious evidence for bird casualty caused by solar panels. The literature review carried out by Natural England (Natural England, 2017) concluded that current evidence suggests that bird collision risk from solar panels is very low and that there is likely to be more of a collision risk to birds presented by infrastructure associated with solar PV developments, such as overhead power lines.

1.13 Loss of habitat functionally linked to a European site

1.13.1 Functionally-linked land is considered to be any land outside of a European site, which is regularly used by significant numbers of birds that are qualifying interest features of that European site. The Site Improvement Plan for the Severn Estuary does not include loss of functionally-linked land as a potential threat to the European sites.

1.13.2 The information presented in the baseline section of this report (refer to Section 5), including an overwintering bird habitat assessment of the proposed development site, indicates that the land within the proposed development site is largely unsuitable for supporting breeding, foraging and roosting SPA/ Ramsar site species. Although small areas of habitat offered some potential to support SPA/Ramsar site species, these were assessed by experienced ornithologists as being unsuitable to support significant numbers of birds due to their limited extent, sub-optimal habitat suitability, predation and frequent levels of disturbance from the active landfill site. Furthermore, the most suitable habitats, namely the waterbody within the proposed development site, would be retained as part of the development proposals.

1.13.3 The desk study data shows that surrounding habitats including the Severn Estuary SPA/ Ramsar site itself, the River Rhymney SINC, Lamby Saltmarsh SINC and the Gwent Levels – Peterstone SSSI provide more suitable foraging and roosting habitat, and regularly support SPA/ Ramsar site species during the over-winter period (as indicated by the WeBS data (refer to Section 5)).

1.13.4 Given the poor suitability of the proposed development site for SPA/Ramsar site species it is not considered to be functionally linked land to the Severn Estuary SPA/ Ramsar site. As such, there would be no likely significant effect on the qualifying features of the Severn Estuary SPA/ Ramsar site as a result of the loss of 19ha of sub-optimal habitat under the footprint of the proposed solar farm.

1.13.5 Further overwintering and migratory bird surveys on the application site in February and March 2019 did not detect any birds which are features of the Severn Estuary EMS using the habitats on site, other than a pair of Mallards.

1.13.6 This potential impact has been **screened out** of further assessment alone and/ or in combination.

1.14 Results of the Test of Likely Significance

The results of the Test of Likely Significance are set out in the table below. Where likely significant effect has been identified, the relevant factors will be considered in turn in the Appropriate Assessment section below.

Table 11 – Summary of Test of Likely Significance	
Factor	Likely Significant

	Effect?
Direct habitat and species loss associated with European sites	No
Habitat degradation as a result of air pollution	Yes
Changes in water quality within the European sites	Yes
Loss of habitat functionally linked to a European site	No
Disturbance/displacement to species using the adjacent Rhymney River and Severn Estuary	
(i) Noise and visual disturbance to overwintering birds during the construction and decommissioning phases of the solar farm	Yes
(ii) Potential collision with the new solar panels and visual disturbance to overwintering birds during operation, from glare	Yes

2.0 Appropriate Assessment

2.1 Habitat degradation as a result of air pollution

2.1.1 Based on the available construction information, the construction site for the proposed development would be more than 50m from the edge of the European site; therefore, potential air quality impacts associated with the construction site itself can be ruled out. The proposed haul routes would use Lamby Way to the north of the proposed development and access the site at the northern end of the construction area. Lamby Way is over 700m from the Severn Estuary, and the entrance to the construction site would be more than 400m from the Severn Estuary. Potential impacts associated with the construction can therefore also be ruled out. The decommissioning site and haul routes would be expected to be the same as those used for the construction phase.

2.1.2 Furthermore, Shared Regulatory Services in their responses to consultation have not raised any issues in regards to impacts upon air quality. Therefore due to the distance of haul routes from the Severn estuary European Sites, there would be no air quality impacts associated with the operational phase of the proposed solar farm and no adverse effects on the integrity of the Severn Estuary EMS and no need to progress to Stage 3.

2.2 Changes in water quality within the European sites

2.2.1 In order to protect water quality during the construction and decommissioning phases of the development as a result of potential pollution incidents, or run off from the construction site, the Construction and Decommissioning Method Statement will include water quality protection measures. These will comprise best practices and measures set out within relevant CIRIA publications, such as:

- undertaking regular checking of waterbodies located near areas of construction works for changes in water quality;
- avoiding spillages by using bunds around storage tanks to prevent leakages,
- use of drip trays around mobile plant,
- designating specific areas for re-fuelling to prevent run off; and
- use of grips, sumps, straw bales and sediment trap to capture silt, if required.

These will be secured by a planning condition.

2.2.2 These standard pollution protection measures are considered sufficient to protect water quality within the Severn Estuary SPA/ Ramsar site/ SAC during the construction and

decommissioning phases of the proposed development, and no likely significant effects on water quality of the adjacent European sites are predicted.

2.2.3 Taking into account the above mitigation measures, there will be no adverse effect on the integrity of the Severn Estuary EMS and no need to progress to Stage 3.

2.3 Noise and visual disturbance to overwintering birds during the construction and decommissioning phases of the solar farm

2.3.1 To avoid this impact, no construction or decommissioning works will take place during the main overwintering period when over-wintering and passage qualifying species associated with the Severn

Estuary SPA/ Ramsar site would be present. All construction works, including site clearance and construction of the solar arrays will be completed prior to the main winter period 2020/2021, although minor works would continue into October, the majority of the works would already be completed by this time. Decommissioning would be expected to take place during the summer of 2054. The timing of the works will mean that visual and noise disturbance to birds will be avoided and this will be secured by a planning condition.

2.3.2 The Severn Estuary Ramsar site includes lesser black-backed gull as a qualifying feature during the breeding season. Although recorded in small numbers (less than 1% of the SPA/Ramsar site population) during the ground-nesting bird surveys (Udall-Martin Associates Ltd, September 2017), no record of breeding was noted. Taking into account the timing of the works and the lack of breeding lesser black-backed gull there will be no adverse effect on the integrity of the Severn Estuary EMS.

2.4 Potential collision with the new solar panels and visual disturbance to overwintering birds during operation, from glare

2.4.1 Given the small-scale of the proposed solar farm and the positioning of the arrays, which by design, allows gaps in between the banks of panels to break up the surface, potential impacts associated with collision with the panels are considered unlikely.

2.4.2 Although there is the potential for glare from the new solar arrays, the solar farm will be screened from the adjacent River Rhymney and Severn Estuary from existing woodland and scrub at the edge of the site. This woodland / scrub vegetation is outside the proposed development site so would not require the removal of this screening vegetation. In addition, as described in the previous paragraph, the design of the solar farm means that gaps will be left between the banks of panels to break up the surface, further reducing the likelihood of solar glare. Given the retention of screening vegetation around the edge of the proposed new solar farm, and the positioning of the arrays, potential impacts associated with glare are considered unlikely.

2.4.3 Furthermore, the efficiency of solar panel depends upon them absorbing as much solar radiation as possible, rather than reflecting it, so they are inherently designed to reduce glare.

2.4.4 Therefore, given the mitigation measures outlined above no adverse effects on the integrity of the Severn Estuary EMS would occur and there is no need to progress to Stage 3.

2.5 Other plans and programmes that could contribute to in combination effects

2.5.1 Consideration of In-Combination effects has identified two projects:

- The Frag Tip Application (Parc Calon Gwyrdd 17/02909/MNR)
- Flood risk management works comprising a new sea wall at Tremorfa (at business case stage completion design estimated February 2020)

2.5.2 The Appropriate Assessment for the Frag Tip application has concluded no adverse effect on the integrity of the Severn Estuary SAC/SPA/Ramsar. No residual effects have been identified, therefore there will be no In-Combination effects in association with Frag Tip.

2.5.3 The proposed new sea wall is on the south side of the Rhymney River directly opposite Lamby Way. There is the potential for both developments acting together to cause disturbance to overwintering bird species using the Rhymney Estuary. However, as the construction works for Lamby way will be completed before the main 2019/2020 bird overwintering period and the flood risk works will only be at completion of design stage by 2020 this is can be ruled out as the projects will not be constructed during the same time period.

2.5.4 Therefore, no residual effects have been identified and no adverse effects on the integrity of the Severn Estuary SAC/SPA/Ramsar site are envisaged.

2.6 Summary of the results of the assessment of adverse effects on the integrity

2.6.1 A summary of the results of the assessment of adverse effects on the integrity of the Severn Estuary EMS is given in the following table

Table 12 – Summary of Test of Adverse Effect upon Integrity		
Factor	Adverse Effect upon Integrity?	
	Alone	In Combination
Habitat degradation as a result of air pollution	No	No
Changes in water quality within the European sites	No	No
Noise and visual disturbance to overwintering birds during the construction and decommissioning phases of the solar farm	No	No
Potential collision with the new solar panels and visual disturbance to overwintering birds during operation, from glare	No	No

3. Conclusion

3.1 It is the conclusion of this Habitats Regulation Appraisal that, based upon the planning application and supporting documents as submitted, and provided the suggested planning conditions are attached and implemented, **the proposed development will not have an adverse effect upon the integrity of the Severn Estuary EMS.**

4. Consultation with Natural Resources Wales

4.1 In accordance with Regulation 61(3) of the Conservation of Habitats and Species Regulations 2010 (as amended):- *‘The competent authority must for the purposes of the assessment consult the appropriate nature conservation body and have regard to any representations made by that body within such reasonable time as the authority specify’.*

4.2 NRW should be consulted on the present HRA and their comments incorporated into a finalized HRA.

5. References

The Conservation of Habitats and Species Regulations 2017
<https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

European Commission (EC) (2000) Managing Natura 2000 Sites: The Provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.

EC (2001) Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.

EC (2007) Guidance Document on Article 6(4) of the 'Habitats Directive' 92/43/EEC. Clarification of Concepts of: Alternative Solutions, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence, Opinion of the Commission.

IAQM (2012) *Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites*, [Online], Available: www.iaqm.co.uk/guidance.html.

IAQM (2016) *Guidance on the Assessment of Dust from Demolition and Construction v1.1*.

Natural England & CCW (2009) *The Severn Estuary / Môr Hafren European Marine Site comprising: The Severn Estuary / Môr Hafren Special Area of Conservation (SAC), The Severn Estuary Special Protection Area (SPA), The Severn Estuary / Môr Hafren Ramsar Site. Natural England & the Countryside Council for Wales' advice given under Regulation 33(2)(a) of the Conservation (Natural Habitats, &c.) Regulations 1994, as amended. June 2009.*

Tyldesley, D., (2009) Draft Guidance for Plan Making Authorities in Wales: The Appraisal of Plans under the Habitats Directive, for Countryside Council for Wales CCW Bangor.

'Waddenzee ruling' Case C-127/02, JUDGMENT OF THE COURT (Grand Chamber) 7 September 2004 (1) (Directive 92/43/EEC – Conservation of natural habitats and of wild flora and fauna – Concept of 'plan' or 'project' – Assessment of the implications of certain plans or projects for the protected site).

DESIGN KEY

Cardiff Council Ownership

Site Boundary

No.	Revision/Issue	Date

PROJECT DETAILS

Lamby Way
Unnamed Road,
Rumney, Cardiff
CF3 2HP

TOTAL POWER: 8,746.08 kWp (DC)

No. of MODULES: 30,688

MODULE POWER: 285Wp

INVERTERS: 120x60kVA@25C
Total 7,200kW (AC)

Gates: 5

No. of CCTV: 39

NOTES:

PROJECT: Lamby Way

DESCRIPTION: Site Location Plan

DRAWING No.: LAM-DWG001.1

DRAWN by: Davide Orio

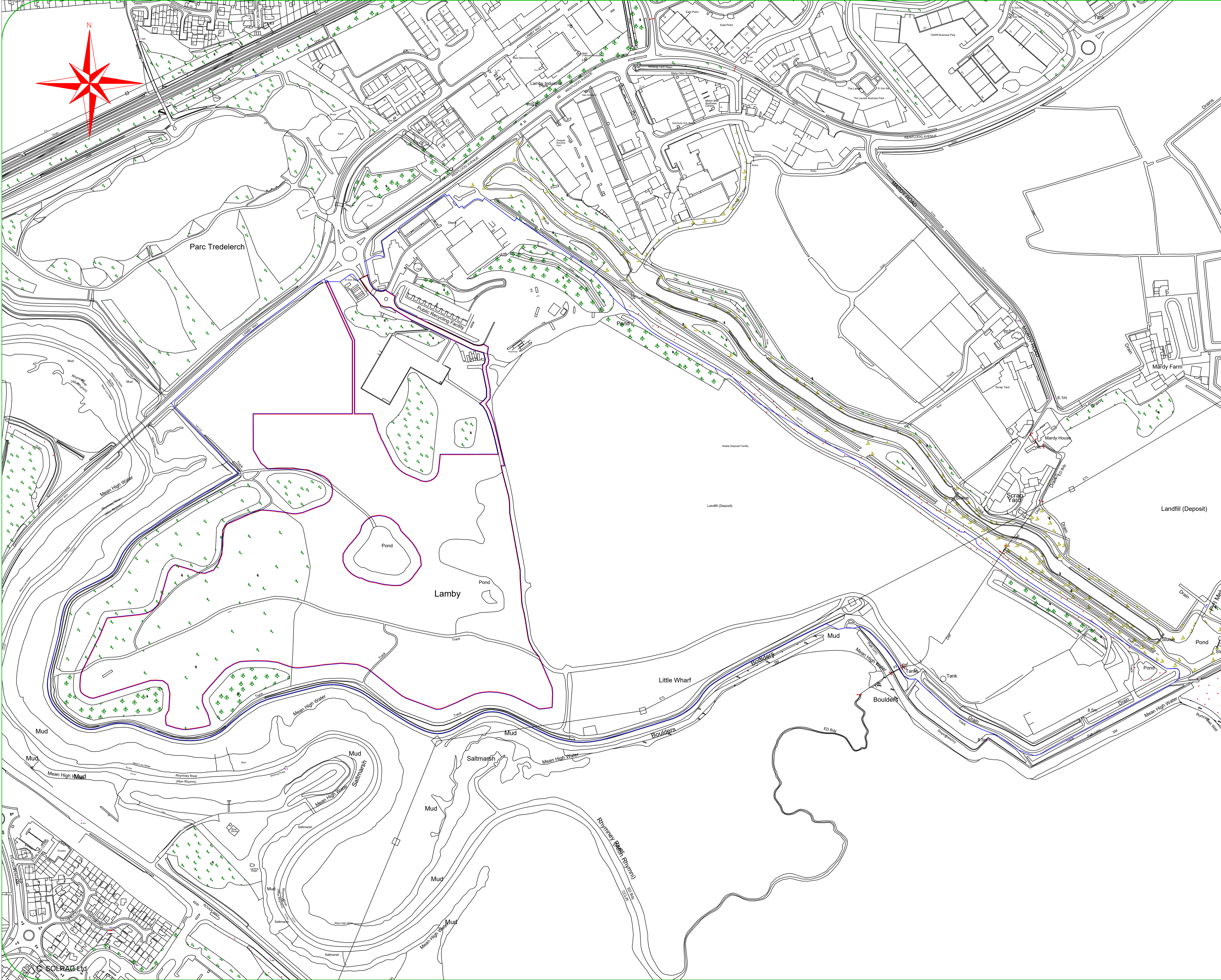
CHECKED by: Carlos Javier

APPROVED by: Carlos Javier

Date: 10/01/2019

ISSUE: V3

SCALE: 1:2500 @ A1



DESIGN KEY

- Blue Line
- Red Line
- Gate
- Footpath
- Track
- Transformer
- Substation
- Access Track

No.	Revision/Issue	Date

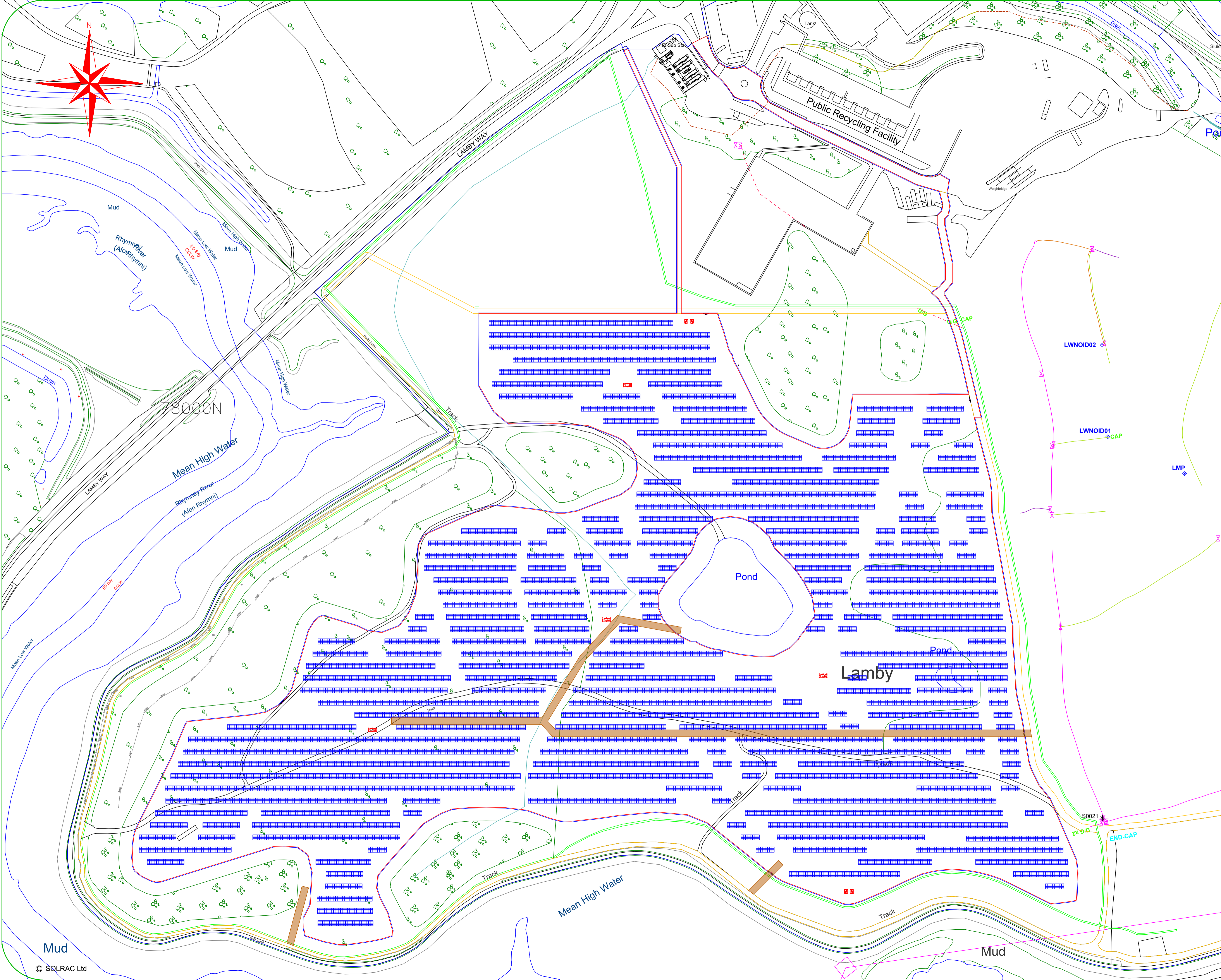
PROJECT DETAILS

Lamby Way
 Unnamed Road,
 Rumney, Cardiff
 CF3 2HP

TOTAL POWER:	8,746.08 kWp (DC)
No. of MODULES:	30,688
MODULE POWER:	285Wp
INVERTERS:	120x60kVA@25C Total 7,200kW (AC)
Gates:	5
No. of CCTV:	39

NOTES:

PROJECT:	Lamby Way
DESCRIPTION:	Solar Array Layout
DRAWING No.:	LAM-DWG003
DRAWN by:	Davide Orio
CHECKED by:	Carlos Javier
APPROVED by:	Carlos Javier
Date:	21/03/2019
ISSUE:	V2
SCALE:	1:1250 @ A1



DESIGN KEY

No.	Revision/Issue	Date

PROJECT DETAILS

Lamby Way
 Unnamed Road,
 Rumney, Cardiff
 CF3 2HP

TOTAL POWER: 8,746.08 kWp (DC)

No. of MODULES: 30,688

MODULE POWER: 285Wp

INVERTERS: 120x60kVA@25C
 Total 7,200kW (AC)

Gates: 5

No. of CCTV: 39

NOTES:

PROJECT: Lamby Way

DESCRIPTION: Mounting System Elevation

DRAWING No.: LAM-DWG004.2

DRAWN by: Davide Orio

CHECKED by: Carlos Javier

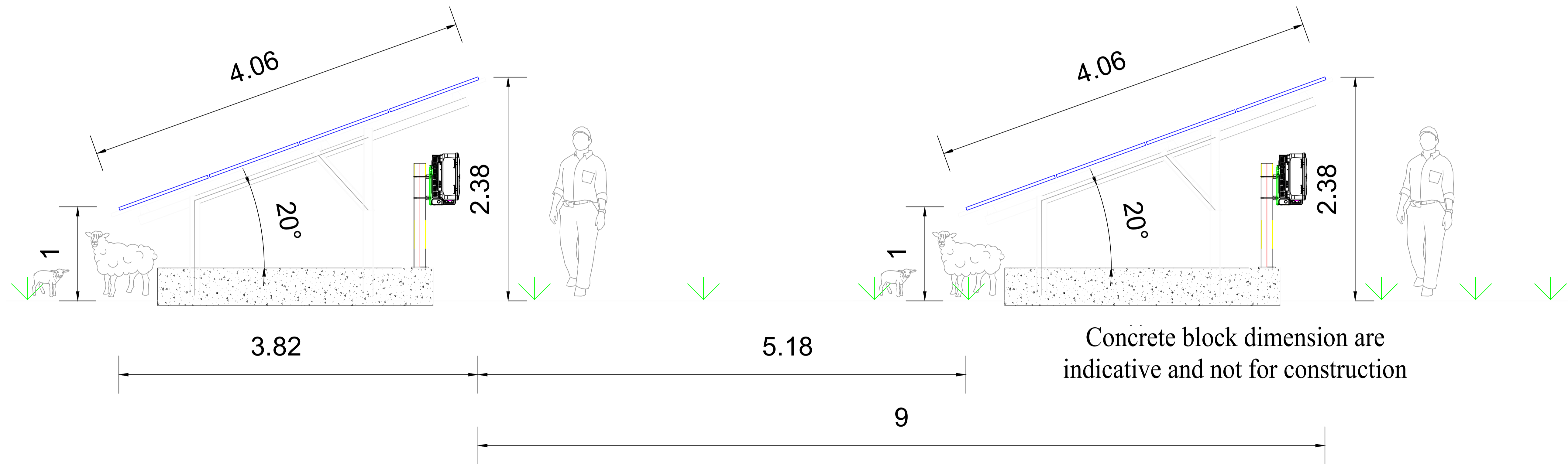
APPROVED by: Carlos Javier

Date: 11/01/2019

ISSUE: V1

SCALE: 1:25 @ A1

Solar Panel Framing System - Side



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

LOCAL MEMBER OBJECTION, PETITION

COMMITTEE DATE:

APPLICATION No. **19/00491/DCH** APPLICATION DATE: **01/03/2019**ED: **TROWBRIDGE**

APP: TYPE: Householder Planning Permission

APPLICANT: ACTION FOR CHILDREN
 LOCATION: 6 CLOS ELPHAN, ST MELLONS, CARDIFF, CF3 2AE
 PROPOSAL: CONVERSION DOUBLE GARAGE INTO RESIDENTIAL
 ACCOMODATION PARKING PROVISION ADJUSTED
 EXTERNALLY

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

1. The development permitted shall be commenced before the expiration of five years from the date of this planning permission.
Reason: In accordance with the provisions of Sec. 91 of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans:
 - T2396/PA/02 – Proposed Block Plan
 - T2396/PA/05A – Proposed Plans
 - T2396/PA/06A – Proposed 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. The converted habitable space (i.e. 'hobby/IT' and 'staff bedroom'), hereby approved, shall only be utilised for purposes ancillary to the lawful use of the dwellinghouse.
Reason: For the avoidance of doubt to the extent of the planning permission in the interests of the amenities of the area and neighbouring occupiers in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
4. The 'parking spaces' shown on dwg. no. T2396/PA/02 shall be porous or permeable; or provided to direct run-off water from the surface to a porous or permeable area or surface within the curtilage of the dwellinghouse; and permanently maintained so that it continues to comply with these requirements.
Reason: In the interests of water sensitive design to ensure the risks

and consequences of flooding are not increased in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

1. DESCRIPTION OF THE SITE AND AREA

- 1.1 The application site comprises buildings and the curtilage of a large detached dwellinghouse situated in a suburban setting on the outskirts of the city. The dwellinghouse sits to the bottom side of the turning point to the head of the cul-de-sac.
- 1.2 The immediate area is characterised by large dwellings and whilst there is a variety of forms the dwellings share a fundamental design ethos. The houses were constructed as part of the same development in the early 2000's.
- 1.3 The dwellinghouse, subject to the application, is of two stories in height and finished with a pitched roof. The principal elevation benefits from a projecting gable bay and a projecting gable porch roof with mock Tudor detailing which constitute the main features of the dwelling. The remainder of the elevation comprises two garage doors with a mono pitch roof over with a single window above. The building is finished in brick.
- 1.4 The frontage is open, a characteristic feature of the area, bounded by low level hedging and shrubs. A driveway, with space for at least two vehicles, is located in front of the garage with lawned areas to either side. A large private garden is located to the east side and rear.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for the conversion of the existing double garage to habitable accommodation consisting of a hobby/IT room and en-suite bedroom. To facilitate the internal use the existing garage doors will be replaced by windows.
- 2.2 It should be noted that internal alterations would not normally constitute development requiring planning permission. Similarly, the replacement of garage doors with windows would normally constitute 'permitted development' by virtue of the General Permitted Development Order and not require planning permission from the Local Planning Authority. In this case, however, a condition was imposed upon the original planning permission, for the residential housing estate, removing the right to make external alterations to the garage and restricting their use to the parking of vehicles. The reason for imposition of the condition was to ensure that parking provision was retained for the benefit of highway safety at the ratio considered appropriate based upon policy and guidance which was extant at the time of granting planning permission.
- 2.3 Ancillary works comprising the provision of four car parking spaces upon the lawned areas to either side of the driveway are also proposed. The spaces would be provided through the laying of gravel chippings, a permeable surface, and it should be noted that provision of these surfaces constitute

'permitted development' not requiring planning permission from the Local Planning Authority.

3. PLANNING HISTORY OF RELEVANCE

- 3.1 99/00174/R - RESIDENTIAL DEVELOPMENT (30 HOUSES) INCLUDING NEW ACCESS, LANDSCAPING AND HIGHWAY IMPROVEMENTS AND OFF SITE DRAINAGE – PER – 03/11/1999
- 3.2 01/01757/R - PROPOSED CONSTRUCTION OF 3NO. DETACHED DWELLING AND ASSOCIATED DRAINAGE – PER – 12/10/2001
- 3.3 19/00469/DCH - RESIDENTIAL CARE HOME FOR UP TO 4 YOUNG PEOPLE - UNDECIDED

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
 - Planning Policy Wales (10th Ed, 2018)
 - Technical Advice Note 12: Design (2016)
- 4.2 Cardiff Local Development Plan 2006-2026
 - Policy KP5 (Good Quality and Sustainable Design)
 - Policy KP8 (Sustainable Transport)
 - Policy EN10 (Water Sensitive Design)
 - Policy EN14 (Flood Risk)
 - Policy T5 (Managing Transport Impacts)
 - Policy T6 (Impact on Transport Networks and Services)
- 4.3 Supplementary Planning Guidance
 - Managing Transportation Impacts (July 2018)

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager (Traffic and Transportation) raises no objection to the proposal. It is confirmed that on the basis of current policy and guidance a maximum of 2 no. car parking spaces should be provided for a property of this size, however, given that there will be no net increase in car parking an objection could not be justified, on sustainability grounds, in this case. It is considered the loss of the garage could deprive the property of cycle parking facilities which exist to the detriment of the promotion of this sustainable mode of transport.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 None

7. REPRESENTATIONS

- 7.1 The application was advertised by way of neighbour consultation letters.

7.2 A Petition of 56 signatories has been received objecting to the proposal. The petition details that they have not seen the application and, therefore, must reserve full objections but that the proposal is strongly opposed.

7.3 Letters of representation, objecting to the proposal, have been received from:

- 1, 2, 3, 4, 5, 7, 8, 9, 10 & 11 Clos Elphan
- 7, 10 & 12 Ffordd Ffagan
- 4 & 6 Clos Medwy
- 2 Clos Padrig
- 2 Vaendre Lane
- Acuity Law on behalf of several local residents
- Amity Planning Consultants on behalf of local residents

The letters of objection largely relate to both the application under consideration and a further application for a Certificate of Lawful Development (ref: 19/00469/MNR) and suggest a material change of use is to occur. The separate application and suggestions a change of use would occur are not material to the consideration of this current application and, therefore, only a summary of the objections which are pertinent are summarised below:

- The alterations to the property are uncharacteristic of the area and detrimental to local amenity and the visual quality of the streetscene;
- The proposal will destroy outlook;
- Loss of soft landscaping would be detrimental to the area;
- The proposed hardstanding would damage a mature Oak tree;
- The increased parking is out of character and would cause congestion, disturbance and safety issues;
- Property prices would be reduced;
- The proposal conflicts with Restrictive Covenants.

7.4 Local Ward Members Cllrs Lay, Bowen-Thomson and Michael object to the proposal for reason that the proposal would:

- change the landscape of the front garden such that its design, materials and use is out of character with the area;
- increase car parking to a level which does not accord with current guidance;
- favours the car over more sustainable modes of transport;
- constitute a change of use;
- does not provide refuse storage facilities;
- result in the loss of planting and potentially damage a tree.

8. ANALYSIS

8.1 Introduction

8.1.1 The requirement for planning permission in this case, as detailed at para. 2.2,

is due to a restrictive condition imposed to ensure that adequate parking is retained. The principal consideration in respect of the application, therefore, is whether the proposal would have any adverse transport impact. The secondary consideration is whether there would be any adverse impact upon the character of the area.

- 8.1.2 It should be noted that a separate application (ref: 19/00469/DCH) has been submitted and is currently under consideration. This application seeks to determine whether the use of the existing dwellinghouse as a Residential Care Home, providing a home for 4 children, would be lawful or whether it would constitute a material change of use requiring planning permission. The application being considered, however, constitutes a householder application for alterations to a dwellinghouse and the application must be given due consideration upon this basis. The concerns of Local Members and neighbouring occupiers with regards to the separate application and their contentions that the use of the property as a Children's Home would constitute a material change of use and related comments are not relevant to the determination of this application.

8.2 Transport Impact

- 8.2.1 Policy KP8 seeks to achieve a 50:50 modal split between journeys by car and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy T5, supports this key policy, by seeking 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'*. Whilst Policy T6 states *'development will not be permitted which would cause unacceptable harm to the safe and efficient operation of the highway'*.
- 8.2.2 A total of 4 no. of existing vehicle spaces are provided at the property and whilst, based upon current policy, spaces within garages would not be included within the total car parking provision, however, given that the garage spaces are explicitly required to be used for such purpose by the original grant of planning permission it is considered appropriate in this case that they are included.
- 8.2.3 The loss of the garages as parking spaces would reduce the number of existing spaces remaining to two. Such provision would accord with current standards in respect of parking which allows a maximum of two spaces to be provided. The loss of the garage spaces would not, therefore, be contrary to current policy and is considered to be acceptable in principle.
- 8.2.4 Four car parking spaces are proposed to be provided within the curtilage of the property and whilst this would exceed the maximum allowable by current policy there would be no increase in spaces serving the property. Furthermore it should be noted, as detailed at para. 2.3, the hard surfaces proposed to be provided would benefit from being 'permitted development' and do not in

themselves require planning permission from the Local Planning Authority. An objection upon this basis, therefore, is considered unjustifiable.

8.2.5 The property is of a considerable size and benefits from substantial grounds and it is considered that occupiers could provide adequate cycle parking provision should they chose to utilise this sustainable mode of transport.

8.2.6 Accordingly, it is considered that the loss of the garage parking would not result in any adverse transport impact contrary to Policy T6 and whilst the maximum provision for parking of vehicles is exceeded contrary to Policies KP8 and T5 given the circumstances, an objection could not be justified.

8.3 Impact Upon the Character of the Area

8.3.1 Policy KP5 requires that all new development should respond *‘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’*.

8.3.2 The replacement of solid garage doors with windows is an alteration that would respond to the design of the existing dwellinghouse, which understandably benefits from similar features, and it would not, therefore, detrimentally harm the character of the area. Whilst it is recognised that large garages are a feature of houses within the immediate area the garage doors are not so intrinsic to the design of properties or the character of the area that their replacement with windows would fundamentally harm the character of the area.

8.3.3 As previously detailed the alterations to the frontage of the property to form car parking spaces would not in themselves require the benefit of planning permission from the Local Planning Authority nor are the works requiring planning permission reliant upon the provision of these spaces. Also, the planting within the area, including the mature Oak tree, benefits from no form of protection. It is recognised that the loss of lawn creating a car dominated frontage would have some adverse affect upon visual amenity, which would be exasperated by the removal of planting. To attempt to control matters, however, which cannot be effectively controlled would be Ultra Vires. In actuality the pleasing frontage from which the property currently benefits from results from both the choices and maintenance of current/former occupiers of the dwelling rather than being a controllable matter and is not, therefore, inherent of the character of the area notwithstanding that the majority of properties appear to be afforded a similar level of care by owners.

8.3.4 Accordingly, it is considered, with regard to the development which may be controlled, that there would be no detrimental harm to the character of the area and the proposal conforms with the principles of Policy KP5.

8.4 Other Matters

8.4.1 Concerns that the proposed alterations would facilitate the change of use of

the property are not relevant to the consideration of this application which must be considered upon its own merits. Should an application be made for a material change of use then consideration of the principle of such development must be considered upon its merits at that time. Should a material change of use of the property occur, in the absence of planning permission, this would constitute a breach of planning control and statutory controls exist in respect of such matters. A condition, however, is recommended, for the avoidance of doubt in order to protect the amenities of the area and neighbouring occupiers, that the converted garage should only be utilised for purposes ancillary to the existing dwellinghouse.

8.4.2 Property values and Restrictive Covenants are not material planning considerations and, therefore, are not relevant to the determination of this application. Independent advice should be taken by interested parties in respect of such matters.

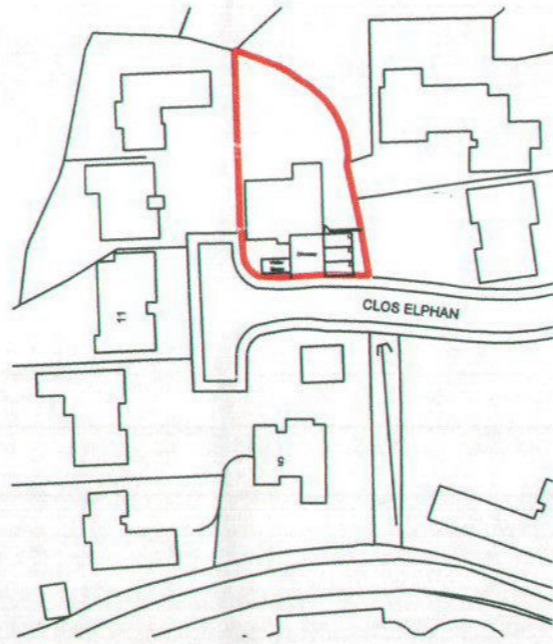
8.4.3 Crime and Disorder Act 1998 - section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and 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.

8.4.4 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.

8.4.5 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.

8.5 **Conclusion**

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



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

19 / 00491

T2396 / PA / 01

LOCATION PLAN

1: 1250@A3

1 x Visitor Space
in 10 - 20mm mix
gravel chippings

Visitor
Space

Driveway

- 1.
- 2.
- 3.

3 x Parking Spaces
in 10 -20 mm mix
gravel chippings

CLOS ELPHAN

19 / 00491

T2396 / PA / 02

PROPOSED BLOCK PLAN 1: 500@A3



SOUTH



EAST

19-00491

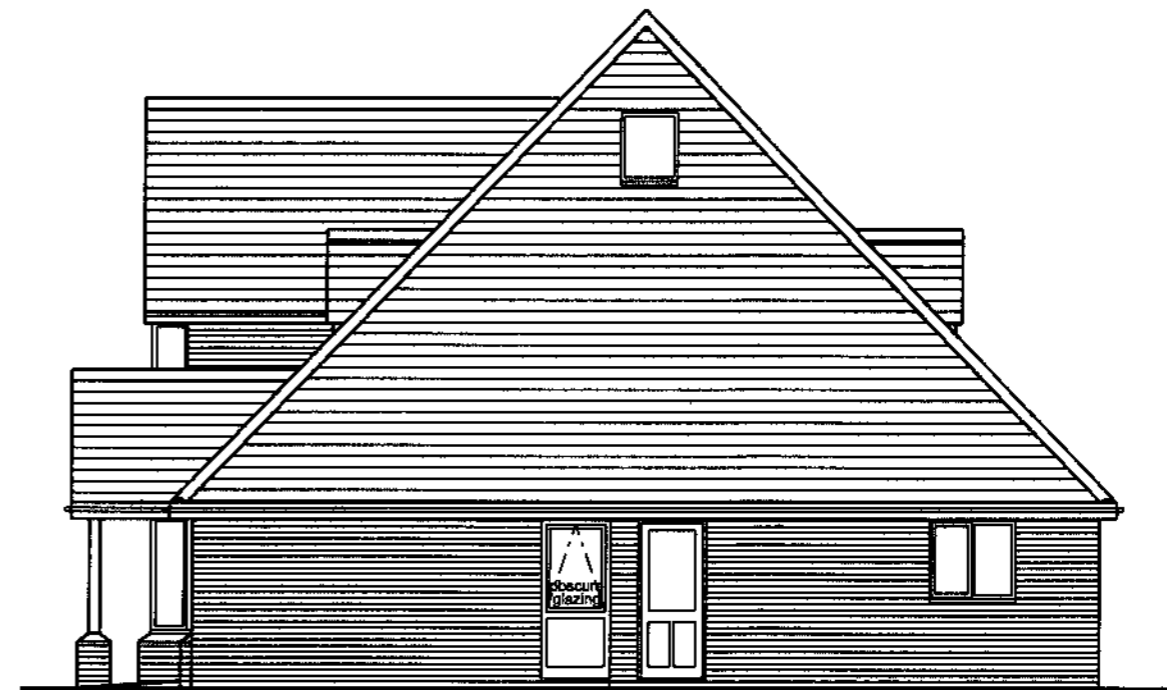
T2396 / PA / 04

EXISTING ELEVATIONS

1: 100@A3



SOUTH



EAST

18-00491

T2396 / PA / 06A

1: 100@A3

PROPOSED ELEVATIONS

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

Applications decided by Delegated Powers between 01/03/2019 and 31/03/2019

Total Count of Applications: 214

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>
19/00078/MJR	21/01/2019	C/O Agent	DISCHARGE OF CONDITION 7 (CONSTRUCTION MANAGEMENT SCHEME) OF 18/00666/MJR	CROMWELL HOUSE, 1-3 FITZALAN PLACE, ADAMSDOWN, CARDIFF, CF24 0ED	39	True	Full Discharge of Condition	01/03/2019

<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>
18/02864/MNR	10/12/2018	Barua	CHANGE OF USE TO 4 BED HOUSE IN MULTIPLE OCCUPATION (CLASS C4)	17 BERTRAM STREET, ADAMSDOWN, CARDIFF, CF24 1NX	84	False	Permission be granted	04/03/2019
19/00170/MNR	29/01/2019	ALDI Stores Ltd.	NEW ADDITIONAL EXTERNAL PLANT AND ASSOCIATED PLANT ENCLOSURE REQUIRED BY INTERNAL REFURBISHMENT OF THE ALDI FOODSTORE	UNIT 3A, CITY LINK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1PQ	44	True	Permission be granted	14/03/2019
18/02834/MNR	14/12/2018	Kutkut	ERECTION OF DWELLING	REAR OF 262 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1RS	91	False	Planning Permission be refused	15/03/2019
18/02835/MNR	12/12/2018	Abid Amin	TWO STOREY EXTENSION	71 STACEY ROAD, ADAMSDOWN, CARDIFF, CF24 1DT	97	False	Permission be granted	19/03/2019
18/03046/MNR	14/01/2019	United Welsh	CONSTRUCTION OF AN EXTERNAL LIFT SHAFT AND ASSOCIATED WORKS	ADAMS COURT, NORTH LUTON PLACE, ADAMSDOWN, CARDIFF, CF24 0NA	70	False	Permission be granted	25/03/2019

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>
19/00137/MJR	25/01/2019	REGAN	CONVERSION OF GROUND FLOOR TO LIVE WORK UNIT	ABERDARE HOUSE, 29 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5FJ	56	True	Permission be granted	22/03/2019
18/00494/MJR	09/03/2018	CARDIFF BAY ESTATES LTD	DISCHARGE OF CONDITIONS 3 (GASES) 8 (REFUSE STORAGE) AND 11 (ARCHITECTURAL DETAILING) OF 16/02554/MJR	MARINE HOUSE, 21-23 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5DP	363	False	Full Discharge of Condition	07/03/2019
18/02516/MJR	14/11/2018	Cardiff Bay Estates Ltd	RENEW WINDOWS, AS PER THE HISTORICAL IMPACT STATEMENT, WITH BOX SASH TYPE INCLUDING DOUBLE GLAZING REMOVE EXISTING INTERNAL GROUND FLOORS AND REINSTATE AT AN INCREASED HEIGHT PROVIDE MECHANICAL EXTRACT VENTILATION INCLUDING EXTERNAL VENTILATION GRILLS PROVIDE SUSPENDED CEILINGS	MARINE HOUSE, 21-23 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5DP	113	False	Permission be granted	07/03/2019
18/02491/MJR	23/10/2018	DS Properties (Cardiff Bay) Ltd	DISCHARGE OF CONDITIONS 3 (SPECIFICATION AND METHODOLOGY OF REPAIR) AND CONDITION 4 (DETAILED SPECIFICATION AND METHODOLOGY OF WORK) AND PARTIAL DISCHARGE OF CONDITION 5 (INTERFACE WITH NEW BUILDING LINK)	CARDIFF BAY STATION, BUTE STREET, BUTETOWN	140	False	Partial Discharge of Condition (s)	12/03/2019
19/00199/MJR	05/02/2019	Lower West Side Limited	DISCHARGE OF CONDITION 16 (REMEDIATION SCHEME VERIFICATION REPORT) OF 16/00504/MJR	OLD IMPERIAL BUILDINGS, TRADE STREET, BUTETOWN, CARDIFF, CF10 5DQ	35	True	Full Discharge of Condition	12/03/2019

19/00311/MJR	15/02/2019	Morgan Sindall	AMEND CONDITION 5 FROM "ALL PLANT INSTALLATIONS MUST COMPLY WITH THE FOLLOWING LEVELS AT SOURCE..." TO "ALL PLANT INSTALLATIONS MUST COMPLY WITH THE FOLLOWING LEVELS AT RECEPTOR..." PREVIOUSLY APPROVED UNDER 18/00792/MJR	ASSOCIATED BRITISH PORTS, CARGO ROAD, CARDIFF BAY, CARDIFF, CF10 4LY	18	True	Permission be granted	05/03/2019
--------------	------------	----------------	--	--	----	------	-----------------------	------------

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/19/00022/MNR	04/03/2019	Ken Picton Salon	DIGITAL LED SCREEN MOUNTED EXTERNALLY TO UPPER FRONT ELEVATION OF BUILDING FACING NEW GEORGE ST	UNIT 9, MERMAID QUAY, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BZ	17	True	Permission be granted	21/03/2019
19/00558/MNR	14/03/2019	GARCIA	AMENDMENTS TO 18/02156/MNR - SITE REDUCED TO ALLOW A DRIVEWAY ALONGSIDE 13 CRAIGLEE DRIVE	13 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	14	True	Permission be granted	28/03/2019

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>
19/00381/DCH	22/02/2019	O'Keeffe	SINGLE STOREY CONSERVATORY ADDITION	5 LAURISTON PARK, CAERAU, CARDIFF, CF5 5QB	26	True	Permission be granted	20/03/2019
19/00283/DCH	15/02/2019	Williams	CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL GROUND FLOOR BEDROOM SPACE FOR DISABLED RELATIVE	77 HEOL CARNAU, CAERAU, CARDIFF, CF5 5NF	26	True	Permission be granted	13/03/2019

<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>
19/00223/MJR	07/02/2019	The City of Cardiff Council	DISCHARGE OF CONDITION 18 (SCHOOL TRAVEL PLAN) OF 18/02014/MJR	LAND AT AND ADJACENT TO THE FORMER GLYN DERW HIGH SCHOOL, PENALLY ROAD, CAERAU, CARDIFF	26	True	Full Discharge of Condition	05/03/2019

<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>
19/00168/MNR	29/01/2019	Hobbs	REMOVAL OF EXISTING GARAGE & OUTHOUSE WITH CONSTRUCTION OF NEW 2 BED DETACHED DWELLING ON LAND ADJACENT TO NO 60- WITH NEW VEHICLE ACCESS	60 HEOL POYSTON, CAERAU, CARDIFF, CF5 5LY	43	True	Planning Permission be refused	13/03/2019
A/19/00009/MNR	19/02/2019	Wates Residential	PROPOSED SALES HOARDING ADVERTISING AN OPEN MARKET AND AFFORDABLE RESIDENTIAL DEVELOPMENT	WOODLAND VIEW, HEOL TRELAI, CAERAU, CARDIFF, CF5 5LJ	22	True	Permission be granted	13/03/2019
19/00335/MNR	20/02/2019	City of Cardiff Council	INSTALLATION OF PHOTOVOLTAICS ARRAY CONSISTING OF 294 No 285W PANELS ON AN EXISTING ROOF	TY GWYN SPECIAL SCHOOL, VINCENT ROAD, CAERAU, CARDIFF, CF5 5AQ	27	True	Permission be granted	19/03/2019

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>
19/00215/DCH	08/02/2019	Roberts	EXTENSION AT FIRST AND SECOND FLOOR OF ANNEXE WITH SIDE DORMER AND ALTERATIONS TO CREATE A 4TH FLAT	481 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BA	39	True	Planning Permission be refused	19/03/2019

19/00304/DCH	13/02/2019	Roper	Building of rear single story infill extension	51 CONYBEARE ROAD, CANTON, CARDIFF, CF5 1GB	28	True	Permission be granted	13/03/2019
<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>
19/00323/MJR	18/02/2019	Ely Mill Development Company	DISCHARGE OF CONDITION 13 (CONSTRUCTION MANAGEMENT PLAN) OF 16/00813/MJR	PART OF FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	17	True	Full Discharge of Condition	07/03/2019
19/00528/MJR	07/03/2019	Ely Mill Development Company	DISCHARGE OF CONDITION 3 (TREES) OF 18/02380/MJR	FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	22	True	Full Discharge of Condition	29/03/2019
<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>
18/02790/MNR	25/01/2019	Lovell Partnerships Ltd	ERECTION OF DETACHED 2 STOREY RESIDENTIAL DWELLING (AMENDED DESIGN TO THAT ALREADY APPROVED UNDER PLANNING CONSENT REFERENCE 16/01331/MJR)	PLOT 33, FORMER ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	56	True	Permission be granted	22/03/2019
19/00261/MNR	13/02/2019	Temel	ALTERATIONS TO ROOF INCLUDING INSTALLATION OF ROOF LIGHTS AND NEW BEDROOMS - PREVIOUSLY APPROVED UNDER 16/01335/MNR	SITE OF FORMER DUKE OF CLARENCE HOTEL, CLIVE ROAD, CANTON	20	True	Permission be granted	05/03/2019

<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>
19/00026/DCH	09/01/2019	Klar	ALTERATIONS TO FACILITATE ADDITIONAL BEDROOM IN ROOF SPACE TO EXISTING CLASS C4 HMO	15 DOGFIELD STREET, CATHAYS, CARDIFF, CF24 4QJ	55	True	Permission be granted	05/03/2019
18/02811/DCH	30/11/2018	Prince Ltd	CONVERSION OF EXISTING COACH HOUSE AND NEW SINGLE STOREY 'LINK' EXTENSION TO FORM EXTRA ACCOMMODATION CLASS USE REMAINS AS C4 HOUSE IN MULTIPLE OCCUPATION	131 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DL	98	False	Permission be granted	08/03/2019
18/03058/DCH	31/12/2018	Davies	GROUND FLOOR REAR EXTENSION, EXTERNAL STAIRWAY AND LANDING AND ALTERATIONS TO EXISTING C4 HOUSE IN MULTIPLE OCCUPATION	64 TEWKESBURY STREET, CATHAYS, CARDIFF, CF24 4QT	74	False	Permission be granted	15/03/2019
19/00361/DCH	20/02/2019	Beere	REAR SINGLE STOREY EXTENSION, REAR ROOF DORMER AND ALTERATIONS TO EXISTING C4 HMO	71 MERTHYR STREET, CATHAYS, CARDIFF, CF24 4JL	23	True	Permission be granted	15/03/2019

<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>
18/02679/MJR	15/11/2018	National Museum Wales	PROPOSED ADDITIONAL RAINWATER DOWNPIPES AT THE SOUTH EAST AND SOUTH WEST FACADES OF THE NATIONAL MUSEUM WALES, CATHAYS PARK, CARDIFF, INCLUDING NEW HOPPER AND OVERFLOWS PLUS LOCAL ADJUSTMENTS TO EXISTING STONE CORNICE	NATIONAL MUSEUM AND GALLERY OF WALES, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF, CF10 3NP	126	False	Permission be granted	21/03/2019

18/02856/MJR	05/12/2018	Hafod Housing Association	THE DEMOLITION OF THE FORMER PUBLIC HOUSE AND THE CONSTRUCTION OF 5 AFFORDABLE DWELLING HOUSES AND 6 AFFORDABLE APARTMENTS TOGETHER WITH ASSOCIATED EXTERNAL AMENITY AREAS	THE GOWER HOTEL, 29 GWENNYTH STREET, CATHAYS, CARDIFF, CF24 4PH	106	False	Permission be granted	21/03/2019
18/02709/MJR	16/11/2018	National Museum Wales	PROPOSED REPLACEMENT OF FLAT ROOF SURFACES, ROOFLIGHTS, PARAPET RENDER PLUS ADJUSTMENT TO EXISTING ROOF FALLS AND PROVISION OF ADDITIONAL RAINWATER PIPES	NATIONAL MUSEUM AND GALLERY OF WALES, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF, CF10 3NP	131	False	Permission be granted	27/03/2019
18/02952/MJR	14/12/2018	Mr Richard Johns	MINOR CHANGE TO THE LISTED BUILDING CONSENT 17/01907/MJR TO RELOCATE THE MAIN ENTRANCE OF THE RESTAURANT TO THE CUSTOM HOUSE STREET FRONTAGE	CUSTOM HOUSE, CUSTOM HOUSE STREET, CITY CENTRE, CARDIFF, CF10 1AP	103	False	Permission be granted	27/03/2019
19/00273/MJR	20/02/2019	Cardiff University	DISCHARGE OF CONDITION 21 (DRAINAGE) OF 16/01739/MJR	46-48 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BB	21	True	Full Discharge of Condition	13/03/2019
19/00346/MJR	22/02/2019	David	DISCHARGE OF CONDITION 4 (FUME EXTRACTION) OF 16/00261/MJR	CAFFI BARICS, 8 BARRACK LANE, CITY CENTRE, CARDIFF, CF10 2FR	18	True	Full Discharge of Condition	12/03/2019
19/00267/MJR	22/02/2019	Vita (Cardiff) 1 Limited	VARIATION OF CONDITION 17 (NOISE) OF 18/02527/MJR	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	25	True	Permission be granted	19/03/2019
<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>
18/02721/MNR	20/11/2018	Midas Lettings	RETENTION OF CHANGE OF USE FROM C4 6 HOUSE IN MULTIPLE OCCUPATION TO SUI GENERIS 7 BED HOUSE IN MULTIPLE OCCUPATION	3 HIRWAIN STREET, CATHAYS, CARDIFF, CF24 4JG	129	False	Permission be granted	29/03/2019

A/19/00013/MNR	05/02/2019	Butterfield Signs Ltd	NEW SIGNS	W H SMITH, 83-85 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2NX	48	True	Permission be granted	25/03/2019
18/02885/MNR	07/12/2018	Ardouin	CHANGE OF USE OF 5 ST ANDREWS CRESCENT TO USE CLASS D1 (NON-RESIDENTIAL INSTITUTIONS) TO PROVIDE A DAY CARE FACILITY FOR UP TO 65 CHILDREN AT ANY ONE TIME	5 ST ANDREW'S CRESCENT, CATHAYS PARK	105	False	Permission be granted	22/03/2019
18/02898/MNR	10/12/2018	AHMED 2005 FAMILY SETTLEMENT	ALTERATIONS TO CONVERT 2 FLATS TO 4 FLATS	25 RUTHIN GARDENS, CATHAYS, CARDIFF, CF24 4AU	102	False	Permission be granted	22/03/2019
18/02619/MNR	08/11/2018	Wolfson Ltd	CONVERSION OF UPPER FLOORS INTO TWO SELF CONTAINED FLATS WITH SINGLE AND TWO STOREY REAR EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER	114 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AE	134	False	Permission be granted	22/03/2019
18/02840/MNR	03/12/2018	Abedi	VARIATION OF CONDITION 2 OF 12/01447/DCI TO MAKE CHANGES TO INTERNAL LAYOUT AND USE OF OUTDOOR SPACE AS ANCILLARY TO COFFEE SHOP	2 COLUM ROAD, CATHAYS PARK, CARDIFF, CF10 3EG	101	False	Permission be granted	14/03/2019
18/03056/MNR	11/01/2019	Woodfin	USE AS A C4 HOUSE IN MULTIPLE OCCUPATION	27 LISVANE STREET, CATHAYS, CARDIFF, CF24 4LH	66	False	Permission be granted	18/03/2019
19/00087/MNR	21/01/2019	W H Smith	REMOVE EXISTING ENTRANCE DOORS AND REPLACE WITH NEW SAFETY GLASS (BS 6206) PANELS IN WHITE POWDER COATED ALUMINIUM FRAMING TO MATCH EXISTING WINDOWS.	W H SMITH, 83-85 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2NX	56	True	Permission be granted	18/03/2019
18/03030/MNR	20/12/2018	Z&R Properties Ltd	SINGLE STOREY REAR EXTENSION, REAR DORMER ROOF EXTENSION, CHANGE OF USE FROM C4 TO SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	68 FLORA STREET, CATHAYS, CARDIFF, CF24 4EQ	77	False	Permission be granted	07/03/2019
18/02831/MNR	03/12/2018	Akhtar	RETENTION OF CHANGE OF USE FROM C4 6 BED TO SUI GENERIS 8 BED HOUSE IN MULTIPLE OCCUPATION	11 MONTHERMER ROAD, CATHAYS, CARDIFF, CF24 4QW	94	False	Permission be granted	07/03/2019

18/02851/MNR	14/12/2018	MSM Properties	CHANGE OF USE FROM 4 BEDROOM CLASS C3 HOUSE TO 6 BEDROOM C4 HOUSE IN MULTIPLE OCCUPATION WITH REAR EXTENSION, REAR DORMER AND ALTERATIONS	56 MALEFANT STREET, CATHAYS, CARDIFF, CF24 4QH	83	False	Planning Permission be refused	07/03/2019
18/02942/MNR	19/12/2018	Ashi Properties	CONVERSION OF 7NO BED HOUSE IN MULTIPLE OCCUPATION, TO FORM 4NO SELF-CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION AND ASSOCIATED EXTERNAL WORKS	89 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DD	78	False	Permission be granted	07/03/2019
18/02943/MNR	19/12/2018	Ashi Properties	CONVERSION OF 7NO BED HOUSE IN MULTIPLE OCCUPATION, TO 4NO SELF-CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION AND ASSOCIATED EXTERNAL WORKS	91 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DD	78	False	Permission be granted	07/03/2019
18/02944/MNR	19/12/2018	Ashi Properties	CONVERSION OF 7NO BED HOUSE IN MULTIPLE OCCUPATION TO FORM 4NO SELF-CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION AND ASSOCIATED EXTERNAL WORKS	97 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DD	78	False	Permission be granted	07/03/2019
18/02720/MNR	20/11/2018	Midas Lettings	RETENTION OF CHANGE OF USE FROM C4 6 BED HOUSE IN MULTIPLE OCCUPATION TO SUI GENERIS 7 BED HOUSE IN MULTIPLE OCCUPATION	84 BRITHDIR STREET, CATHAYS, CARDIFF, CF24 4LF	102	False	Permission be granted	02/03/2019
19/00025/MNR	08/01/2019	JAG Properties	DISCHARGE OF CONDITION 4 (FUME EXTRACTION) OF 14/01202/DCI	34 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PU	52	True	Full Discharge of Condition	01/03/2019
19/00370/MNR	21/02/2019	Mrs Jackie Boalch	REMOVAL OF APPROVED REAR GROUND FLOOR LEAN-TO EXTENSIONS FORMING KITCHEN AREA AND RELOCATING INSIDE EXISTING FOOTPRINT AND INTRODUCING NEW OBSCURELY GLAZED NON-OPENABLE LANDING WINDOW - PREVIOUSLY APPROVED UNDER 18/01320/MNR	LAND TO THE REAR OF 24-26 CRWYS ROAD, CATHAYS, CARDIFF	22	True	Permission be granted	15/03/2019

19/00256/MNR	11/02/2019	TMB Trading Limited	CHANGE OF USE FROM USE CLASS A1/A2 TO USE CLASS A1/A2/D1	5 BARRACK LANE, CITY CENTRE, CARDIFF, CF10 2FR	31	True	Permission be granted	14/03/2019
A/19/00019/MNR	22/02/2019	Clogau Gold of Wales Ltd	NEW SIGNS	CLOGAU GOLD OF WALES LTD, 29 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	20	True	Permission be granted	14/03/2019
A/19/00016/MNR	12/02/2019	O2	1 NO. ILLUMINATED GLAZING SHOP SIGN	O2, 36 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	20	True	Permission be granted	04/03/2019

CRE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00006/DCH	07/01/2019	Aspinwall	PROPOSED 2-STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION, SINGLE STOREY REAR EXTENSION WITH ROOF TERRACE, LOFT CONVERSION AND REAR FACING DORMER. EXTERNAL ALTERATIONS INCLUDING NEW ENTRANCE POSITION AND RENDERING THE EXISTING BRICKWORK ELEVATIONS	3 TAI PENYLAN, CREIGIAU, CARDIFF, CF5 6JQ	64	False	Permission be granted	12/03/2019
19/00489/MJR	11/03/2019	Redrow Homes	TO CHANGE THE HOUSE TYPE AT PLOT 70 FROM AMBERLEY TO WARWICK - PREVIOUSLY APPROVED UNDER 17/00414/MJR	PLOT 70, LAND SOUTH OF PENTREBANE ROAD, CARDIFF	9	True	Permission be granted	20/03/2019

CYNC

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/03005/DCH	19/12/2018	Mr Javid Rafiq	TWO STOREY SIDE FIRST FLOOR REAR AND SINGLE STOREY REAR EXTENSIONS INCLUDING GARAGE CONVERSION WITH CHANGE FROM HIP TO GABLE END OF MAINROOF AND LOFT CONVERSION INCLUDING REAR DORMER AND EXTERNAL ALTERATIONS	8 JELICOE GARDENS, ROATH PARK, CARDIFF, CF23 5QW	90	False	Permission be granted	19/03/2019
19/00277/DCH	13/02/2019	Ball	TWO STOREY PROJECTED BAY TO LOUNGE AND MASTER BEDROOM AND GROUND FLOOR INFILL EXTENSION TO KITCHEN AND STUDY	30 LLANGORSE ROAD, CYNCOED, CARDIFF, CF23 6PG	35	True	Permission be granted	20/03/2019
19/00487/DCH	04/03/2019	miller	TO CHANGE THE BRAND OF CLADDING FROM VIEO TO CEDRAL SMOOTH CLICK IN GREY, MAKE THE BATHROOM WINDOW LONGER, WITH NO OPENERS AND OBSCURE GLASS AND INCREASE THE WIDTH OF THE REAR DORMER SLIGHTLY TO BE IN LINE WITH THE CHIMNEY - PREVIOUSLY APPROVED UNDER 17/02809/DCH	32 WINDERMERE AVENUE, ROATH PARK, CARDIFF, CF23 5PR	23	True	Permission be granted	27/03/2019
19/00146/DCH	28/01/2019	Miller	SINGLE STOREY REAR AND SIDE EXTENSION WITH ASSOCIATED DEMOLITIONS AND INTERNAL RENOVATION WORKS	78 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NZ	36	True	Permission be granted	05/03/2019
19/00158/DCH	29/01/2019	Morgan	TWO STOREY SIDE & REAR EXTENSIONS WITH FRONT PORCH AND TAKING DOWN GARAGE WITH EXTERNAL ALTERATIONS	12 PADARN CLOSE, LAKESIDE, CARDIFF, CF23 6ER	35	True	Permission be granted	05/03/2019
19/00203/DCH	04/02/2019	Bulmer	REMOVE A GLAZED LEAN-TO EXTENSION AND A BRICK LEAN-TO EXTENSION TO PROVIDE A SINGLE STOREY FLAT ROOF EXTENSION	141 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PJ	37	True	Permission be granted	13/03/2019

<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>
19/00328/MNR	18/02/2019	Bowles and Whitefield	DISCHARGE OF CONDITIONS 4 (SURFACE WATER) AND 5 (DRAINAGE) of 18/02698/MNR	19 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JD	25	True	Full Discharge of Condition	15/03/2019

ELY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00262/DCH	15/02/2019	Mr Anrthony Roberts	TWO STOREY SIDE EXTENSION	24 COED ARHYD, ELY, CARDIFF, CF5 4TZ	31	True	Permission be granted	18/03/2019
19/00195/DCH	06/02/2019	Ms Laura Brown	PART TWO STOREY PART SINGLE STOREY EXTENSION TO SIDE WITH BALCONY TO FRONT AT FIRST FLOOR LEVEL	1 GRAND AVENUE, ELY, CARDIFF, CF5 4GJ	34	True	Permission be granted	12/03/2019
19/00384/DCH	25/02/2019	Mr Gary Jones	TO CHANGE THE DORMER CLADDING FROM HANGING TILES TO SLATE DREY TEXTURED CLADDING - PREVIOUSLY APPROVED UNDER 18/01485/DCH	27 NANT Y RHOS, ELY, CARDIFF, CF5 4UD	8	True	Permission be granted	05/03/2019
19/00331/DCH	18/02/2019	Billing-Wakerly	CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY TO PROVIDE KITCHEN FACILITIES AND AN ADDITIONAL BEDROOM. MATERIALS TO MATCH EXISTING	13 PETHYBRIDGE ROAD, ELY, CARDIFF, CF5 4DP	38	True	Permission be granted	28/03/2019

<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>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

SC/19/00002/MJR	27/02/2019	Natural Resources Wales	SCREENING OPINION - INSTALLATION OF MULTIPLE PILE STRUCTURE (TREE CATCHER)	ELY BRIDGE, COWBRIDGE ROAD WEST, CARDIFF	28	True	Response Sent	27/03/2019
19/00204/MJR	05/02/2019	Wates Residential	DISCHARGE OF CONDITION 18 (TREES) OF 17/00968/MJR	LAND TO THE SOUTH OF SNOWDEN ROAD AND EAST OF WILSON ROAD, ELY, CARDIFF	24	True	Full Discharge of Condition	01/03/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

A/18/00153/MNR	11/01/2019	Wates Construction	ADVERTISEMENT FOR THE DEVELOPMENT OF 8 AFFORDABLE HOUSES AND 12 AFFORDABLE FLATS	LAND TO THE SOUTH OF SNOWDEN ROAD AND EAST OF WILSON ROAD, ELY, CARDIFF	56	True	Permission be granted	08/03/2019
19/00334/MNR	20/02/2019	City of Cardiff Council	INSTALLATION OF PHOTOVOLTAICS ARRAY CONSISTING OF 180 NO 285W PANELS ON AN EXISTING ROOF	HYWEL DDA PRIMARY SCHOOL, CAMBRIA ROAD, ELY, CARDIFF, CF5 4PD	27	True	Permission be granted	19/03/2019

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>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

18/03055/DCH	04/01/2019	Rogers	PROPOSED TWO-STOREY LATERAL EXTENSION TO FORM A FAMILY ROOM KITCHEN & TWO BEDROOMS.	48 VISTA RISE, FAIRWATER, CARDIFF, CF5 2SD	63	False	Planning Permission be refused	08/03/2019
19/00344/DCH	20/02/2019	Walsh	PROPOSED SIDE SINGLE STOREY	34 CEDAR GROVE, PENTREBANE, CARDIFF, CF5 3RS	33	True	Permission be granted	25/03/2019
19/00161/DCH	30/01/2019	Ridley	TO CONSTRUCT A SINGLE STOREY EXTENSION TO THE REAR OF THE EXISTING PROPERTY	50 KIRTON CLOSE, FAIRWATER, CARDIFF, CF5 2NB	30	True	Permission be granted	01/03/2019

<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>
18/03031/MNR	27/12/2018	MR Homes	PROPOSED EXTENSION TO EXISTING OFFICE UNIT A2	173 PWLLMELIN ROAD, FAIRWATER, CARDIFF, CF5 3QB	82	False	Planning Permission be refused	19/03/2019
19/00121/MNR	07/02/2019	Garnett	PROPOSED FRONT PORCH, REAR EXTENSION, EXTERNAL ALTERATIONS AND NEW SIDE DEVELOPMENT TO FORM 2 BED DWELLING	30 WATERHALL ROAD, FAIRWATER, CARDIFF, CF5 3LL	40	True	Planning Permission be refused	19/03/2019

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>
18/02938/DCH	13/12/2018	Malile	RENEWAL OF APPLICATION NO: 13/02480/DCI	69 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3PP	90	False	Permission be granted	13/03/2019

<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>
19/00090/MNR	17/01/2019	The Property Index Cardiff Ltd	CHANGE OF USE OF REAR GROUND FLOOR AND UPPER FLOORS FROM 6 BED HOUSE IN MULTIPLE OCCUPATION TO FORM 4NO SELF-CONTAINED FLATS WITH REAR DORMER EXTENSION, ROOF LIGHTS INSTALLATION TO FRONT ROOF PITCH AND ASSOCIATED EXTERNAL WORKS	96 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3LY	56	True	Permission be granted	14/03/2019

18/02873/MNR	14/12/2018	ALDI Stores Ltd	WIDENING OF ROAD TO FACILITATE 6M WIDE TWO WAY TRAFFIC, RECONFIGURATION AT SITE ACCESS JUNCTION, REMOVAL OF SPEED-BUMPS AND RESURFACING OF THE ROAD	EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AX	81	False	Permission be granted	05/03/2019
18/03024/MNR	14/01/2019	Strathclyde Pension Fund	CHANGE OF USE TO A1/A3 TO ACCOMMODATE TWO UNITS OF 1,500SQFT (139SQM) EACH, WITH ASSOCIATED EXTERNAL ALTERATIONS TO THE UNIT, INCLUDING NEW SHOPFRONT, RECONFIGURATION OF CAR PARKING SPACES AND ASSOCIATED LANDSCAPING AND ENGINEERING WORKS	UNIT 1, EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AT	70	False	Permission be granted	25/03/2019
19/00243/MNR	06/02/2019	ALDI Stores Ltd.	AMENDMENTS TO 18/00544/MNR - CHANGE THE SHADE OF THE CLADDING PANELS AT THE END BAYS OF EACH ELEVATION TO ANTHRACITE GREY (RAL 7016), AS SHOWN IN DRAWING (REF. 130515 P(1)04A), AND marginally RAISE THE HEIGHT OF THE RIBBON WINDOWS TO NORTH-WEST FACING ELEVATION	UNIT B EXCELSIOR INDUSTRIAL ESTATE, BATCHELOR ROAD, GABALFA, CARDIFF, CF14 3AX	37	True	Permission be granted	15/03/2019
19/00525/MNR	06/03/2019	Mr Harji Hirani	CERTIFICATE OF LAWFULNESS APPLICATION FOR THE EXISTING USE FOR 2 FLATS	28 LLANISHEN STREET, GABALFA, CARDIFF, CF14 3QE	19	True	Permission be granted	25/03/2019

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>
19/00478/DCH	04/03/2019	Mr Mark Desmond	TO TAKE EXTENSION TO THE BOUNDARY WALL - PREVIOUSLY APPROVED UNDER 18/03065/DCH	6 AVONDALE CRESCENT, GRANGETOWN, CARDIFF, CF11 7DE	23	True	Permission be granted	27/03/2019

<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>
19/00043/MNR	10/01/2019	Worthy	20FT SHIPPING CONTAINER CONTAINING BIOMASS BOILER APPARATUS TO BE BOUGHT ON SITE FOR PERMANENT USE TO HEAT WAREHOUSE BUILDINGS. SHIPPING CONTAINER WILL BE SITUATED OUTSIDE OF BUILDINGS	UNIT 1 THE TRADE CENTRE, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	67	False	Permission be granted	18/03/2019
19/00349/MNR	20/02/2019	Royal Mail Group Ltd	RETROSPECTIVE CHANGE OF USE OF PART OF THE ROYAL MAIL CENTRE WITH ASSOCIATED VEHICLE MAINTENANCE WORKSHOP (USE CLASS B8) TO A VEHICLE SERVICING CENTRE WITH MOT (FLEXIBLE USE CLASS B8 AND USE CLASS B2)	ROYAL MAIL HEAD POST OFFICE, 220-228 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TA	34	True	Permission be granted	26/03/2019

HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00198/DCH	01/02/2019	Mr & Mrs P di Palma	PROPOSED SINGLE STOREY REAR EXTENSION AND PROPOSED FLAT ROOF TO A PITCHED ROOF ON GARAGE	24 ST ALBAN AVENUE, HEATH, CARDIFF, CF14 4AT	41	True	Permission be granted	14/03/2019
19/00147/DCH	29/01/2019	Cahill	DEMOLITION OF EXISTING REAR SINGLE STOREY EXTENSIONS, PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION AND CONVERSION OF GARAGE TO GARDEN ROOM	31 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EE	44	True	Permission be granted	14/03/2019

19/00056/DCH	16/01/2019	Thomas	ERECTION OF A TWO-STOREY SIDE EXTENSION, WITH ASSOCIATED SINGLE-STOREY PART TO REAR; AND REFURBISHMENT WORKS TO THE EXISTING SINGLE-STOREY REAR KITCHEN	PEN Y WAUN, 123 HEATH PARK AVENUE, HEATH, CARDIFF, CF14 3RG	55	True	Permission be granted	12/03/2019
18/02861/DCH	05/12/2018	Sargent	PROPOSED SIDE DOUBLE STOREY & REAR SINGLE STOREY EXTENSIONS	45 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EE	90	False	Planning Permission be refused	05/03/2019
18/03040/DCH	04/01/2019	NIHAN	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION	43 ST AMBROSE ROAD, HEATH, CARDIFF, CF14 4BH	56	True	Permission be granted	01/03/2019
19/00108/DCH	22/01/2019	Cadmore	PROPOSED EXTENSIONS AND ALTERATION TO A BUNGALOW	20 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EE	48	True	Permission be granted	11/03/2019
19/00274/DCH	14/02/2019	Taylor	HIP TO GABLE AND REAR DORMER	121 HEATH PARK AVENUE, HEATH, CARDIFF, CF14 3RG	42	True	Permission be granted	28/03/2019
19/00197/DCH	31/01/2019	Mr Philip Richardson	SINGLE SIDE AND REAR EXTENSION	66 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BP	46	True	Permission be granted	18/03/2019
19/00177/DCH	30/01/2019	Adenwalla	FIRST FLOOR AND SINGLE STOREY REAR EXTENSIONS WITH EXTERNAL ALTERATIONS	5 HEOL IFOR, WHITCHURCH, CARDIFF, CF14 1SZ	49	True	Permission be granted	20/03/2019
19/00295/DCH	14/02/2019	Cunningham	LOFT CONVERSION INCLUDING HIP TO GABLE AND DORMER TO REAR. SINGLE STOREY REAR EXTENSION	12 CEFN CARNAU ROAD, HEATH, CARDIFF, CF14 4LZ	32	True	Permission be granted	18/03/2019
18/02915/DCH	08/02/2019	Witchell	SINGLE STOREY FRONT EXTENSION WITH LEAN TO ROOF	39 MILESTONE CLOSE, HEATH, CARDIFF, CF14 4NQ	33	True	Permission be granted	13/03/2019
19/00224/DCH	05/02/2019	Perry	2 STOREY SIDE EXTENSION, REAR SINGLE STOREY LEAN TO, AND HIP TO GABLE LOFT CONVERSION WITH DORMER	32 RICHS ROAD, BIRCHGROVE, CARDIFF, CF14 4AA	31	True	Permission be granted	08/03/2019
19/00317/DCH	20/02/2019	kelley-carrick	REAR EXTENSION AND ALTERATIONS	77 ST ANTHONY ROAD, HEATH, CARDIFF, CF14 4DG	27	True	Permission be granted	19/03/2019

<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>
18/02763/MNR	30/11/2018	Evans	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW BUILD BLOCK OF TWO FLATS	1 HEOL GWENT, BIRCHGROVE, CARDIFF, CF14 4PL	101	False	Planning Permission be refused	11/03/2019

LISV

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02971/DCH	18/12/2018	Lisvane Baptist Church	FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE AND CONVERSION OF EXISTING GARAGE TO ACCOMMODATE STUDY AND LOUNGE	32 PLAS Y DELYN, LISVANE, CARDIFF, CF14 0ST	83	False	Permission be granted	11/03/2019
19/00296/DCH	13/02/2019	Jones	PROPOSED SINGLE STOREY REAR EXTENSION	8 HEOL ST DENYS, LISVANE, CARDIFF, CF14 0RU	42	True	Permission be granted	27/03/2019
19/00167/DCH	29/01/2019	Daly	TWO STOREY STILTED SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION	44 ROWAN WAY, LISVANE, CARDIFF, CF14 0TD	52	True	Permission be granted	22/03/2019

<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>
18/02178/MJR	18/09/2018	Redrow Homes Ltd	DISCHARGE OF CONDITIONS 02 - LANDSCAPING, 03 - LIGHTING, 04 - BAT VOID, 06 - NATURAL SURVEILLANCE, 07 - ENCLOSURES, 08 - MATERIALS (DWELLINGS), 10 - SHARED SPACE DETAILS, 11 - BIN COLLECTION POINT and 12 - CYCLE PARKING OF 18/00012/MJR	PHASE 1A, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	164	False	Full Discharge of Condition	01/03/2019

<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>
18/00694/MNR	16/04/2018	Marshall	DEMOLITION OF EXISTING LARGE FREESTANDING GARAGE AND THE CONSTRUCTION OF A NEW 4 BEDROOM DETACHED DWELLING	PLOT ADJACENT TO FARTHINGS, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	336	False	Permission be granted	18/03/2019
18/03069/MNR	02/01/2019	Gropetis	CONVERSION OF EXISTING CHALET/OUTBUILDING TO TOURIST ACCOMMODATION	CHANNEL VIEW FARM, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	79	False	Planning Permission be refused	22/03/2019

LLAN

<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>
19/00307/DCH	14/02/2019	Mr Cullimore	LEAN TO PORCH TO THE FRONT OF THE PROPERTY	181 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PT	42	True	Permission be granted	28/03/2019
18/03064/DCH	28/12/2018	Hurley	CONSTRUCTION OF GARDEN BUILDING	8 TOWY ROAD, LLANISHEN, CARDIFF, CF14 0NS	81	False	Planning Permission be refused	19/03/2019
19/00178/DCH	30/01/2019	Mayers	NEW CANOPY TO FRONT ENTRANCE. EXISTING REAR PITCHED ROOF EXTENSION TO RECEIVE NEW REPLACEMENT FLAT ROOF NEW WINDOWS AND DOORS THROUGHOUT AND ASSOCIATED WORKS	20 KIMBERLEY TERRACE, LLANISHEN, CARDIFF, CF14 5EA	42	True	Permission be granted	13/03/2019
18/02785/DCH	19/12/2018	HEYWARD	ERECTION OF A TWO STOREY REAR EXTENSION	4 CHARLOCK CLOSE, THORNHILL, CARDIFF, CF14 9FF	82	False	Planning Permission be refused	11/03/2019
19/00008/DCH	04/01/2019	Mitchell	PROPOSED SIDE EXTENSION OVER EXISTING GARAGE WITH REAR SINGLE STOREY EXTENSION	ST BRELADES, 16 THE RISE, LLANISHEN, CARDIFF, CF14 0RD	67	False	Permission be granted	12/03/2019

19/00314/DCH	22/02/2019	Yates	REAR DORMER, ROOFLIGHTS TO FRONT ELEVATION AND ALTERATIONS TO GROUND FLOOR REAR ELEVATION	18 TENSING CLOSE, LLANISHEN, CARDIFF, CF14 5AW	26	True	Permission be granted	20/03/2019
<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>
19/00101/MNR	18/01/2019	Sarak Developments Ltd	ONE BEDROOM BUNGALOW	1 MORRIS AVENUE, LLANISHEN, CARDIFF, CF14 5JU	46	True	Planning Permission be refused	05/03/2019
18/01020/MNR	30/04/2018	Evans	PROPOSED DETACHED DWELLING	LAND AT WOODRUFF WAY, THORNHILL	333	False	Permission be granted	29/03/2019
19/00216/MNR	04/02/2019	Dencraft Dental Laboratories Ltd	CHANGE OF USE TO A DENTAL LABORATORY	UNIT 6, CLEEVE HOUSE, LAMBOURNE CRESCENT, LLANISHEN, CARDIFF, CF14 5GP	37	True	Permission be granted	13/03/2019
19/00333/MNR	20/02/2019	City of Cardiff Council	INSTALLATION OF PHOTOVOLTAICS ARRAY CONSISTING OF 777 No 285W PANELS ON AN EXISTING ROOF	LLANISHEN HIGH SCHOOL, HEOL HIR, LLANISHEN, CARDIFF, CF14 5YL	27	True	Permission be granted	19/03/2019

LLDF

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00196/DCH	31/01/2019	Mrs Kwai Duffin	FIRST FLOOR REAR EXTENSION	18 LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2PX	42	True	Permission be granted	14/03/2019
19/00093/DCH	23/01/2019	Girling	SINGLE STOREY SIDE & REAR EXTENSION	32 VAUGHAN AVENUE, LLANDAFF, CARDIFF, CF5 2HS	55	True	Permission be granted	19/03/2019

18/01916/DCH	10/01/2019	Mancuso	RETENTION OF NEW WINDOWS AND FRONT DOOR	1 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2DN	50	True	Permission be granted	01/03/2019
18/02972/DCH	18/12/2018	Sanders	PROPOSED REAR SINGLE STORY EXTENSION, NEW GARAGE AND POTTING SHED	122 ELY ROAD, LLANDAFF, CARDIFF, CF5 2DA	83	False	Permission be granted	11/03/2019
19/00297/DCH	13/02/2019	Ford	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER. REPLACE EXISTING BOUNDARY WALL WITH NEW 2m HIGH WALL OF BRICK CONSTRUCTION	7 INSOLE GROVE WEST, LLANDAFF, CARDIFF, CF5 2HH	40	True	Permission be granted	25/03/2019
19/00279/DCH	12/02/2019	Bannister	CONSTRUCTION OF HIP TO GABLE AND FLAT ROOF DORMER EXTENSION TO THE REAR ELEVATION INCLUDING THREE VELUX ROOFLOGHTS TO BE INSTALLED WITHIN THE FRONT ELEVATION	45 BISHOPS WALK, LLANDAFF, CARDIFF, CF5 2HA	29	True	Permission be granted	13/03/2019
<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>
19/00085/MNR	16/01/2019	Cardiff Council	REPLACEMENT OF PONTOON AT LLANDAFF ROWING CLUB	LLANDAFF ROWING CLUB, THE BOAT HOUSE, BRIDGE ROAD, LLANDAFF, CARDIFF, CF5 2PT	48	True	Permission be granted	05/03/2019
18/03067/MNR	07/01/2019	Ashford & Howells	PROPOSED NEW THREE BEDROOM DWELLING ON SITE OF EXISTING DOUBLE GARAGE	5A WAUN GRON ROAD, LLANDAFF, CARDIFF, CF5 2JJ	57	False	Planning Permission be refused	05/03/2019

18/01977/MNR	22/08/2018	Read	MAINTENANCE WORKS ENCOMPASSING THE FOLLOWING: - REPAIR WATER DAMAGE AND PREVENT FUTURE WATER INGRESS - OVERHAUL, REPAIR OR REPLACE; RAIN WATER GOODS, WINDOWS, EXTERNAL JOINERY & IRONWORK - REPAIRING, REPLACING AND/OR CLEANING STONWORK - RATIONALIZING EXISTING SERVICES - FULL EXTERNAL REDECORATION	HOWELLS SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YD	217	False	Permission be granted	27/03/2019
--------------	------------	------	--	---	-----	-------	--------------------------	------------

LLDN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00172/DCH	30/01/2019	Henricksen	FIRST FLOOR BEDROOM EXTENSION WITH ENSUITE OVER AN EXISTING SINGLE STOREY EXTENSION. IN ADDITION TO THIS IT PROPOSES A LOFT CONVERSION WITH DORMER TO THE REAR OF THE PROPERTY	26 LLANMORLAIS ROAD, GABALFA, CARDIFF, CF14 2RD	34	True	Permission be granted	05/03/2019
19/00162/DCH	29/01/2019	Hembury	ERECTION OF A REAR AND SIDE SINGLE STOREY EXTENSION, INTERNAL RECONFIGURATION AT GROUND FLOOR AND ADDITION OF NEW FRONT PORCH	90 COLWINSTONE STREET, LLANDAFF NORTH, CARDIFF, CF14 2LE	37	True	Permission be granted	07/03/2019

<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>
19/00029/MNR	08/01/2019	E.I. Group	EXTENTION OF EXISTING BEER GARDEN INTO CARPARK	THE RAILWAY HOTEL, 132 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FH	77	False	Permission be granted	26/03/2019

PENT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00080/DCH	31/01/2019	Sadler	NEW PROPOSED MODEST REAR EXTENSION TO PROPERTY	44 ROUND WOOD, LLANEDEYRN, CARDIFF, CF23 9PG	43	True	Permission be granted	15/03/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/19/00021/MNR	06/03/2019	Bank of Ireland	ADVERTISING COLLAR TO SURROUND THE ATM - 19MM FOAMCORE PVC	UNIT 1, LEWIS COURT, MAELFA, LLANEDEYRN, CARDIFF, CF23 9PL	7	True	Permission be granted	13/03/2019
19/00186/MNR	22/02/2019	Glenwood Church Trust	CONSTRUCTION OF A PART TWO STOREY PART SINGLE STOREY ANNEXE TO THE EXISTING GLENWOOD CHURCH CENTRE, TO ACCOMMODATE A WELLBEING SPACE, AND THE CREATION OF ADDITIONAL CARPARKING, AND CYCLE PARKING	GLENWOOD CHURCH, GLENWOOD, LLANEDEYRN, CARDIFF, CF23 6UW	31	True	Permission be granted	25/03/2019
19/00332/MNR	20/02/2019	City of Cardiff Council	INSTALLATION OF A PHOTOVOLTAICS ARRAY CONSISTING OF 184 No 285W PANELS ON AN EXISTING ROOF	GLYN COED PRIMARY SCHOOL, GLYN COED ROAD, PENTWYN, CARDIFF, CF23 7DW	27	True	Permission be granted	19/03/2019

PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
18/02848/DCH	06/12/2018	Chaudhry	PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS, HIP TO GABLE & REAR DORMER EXTENSION WITH JULIET BALCONIES	27 BARON'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DG	111	False	Permission be granted	27/03/2019

19/00188/DCH	31/01/2019	Flower	PROPOSED SINGLE-STOREY SIDE EXTENSION TO THE REAR, REPLACEMENT ROOF TO EXISTING SINGLE-STOREY EXTENSION TO THE REAR AND REBUILDING OF BOUNDARY WALL	8 WATERLOO ROAD, PENYLAN, CARDIFF, CF23 5AE	46	True	Permission be granted	18/03/2019
18/03059/DCH	31/01/2019	O' Connor	PROPOSED SIDE AND REAR FIRST FLOOR EXTENSION, FRONT PORCH AND DORMER ROOF EXTENSIONS.	30 GRAFTON CLOSE, PENYLAN, CARDIFF, CF23 9JB	29	True	Permission be granted	01/03/2019

<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>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

18/02910/MJR	12/12/2018	W. Wing Yip (London) Ltd	DEMOLITION OF EXISTING RETAIL STORE AT 507 NEWPORT ROAD AND REDEVELOPMENT OF THAT SITE AND ADJOINING LAND TO CREATE A MIXED-USE RETAIL PARK COMPRISING FOUR UNITS ACCOMMODATING A TOTAL FLOORSPACE OF 3,787 SQM GIA AND 545 SQM OF EXTERNAL SALES SPACE (USE CLASSES A1, A2, A3 AND D1); CAR PARKING; ACCESS; LANDSCAPING; AND ASSOCIATED WORKS	507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	97	False	Permission be granted	19/03/2019
--------------	------------	--------------------------	---	--	----	-------	-----------------------	------------

<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>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

19/00620/MNR	14/03/2019	Mr Iqbal	TO REPLACE THE WINDOW ON THE FRONT ELEVATION TO A DOOR - PREVIOUSLY APPROVED UNDER 17/02429/MNR	433 NEWPORT ROAD, PENYLAN, CARDIFF, CF24 1RP	6	True	Permission be granted	20/03/2019
--------------	------------	----------	---	--	---	------	-----------------------	------------

<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>
19/00048/DCH	11/01/2019	Williams	NEW DOUBLE GLAZED WOODEN SASH WINDOWS TO THE FRONT OF THE PROPERTY	29 MORLAIS STREET, ROATH, CARDIFF, CF23 5HQ	49	True	Permission be granted	01/03/2019
18/02998/DCH	07/01/2019	Hussain	SINGLE STOREY AND FIRST FLOOR REAR EXTENSION	122 GLENROY STREET, ROATH, CARDIFF, CF24 3JZ	67	False	Permission be granted	15/03/2019

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00877/MJR	24/04/2017	WILLIS CONSTRUCTION LTD	DISCHARGE OF CONDITIONS 7 (HIGHWAY IMPROVEMENTS AND RESURFACING OF FOOTWAY), CONDITION 14 (VERIFICATION REPORT FOR GROUND WORKS) AND CONDITION 15 (MONITORING SCHEME FOR GROUND WORKS) OF 14/02335/MJR	130 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	696	False	Full Discharge of Condition	21/03/2019

<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>
18/02993/MNR	18/12/2018	Malik	ALTERATIONS TO FLATS 1, 3 & 5 TO CREATE ADDITIONAL BEDROOMS - PREVIOUSLY APPROVED UNDER 17/02639/MNR	27 NINIAN ROAD, ROATH, CARDIFF, CF23 5EF	92	False	Permission be granted	20/03/2019
19/00114/MNR	24/01/2019	Sarhan	CHANGE OF USE TO THE GROUND FLOOR FROM RESIDENTIAL TO RETAIL USE WITH NEW EXTENSION TO THE FRONT INCLUDING SHOPFRONT	118 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	50	True	Permission be granted	15/03/2019

19/00290/MNR	13/02/2019	Piazza Estates Ltd	VARIATION OF CONDITION 2 OF 16/00449/MNR - A3 USE ONLY	41 WELLFIELD ROAD, ROATH, CARDIFF, CF24 3PA	34	True	Permission be granted	19/03/2019
19/00357/MNR	20/02/2019	JNR Properties	PROPOSED EXTENSIONS TO APARTMENTS 3 & 4	1 THE WALK, ROATH, CARDIFF, CF24 3AF	30	True	Permission be granted	22/03/2019
19/00143/MNR	12/02/2019	Bancroft	CONCRETE ACCESS RAMP TO THE FRONT OF THE BUILDING	CENTRE FOR THE DEAF, 163 NEWPORT ROAD, ROATH, CARDIFF, CF24 1AG	34	True	Permission be granted	18/03/2019
19/00345/MNR	19/02/2019	Stone	DISCHARGE OF CONDITION 5 (CYCLE STORAGE) OF 18/01403/MNR	STONE HOUSE, 7 CONNAUGHT ROAD, ROATH, CARDIFF, CF24 3PT	24	True	Full Discharge of Condition	15/03/2019
A/19/00018/MNR	14/02/2019	Maxx Media	LED DIGITAL SMART SCREEN	EASTGATE HOUSE, 35-43 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AB	27	True	Permission be granted	13/03/2019

PON

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00074/DCH	15/01/2019	Ferrin	PROPOSED ERECTION OF SINGLE STOREY SIDE EXTENSION TO EXISTING HOUSE	2 RUPERRA CLOSE, OLD ST MELLONS, CARDIFF, CF3 6HX	56	True	Permission be granted	12/03/2019
19/00044/DCH	11/01/2019	Templar	ERECTION OF FIRST FLOOR EXTENSION OVER EXISTING GARAGE WITH JULIET BALCONY	CALDY HERD, BRIDGE ROAD, OLD ST MELLONS, CARDIFF, CF3 6UY	53	True	Permission be granted	05/03/2019
19/00208/DCH	05/02/2019	Carter	PROPOSED FIRST FLOOR EXTENSION OVER GARAGE	13 CLOS CWM DU, PONTPRENNAU, CARDIFF, CF23 8LE	42	True	Permission be granted	19/03/2019
19/00225/DCH	04/02/2019	Phillips	GARAGE CONVERSION INTO LIVING ACCOMMODATION AND REPLACE THE GARAGE DOOR WITH WINDOW	10 CRESSFIELD DRIVE, PONTPRENNAU, CARDIFF, CF23 8NT	37	True	Permission be granted	13/03/2019
19/00275/DCH	11/02/2019	luintel	TO AMEND PORCH ROOF DESIGN AND REAR ROOF DESIGN AS APPROVED IN 18/01360/DCH	4 IDENCROFT CLOSE, PONTPRENNAU, CARDIFF, CF23 8PH	29	True	Permission be granted	12/03/2019

<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>
18/01576/MNR	06/07/2018	Assured Property Group	ERECTION OF 2NO 4 BED DWELLING HOUSES	OPPOSITE THE UNICORN INN, CHURCH ROAD, OLD ST MELLONS, CARDIFF, CF3 6YA	242	False	Permission be granted	05/03/2019

PYCH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00131/DCH	25/01/2019	Webster	PROPOSED TWO STOREY SIDE EXTENSION, FRONT PORCH ALTERATION AND BIKE STORE	25 BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL	35	True	Permission be granted	01/03/2019

<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>
18/02759/MNR	05/12/2018	Short Bros (Developments) Ltd	THE ERECTION OF FOUR TRADE COUNTER INDUSTRIAL UNITS AND TWO A1/A3 UNITS WITH ASSOCIATED VEHICULAR ACCESS AND PARKING	LAND AT FAIRFIELD INDUSTRIAL ESTATE, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 8LA	114	False	Permission be granted	29/03/2019

RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00191/DCH	01/02/2019	Mr Michael Elsworth	DECKING AND ACCESS STEPS TO REAR GARDEN	11 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	56	True	Permission be granted	29/03/2019

18/02506/DCH	29/10/2018	Vetter	GROUND FLOOR EXTENSION TO FRONT ELEVATION AND ALTERATIONS AND ROOF EXTENSIONS TO CREATE DORMER BUNGALOW	ST PETROC, 4 KING'S AVENUE, RADYR, CARDIFF, CF15 8AD	126	False	Permission be granted	04/03/2019
19/00180/DCH	31/01/2019	Hughes	INTERNAL ALTERATIONS AND THE CONSTRUCTION OF A FIRST FLOOR EXTENSION ABOVE THE EXISTING GARAGE/KITCHEN AREA	2 LLWYN BRYN MELYN, RADYR, CARDIFF, CF15 8DL	41	True	Permission be granted	13/03/2019
19/00337/DCH	22/02/2019	Crayford	CONSTRUCTION OF A REAR DORMER ROOF EXTENSION AND INSERTION OF ROOFLIGHTS TO THE FRONT ELEVATION	1 KING'S ROAD, RADYR, CARDIFF, CF15 8EB	31	True	Permission be granted	25/03/2019

<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>
19/00433/MJR	01/03/2019	Taff Housing Association	DISCHARGE OF CONDITON 20 (PILING) OF 17/3034/MJR	LAND AT DE CLARE DRIVE, RADYR, CARDIFF	26	True	Full Discharge of Condition	27/03/2019

RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00046/DCH	10/01/2019	Trow	LOFT CONVERSION. EXTEND BOTH SIDE HIPPED ROOF TO GABLE. ONE FRONT DORMER. TWO REAR DORMERS	80 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HJ	70	False	Permission be granted	21/03/2019
19/00139/DCH	25/01/2019	Mountain	PART GLAZED PORCH TO THE FRONT ELEVATION ENLARGEMENT OF FIRST FLOOR WINDOW TO PROVIDE FULL HEIGHT GLAZING	89 HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HR	42	True	Permission be granted	08/03/2019

18/03012/DCH	10/01/2019	GRANT	SINGLE STOREY EXTENSION TO SIDE AND TWO STOREY EXTENSION TO REAR OF THE PROPERTY.	119 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HE	56	True	Permission be granted	07/03/2019
19/00426/DCH	26/02/2019	George	ADD WINDOWS TO GABLE END REPOSITIONED TO FIRST FLOOR. PITCHED ROOF TO REPLACE FLAT ROOF OVER PORCH - PREVIOUSLY APPROVED UNDER 18/01840/DCH	56 HEOL-Y-FELIN, RHIWBINA, CARDIFF, CF14 6NT	22	True	Permission be granted	20/03/2019
19/00228/DCH	06/02/2019	Ismail	DEMOLITION OF AN EXISTING CONSERVATORY AND CONSTRUCTION OF A LARGER REAR SINGLE STORY EXTENSION	19 CAEDELYN ROAD, WHITCHURCH, CARDIFF, CF14 1BH	35	True	Permission be granted	13/03/2019
19/00322/DCH	19/02/2019	James	PROPOSED SINGLE STOREY SIDE EXTENSION	9 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PA	22	True	Permission be granted	13/03/2019

<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>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

19/00226/MNR	05/02/2019	James	DISCHARGE OF CONDITION 9 (DRAINAGE) OF 18/00842/MNR	44 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PB	52	True	Full Discharge of Condition	29/03/2019
--------------	------------	-------	---	---	----	------	-----------------------------	------------

RIVE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

19/00081/DCH	23/01/2019	Rapson	TIMBER SASH WINDOW AND DOOR REPLACEMENT	2 KYVEILOG STREET, PONTCANNA, CARDIFF, CF11 9JA	49	True	Permission be granted	13/03/2019
--------------	------------	--------	---	---	----	------	-----------------------	------------

19/00118/DCH	22/01/2019	Sweeny	FIRST FLOOR REAR EXTENSION	5 HEATH STREET, RIVERSIDE, CARDIFF, CF11 6LE	55	True	Permission be granted	18/03/2019
--------------	------------	--------	----------------------------	--	----	------	-----------------------	------------

<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>
18/02067/MNR	31/08/2018	Gunsekera	CONVERSION OF A COACH HOUSE INTO ONE BEDROOM FLAT WITH EXTERNAL ALTERATIONS.	REAR OF 20 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6HZ	194	False	Permission be granted	13/03/2019
18/02069/MNR	31/08/2018	Gunsekera	SINGLE STOREY REAR EXTENSION & LOFT CONVERSION WITH REAR DORMER TO CONVERT PROPERTY INTO THREE SELF CONTAINED FLATS WITH EXTERNAL ALTERATIONS.	205 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6HY	192	False	Permission be granted	11/03/2019
17/02190/MNR	24/10/2017	Rehman	CONVERSION TO 4 FLATS WITH ALTERATIONS TO WESTERN ELEVATION	10-12 WYNDHAM STREET, RIVERSIDE, CARDIFF, CF11 6DQ	514	False	Planning Permission be refused	22/03/2019
18/02070/MNR	31/08/2018	Patel	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER TO CONVERT PROPERTY INTO THREE SELF CONTAINED FLATS WITH EXTERNAL ALTERATIONS.	29 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6HW	203	False	Permission be granted	22/03/2019
19/00156/MNR	28/01/2019	Karran	RETAIN AN ALREADY-BUILT TIMBER HUT AND JUMBRELLA IN A PRIVATE OUTSIDE AREA	42 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9NJ	53	True	Permission be granted	22/03/2019

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>
19/00004/DCH	02/01/2019	Boulter/Jones	TWO STOREY REAR EXTENSION	17 THE GROVE, RUMNEY, CARDIFF, CF3 3HG	86	False	Permission be granted	29/03/2019

18/02600/DCH	18/01/2019	Lane	TWO STOREY SIDE EXTENSION WITH DORMERS TO FRONT AND REAR ELEVATIONS, REAR SINGLE STOREY EXTENSION (TO ACCOMMODATE SWIMMING POOL) AND REAR CONSERVATORY ALSO 2 NEW DORMERS TO SIDE ELEVATION OF EXISTING ROOF SPACE	6 PWLL MAWR AVENUE, RUMNEY, CARDIFF, CF3 3HH	49	True	Permission be granted	08/03/2019
19/00174/DCH	30/01/2019	Davies	PROPOSED SINGLE STOREY REAR EXTENSION	30 WHITEHALL PARADE, RUMNEY, CARDIFF, CF3 3DL	44	True	Permission be granted	15/03/2019
18/02929/DCH	14/01/2019	Miss Alison Ward	RETENTION OF 1.2M FENCE ON EXISTING BRICK WALL	226 GREENWAY ROAD, RUMNEY, CARDIFF, CF3 3PP	63	False	Planning Permission be refused	18/03/2019
19/00157/DCH	12/02/2019	Smale	REMOVAL OF EXISTING HIP AND INSERT GABLE END WITH EXTENDED DORMER TO REAR - PREVIOUSLY APPROVED UNDER 18/01967/DCH	19 TY-FRY GARDENS, RUMNEY, CARDIFF, CF3 3NP	27	True	Planning Permission be refused	11/03/2019
19/00193/DCH	05/02/2019	Mr Mike Butchart	DEMOLITION OF EXISTING REAR SINGLE STOREY LEAN-TO & CONSTRUCTION OF A NEW SINGLE STOREY EXTENSION WITH ROOF LIGHTS TOGETHER WITH REBUILDING OF A GARAGE	42 TYR-Y-SARN ROAD, RUMNEY, CARDIFF, CF3 3BD	37	True	Permission be granted	14/03/2019
19/00280/DCH	12/02/2019	Dickens	PROPOSED SINGLE STOREY EXTENSION TO SIDE OF PROPERTY	2 TYMAWR CLOSE, RUMNEY, CARDIFF, CF3 3BU	29	True	Permission be granted	13/03/2019
<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>
19/00149/MNR	21/01/2019	Western Power Distribution	1 ADDITIONAL POLE AND SLIGHT DEVIATION OF LINE BY 3 METRES APPROXIMATELY FOR OVERHEAD LINES	WENTLOOG ROAD, CAEGLAS AVENUE, RUMNEY	53	True	Raise No Objection	15/03/2019
19/00083/MNR	28/01/2019	Williams	CHANGE OF USE FROM A1 TO D1	822 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LH	42	True	Permission be granted	11/03/2019

18/03001/MNR	19/12/2018	Palmer	ERECTION OF 2 BEDROOM SINGLE STOREY COURTYARD HOUSE WITH 2 CAR PARKING SPACES IN GARDEN	LAND AT REAR OF 874 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LJ	90	False	Permission be granted	19/03/2019
--------------	------------	--------	---	--	----	-------	-----------------------	------------

A/19/00005/MNR	28/01/2019	Williams	SIGNAGE	822 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LH	38	True	Permission be granted	07/03/2019
----------------	------------	----------	---------	--	----	------	-----------------------	------------

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>
19/00244/MJR	07/02/2019	Vectos (South)	AMENDMENTS TO CONDITION 28 TO INCORPORATE MINOR AMENDMENTS TO ACCESS LAYOUT PREVIOUSLY APPROVED UNDER 17/02130/MJR	LAND AT ROVER WAY, PENGAM	22	True	Permission be granted	01/03/2019

<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>
19/00287/MNR	15/02/2019	Morgan	CHANGING FROM A CAR GARAGE (B2) TO A GYM (D2) NO BUILDING WORKS WILL BE CARRIED OUT	UNIT M, ST CATHERINES PARK, PENGAM ROAD, TREMORFA, CARDIFF, CF24 2RZ	33	True	Permission be granted	20/03/2019
19/00327/MNR	19/02/2019	Hussey	ESTABLISH USE AS C4 HOUSE IN MULTIPLE OCCUPATION	5 SANQUHAR STREET, SPLOTT, CARDIFF, CF24 2AA	29	True	Permission be granted	20/03/2019

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
---------------------------	-------------------	-----------------------	-----------------	-----------------	-------------------------------	--------------------------------	-----------------	----------------------

18/02654/DCH	31/01/2019	Balankrishna	REAR TWO STOREY EXTENSION	TY DU FARM, WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 2EE	56	True	Planning Permission be refused	28/03/2019
18/02655/DCH	31/01/2019	Balankrishna	REAR TWO STOREY EXTENSION	TY DU FARM, WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 2EE	56	True	Planning Permission be refused	28/03/2019
19/00136/DCH	25/01/2019	Jones	GRANNY ANNEX	15 SALVIA CLOSE, ST MELLONS, CARDIFF, CF3 0JF	45	True	Permission be granted	11/03/2019
19/00099/DCH	18/01/2019	Mr Jordan Mace	WOOD CABIN IN BACK GARDEN TO BE USED AS A PLAYROOM/SUMMERHOUSE	84 TROWBRIDGE GREEN, TROWBRIDGE, CARDIFF, CF3 1RA	49	True	Permission be granted	08/03/2019
19/00135/DCH	24/01/2019	Willicombe	PROPOSED SINGLE STOREY EXTENSION TO SIDE OF HOUSE	43 JENKINS WAY, ST MELLONS, CARDIFF, CF3 0RN	50	True	Permission be granted	15/03/2019
19/00039/DCH	10/01/2019	Rogers	GROUND FLOOR EXTENSION TO CREATE NEW GARAGE + CONVERT EXISTING GARAGE INTO GYM/ACTIVITY ROOM	1 WILLOW HERB CLOSE, ST MELLONS, CARDIFF, CF3 0RA	67	False	Permission be granted	18/03/2019

WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00084/DCH	16/01/2019	Evans	GROUND FLOOR SIDE / REAR EXTENSION	2 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DZ	56	True	Permission be granted	13/03/2019
18/01454/DCH	03/07/2018	Davies	PROPOSED SINGLE STOREY REAR EXTENSION WITH ALTERATION TO EXISTING INTERNAL ARRANGEMENTS AND PROVISION OF NEW SLATE ROOF TO REPLACE EXISTING.	2 HEOL COED CAE, WHITCHURCH, CARDIFF, CF14 1HL	251	False	Permission be granted	11/03/2019

19/00068/DCH	14/01/2019	Williams	SMALL EXTENSION TO SIDE OF BUILDING TO LINK TO GARAGE. EXISTING GARAGE TO BE DEMOLISHED AND REBUILT (CURRENTLY UNSAFE). AS PART OF THIS THE GARAGE WILL BE MOVED FORWARD TO CREATE ADDITIONAL REAR GARDEN SPACE. SOLAR PV RENEWABLE ENERGY GENERATION SCHEME TO BE ADDED TO NEW GARAGE ROOF.	5 ELMGROVE ROAD, WHITCHURCH, CARDIFF, CF14 2BW	56	True	Permission be granted	11/03/2019
19/00030/DCH	09/01/2019	DAVIES	SINGLE STOREY REAR AND SIDE EXTENSION, REAR DORMER AND HIP TO GABLE LOFT CONVERSION	24 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LZ	51	True	Permission be granted	01/03/2019
18/02644/DCH	22/11/2018	Tilley	REMOVE EXISTING CONSERVATORY AND REPLACE WITH TRADITIONAL BUILT EXTENSION. EXTEND EXISTING DORMA	61 PARK AVENUE, WHITCHURCH, CARDIFF, CF14 7AP	103	False	Permission be granted	05/03/2019
19/00164/DCH	29/01/2019	Davies	REMODELLING OF ROOF AND LOFT CONVERSION INCLUDING AREA ABOVE PREVIOUS EXTENSION	18 KELSTON PLACE, WHITCHURCH, CARDIFF, CF14 2AP	59	False	Planning Permission be refused	29/03/2019
19/00159/DCH	31/01/2019	Gregson	SMALL SIDE AND REAR SINGLE STORY EXTENSION. ALTERING ROOF TO ALLOW ACCOMMODATION IN LOFT, CONSISTING OF REAR GABLE AND SIDE DORMERS WITH OBSCURE GLASS	4 HEOL PENYFAI, WHITCHURCH, CARDIFF, CF14 1SB	48	True	Permission be granted	20/03/2019
19/00286/DCH	13/02/2019	Gazi	ERECTION OF CONSERVATORY TO FRONT OF PROPERTY	15 PARK CRESCENT, WHITCHURCH, CARDIFF, CF14 7AQ	30	True	Planning Permission be refused	15/03/2019
19/00130/DCH	23/01/2019	Bourne	PROPOSED FRONT PORCH	36 ALFREDA ROAD, WHITCHURCH, CARDIFF, CF14 2EH	40	True	Permission be granted	04/03/2019
18/03042/DCH	01/02/2019	Hogan	PROPOSED HIP TO GABLE ROOF EXTENSION AND REAR DORMER WITH JULIET BALCONY & GARAGE EXTENSION/CONVERSION TO ANCILLARY ACCOMMODATION TO THE MAIN HOUSE	54 PANTMAWR ROAD, WHITCHURCH, CARDIFF, CF14 7TG	32	True	Permission be granted	05/03/2019

19/00316/DCH	18/02/2019	Wearne	SINGLE STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION PART OVER THE EXISTING	16 COED ARIAN, WHITCHURCH, CARDIFF, CF14 2ND	37	True	Permission be granted	27/03/2019
19/00278/DCH	14/02/2019	Stephens	PROPOSED SINGLE STOREY REAR EXTENSION	32 HEOL-Y-WAUN, WHITCHURCH, CARDIFF, CF14 1LB	39	True	Permission be granted	25/03/2019
19/00380/DCH	19/03/2019	Mr Lloyd Parsons	CERTIFICATE OF LAWFULNESS APPLICATION TO CONVERT THE GARAGE INTO A KITCHEN	63 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AH	6	True	Permission be granted	25/03/2019
19/00299/DCH	15/02/2019	Grant	CONSTRUCTION OF A REAR DORMER ROOF EXTENSION, INSERTION OF ROOFLIGHTS INTO THE FRONT ELEVATION AND REMOVAL OF A CHIMNEY	150 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1ED	33	True	Permission be granted	20/03/2019
<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>
19/00071/MNR	15/01/2019	Velindre NHS University Trust	VARIATION OF CONDITION 2 (APPROVED PLANS) - SUBSTITUTING THE APPROVED PLANS FOR THE REVISED PLANS DRAWING NOS 21819/P100A-REVISED EXISTING & PROPOSED SITE PLANS AND 21819/P101A-REVISED EXISTING & PROPOSED ELEVATIONS OF 18/02442/MNR	VELINDRE HOSPITAL, VELINDRE ROAD, WHITCHURCH, CARDIFF, CF14 2TL	55	True	Permission be granted	11/03/2019
18/01718/MNR	18/07/2018	Garrison Barclay Estates Ltd	REFURBISHMENT OF TWO EXISTING BUILDINGS AND THE CREATION OF ADDITIONAL PARKING	GE HEALTHCARE CARDIFF LABORATORIES, FOREST FARM ROAD, WHITCHURCH, CARDIFF, CF14 7YT	238	False	Permission be granted	13/03/2019
19/00329/MNR	20/02/2019	City of Cardiff Council	INSTALLATION OF PHOTOVOLTAICS ARRAY CONSISTING OF 230 No 285W PANELS ON AN EXISTING ROOF	WHITCHURCH HIGH LOWER SCHOOL, GLAN-Y-NANT TERRACE, WHITCHURCH, CARDIFF, CF14 1WL	27	True	Permission be granted	19/03/2019

19/00330/MNR 20/02/2019 City of Cardiff Council

INSTALLATION OF A
PHOTOVOLTAICS ARRAY
CONSISTING OF 185 No 285W
PANELS ON AN EXISTING ROOF

WHITCHURCH HIGH
UPPER SCHOOL,
PENLLINE ROAD,
WHITCHURCH, CARDIFF,
CF14 2XJ

27 True

Permission 19/03/2019
be granted