



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

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

## AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 15 MAY 2019, 1.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Jones (Chair) Councillors Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobsen, Jones-Pritchard and Sattar

### 1 Apologies for Absence

### 2 Minutes

To approve as a correct record the minutes of the meeting held on 17 April 2019

### 3 Declarations of Interest

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

### 4 Petitions

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

Application no, 18/03020/MJR, Former Great Eastern Hotel, 54 Metal Street, Adamsdown

Application no, 19/00016/MJR, 637 Cowbridge Road East, Canton

### 5 Development Control Applications

a 18/03020/MJR, Former Great Eastern Hotel, 54 Metal Street, Adamsdown

b 19/00016/MJR, 637 Cowbridge Road East, Canton

c 19/00397/MJR, Lamby Way Landfill Site, Lamby Way, Rumney

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

- 6 Applications decided by Delegated Powers - April 2019**
- 7 Urgent Items (if any)**
- 8 Date of Next Meeting - 19 June 2019**

**Davina Fiore**

**Director Governance & Legal Services**

Date: Thursday, 9 May 2019

Contact: Kate Rees, 029 2087 2427, [krees@cardiff.gov.uk](mailto:krees@cardiff.gov.uk)

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## PLANNING COMMITTEE

17 APRIL 2019

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

### 79 : APOLOGIES FOR ABSENCE

Councillors, Ali Ahmed and Lay

### 80 : MINUTES

The minutes of the 20 March 2019 were signed as a correct record.

### 81 : DECLARATIONS OF INTEREST

None

### 82 : PETITIONS

Application no, 19/00491/DCH, 6 Clos Elphan, Trowbridge

### 83 : STOPPING UP ORDER, BUTETOWN PAVILION, DUMBALLS ROAD, BUTETOWN

The Committee received a report that requested Planning Committee to direct Legal Services to make a Stopping Up Order under Section 116 Highways Act 1980 at Butetown Pavilion, Dumballs Road, Butetown.

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

### 84 : 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**

19/00165/MNR – FAIRWATER

PART OF LAND AT REAR OF 19 FAIRWOOD ROAD

Amendments to new detached dwelling including access parking & boundary fencing  
– previously approved under 17/000711/MNR

## **APPLICATIONS REFUSED**

18/01669/MJR – PLASNEWYDD

217 TO 223, NEWPORT ROAD

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.

## **APPLICATIONS DEFERRED**

19/00491/DCH – TROWBRIDGE

6 CLOS ELPHAN, ST MELLONS

Conversion double garage into residential accommodation parking provision adjusted externally

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

## **APPLICATIONS WITHDRAWN FROM THE AGENDA**

19/00397/MJR – RUMNEY

LAMBY WAY LANDFILL SITE, LAMBY WAY

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

85 : APPLICATIONS DECIDED BY DELEGATED POWERS

Noted

86 : URGENT ITEMS (IF ANY)

None

**COUNCILLOR OBJECTION & PETITION**

COMMITTEE DATE: 15/05/2019

APPLICATION No. **18/03020/MJR**

APPLICATION DATE: 20/12/2018

ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: HALE COMSRUCTION &amp; HAFOD HOUSING

LOCATION: FORMER GREAT EASTERN HOTEL

PROPOSAL: CONSTRUCTION OF 23 NO AFFORDABLE FLATS, ACCESS, LANDSCAPING AND ANCILLARY WORKS

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

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

- (SK) 001S Proposed site layout;
- (SK)002T Proposed Floor Plans;
- (SK)003P Proposed Elevations;
- (SK)004M Proposed Elevations;
- (SK) 005C Proposed Sections;

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

3. Prior to their installation samples of the external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).
4. Prior to beneficial occupation of the development hereby approved details of the means of enclosure shall be submitted to and approved in writing with the Local Planning Authority. The approved detail shall be implemented on site before the beneficial use of the dwellings hereby approved.

Reason: To ensure an acceptable form of development that is in keeping with the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).

5. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the site will be effectively drained, the means of disposal of surface water and indicate how foul flows will communicate to the existing public sewerage system. Details shall also include the management/maintenance of the drainage in the event that Welsh Water do not adopt drainage infrastructure. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the building and shall thereafter be retained.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy EN10 of the adopted Cardiff Local Development Plan (2006-2026).

- 6 No development, shall take place until full details of landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- A landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.
- Proposed finished levels.
- Earthworks.
- Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment, protection, stripping, storage, handling, amelioration and placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be supplied, including certification in accordance with British Standards and interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement (including profile depths). Site won soil shall only be used for landscaping purposes where a Soil Resource Survey and Plan, prepared in accordance with the 2009 DEFRA Code, is submitted and approved, demonstrating that site won soil is fit for purpose.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect.

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in

accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with Policy KP5 of the adopted Cardiff Local Development Plan.

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

Reason: To maintain and improve the amenity of the area in accordance with Policies KP5 and EN8 of the adopted Cardiff Local Development Plan.

8. Notwithstanding the submitted plans prior to beneficial occupation details showing the provision of cycle parking spaces ( which shall be designed to safe, secure and sheltered) shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with Policy T5 of the adopted Cardiff Local Development Plan.

9. Notwithstanding the submitted plans prior to beneficial occupation details showing the provision of refuse provision ( which shall include an area for bulky goods to be stored for collection) have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the refuse provision shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles in accordance with Policy W2 of the adopted Cardiff Local Development Plan.

10. No development shall commence, including any works of demolition, until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The approved CMS shall be adhered to throughout the construction period. The CMS shall provide for:

- (i) The parking of vehicles of site operatives and visitors;
- (ii) Loading and unloading of plant and materials;
- (iii) Storage of plant and materials used on constructing the development;
- (iv) The erection and maintenance of security hoarding including

- decorative displays and facilities for public viewing, where appropriate; (v) Details of highways/footway closures;
- (vi) Wheel washing facilities;
- (vii) A dust assessment with measures to monitor and control the emission of dust and dirt during demolition and construction; and
- (viii) A scheme for the recycling/disposing of waste resulting from demolition and construction works.

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

11. No part of the development hereby permitted shall be occupied until a travel plan which shall include, but not limited to, the promotion of public transport and other alternatives to the private car; provision of a named travel plan co-ordinator, has been submitted to and approved in writing by the Local Planning Authority.

The plan shall be presented to all new residents and be monitored for a period of five years following occupation of the final dwelling.

Reason: In the interest of highway safety and to regulate the impact of the development on use of the adjacent highway in accordance with Policy T5 of the Cardiff Local Development Plan.

12. Prior to occupation of any part of the development hereby approved details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA.

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

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

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

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

The report of the findings shall include:

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

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

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

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

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

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

(2017), unless the Local Planning Authority agrees to any variation.

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

15. The remediation scheme approved by condition 14 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

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

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

16. 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.

17. Any topsoil [natural or manufactured], subsoil, or 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 soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

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

18. The upper window(s) on the west elevation shall be non opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.

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

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

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

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on

a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

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

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

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

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

**RECOMMENDATION 5:** That the Applicant is advised that incoming residents will not be eligible to receive resident parking permits.

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

- 1.1 Full planning permission is sought for 22 affordable flats with associated bin/cycle storage.

- 1.2 The flats are configured as follows:

### **Ground floor**

communal flat type 'a' 1bedroom x 4 no  
disabled flat type 'b' 1bedroom x 2 no  
disabled flat type 'c' 2bedroom x 1 no  
walk up flat type 'e' 1bedroom x 1 no

### **first floor**

communal flat type 'a' 1bedroom x 4 no  
communal flat type 'd' 2bedroom x 3 no  
walk up flat type 'e' 1bedroom x 1 no

## **second floor**

communal flat type 'a' 1bedroom x 3 no

communal flat type 'd' 2bedroom x 3 no

- 1.3 The design of the block is a loose 'L' shape with the height primarily being 3 storeys (13 metres) under a flat roof, bar the corner of Metal Sun Street where the height is reduced to 2 storeys (9 metres). The proposed footprint would be 34 metres along Sun Street x 27 metres along the western elevation (facing Adamsdown Primary School). This western elevation is constructed into three interlinked blocks that stagger back from the boundary with the Adamsdown School. Two of the blocks would have a height of 13 metres with the block closest to the southern boundary being 9 metres.

The materials of the block differ on ground floor (artificial stone) with the upper floors being rendered.

There is a proposed additional separate block that would be sited fronting Metal Street with a foot print of 7 metres x 9 metres with a height of 9 metres. This block would be sited 7.5 metres back from the Metal Street; this set back from the road is due to easement for the electric sub-station.

To create a residential character the proposal creates small front terrace gardens with entrances along Sun/ Metal Street. Access to the rear amenity area would be via a pedestrian foot path sited on Metal Street.

The proposal will not provide any off street parking provision but accessible refuse and cycle provision is proposed on the ground floor that would be sited in close proximity to the pedestrian entrance onto Metal Street

The amenity space to serve the units is accessible to all and is south westerly facing and would be finished in astroturf.

- 1.4 Amendments have been submitted which sought to address the impact upon neighbouring properties by reducing the height of the block from 3 to 2 storey on the corner of Metal/Sun Street and by repositioning a block from the rear to the western side to create a useable amenity area. Internal reconfigurations have also been made that ensures that an acceptable amenity/outlook for the future occupiers.

## **2. DESCRIPTION OF SITE**

- 2.1 The site rectangle in shape measuring an area of 1100m<sup>2</sup>. The site is currently vacant (the former hotel was demolished circa 2010) and overgrown but is enclosed by a 2.5 metre high wooden hording that has been finished by art work from Adamsdown Primary school.
- 2.2 Abutting the western and southern boundaries of the site is the Adamsdown Primary School and associated playground. To the east and opposite the application site are sited a row of 2 storey terrace houses with their frontage facing the site. To the north is the grade II listed vicarage (the vicarage is

listed according to CADW as a good unaltered example of clergy house by this important architect. Group value with church and former school).

- 2.3 The Site is not located within a conservation area/flood risk zone. No protected trees are affected by this proposal

### 3. **SITE HISTORY**

- 3.1 13/00013/DCI – (Outline) Residential development of 11 x 1 bedroom flats, 3 x no 2 bedroom flats - resolved to be approved subject to the signing of the S106;
- 3.2 09/00468/C- community Centre and 5 flats – resolved to be approved subject to the signing of the S106 agreement;
- 3.3 05-02744/C – Demolition of former hotel & provision of residential accommodation - resolved to be approved subject to the signing of a S106 agreement;

### 4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales, Edition 10 (November 2016).

- 4.2 Technical Advice Notes (TANs):

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

- 4.3 Local Development Plan (January 2016):

KP1	Level of Growth
KP5	Good Quality and Sustainable Design
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP13	Responding to Evidenced Social Needs
KP14	Healthy Living
KP15	Climate Change
KP16	Green Infrastructure
KP18	Natural Resources
H3	Affordable Housing
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
T1	Walking and Cycling
T2	Strategic Rapid Transit and Bus Corridor Enhancement
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6	Health
W2	Provision for Waste Management Facilities in Development

#### 4.4 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)

Planning Obligations (January 2017)

Tall Buildings (January 2017)

Residential Design Guide (January 2017)

Location Waste Management Facilities (January 2017)

### 5. **INTERNAL CONSULTEES RESPONSES**

- 5.1 The Operational Manager, Transportation: In this instance no off-street parking appears to be part of the application. Metal Street has managed on-street parking and is within a residential parking permit area.

The Council's Managing Transport Impacts (inc Parking Standards) SPG (July 2018) applies a maximum vehicle parking standard. Therefore the provision of no off-street parking in this location is acceptable.

The documentation indicates that cycle storage will be provided. The proposals appear to show one location for secure covered cycle parking.

The SPG requires the property to provide secure covered cycle parking for each bedroom in each unit. There is a minimum requirement to provide at least 1 secure covered cycle parking space per bedroom, in this instance a minimum of 24 cycle parking spaces have been provided and is policy compliant.

It is important to note that each flat must be able to access a cycle independently. In this instance each cycle must be capable of being accessed by residents of each flat. Evidence illustrating the appropriateness and adequacy of the proposed cycle parking facility needs to be included as part of the application.

I understand the objector's concern, however, as per Council guidance :

Resident Parking Permits – In accordance with Council Parking Policy, the applicant is advised that incoming residents will not be eligible to receive resident parking permits (see Parking and Transportation, Operational Policies and Standards 2016, 1.1 & 17).

Therefore an objection on parking grounds would be unsustainable.

- 5.2 The Operational Manager, Environment (Contaminated Land): no objection subject contamination conditions.
- 5.3 The Council's Tree Officer: Having reviewed the existing street trees on Sun Street, I do not consider that the proposed development will result in unacceptable harm to them, since they are young cherries with limited growth potential in a wholly hard-landscaped environment. However, they could be damaged by the movement of construction vehicles and materials, and in this context, it may be expedient to protect them with ply boards fixed to a wooden framework. In terms of the development itself I have no objections subject to landscaping conditions being imposed.
- 5.4 The Operational Manager, Waste Management, The refuse storage area, shown in the site plans, has been noted and is acceptable for the storage of the recommended bins, however a designated area for the storage of bulky waste is now a compulsory element of all communal bin stores.
- 5.5 The County Ecologist: No objections.
- 5.6 The Operational Manager, Environment (Noise & Air).
  - 5.6.1 Noise  
No objection.
  - 5.6.2 Air  
A dust assessment for construction activity should be submitted to and approved by the council before works start on site.
- 5.7 The Council's Access Officer: Any comment will be reported to committee.
- 5.8 The Operational Manager, Drainage : Any comment will be reported to committee.
- 5.9 The Operational Manager, Parks and Sport: no objection subject to a financial contribution in lieu of onsite provision.

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 Dwr Cymru Welsh Water: We have reviewed the information submitted as part of this application and note that the intention is to drain both foul and surface water to the mains sewer for which we can only comment on the acceptability of the foul water proposal at this stage, albeit that we would specify that a connection is made to the 225mm public sewer in Sun Street. We would not consider any new connection to the sewer in Metal Street. 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, we cannot support the application in full.

6.2 The South Wales Police Crime Prevention Design Advisor: No objections.

6.5 The South Wales Fire and Rescue Service~: No objections.

## 7. **REPRESENTATIONS**

7.1 Neighbouring properties have been notified and additional publicity has been undertaken by a site/press notice in accordance with procedure. 67 letters of objection have been received. A summary of the objections are as follows:

- (i) the proposal is an overdevelopment of the site;
- (ii) the proposal would have a negative effect upon the listed buildings of St. Germans Church (Grade 1), Clergy house (Grade 2) and St. Germans Court (Grade 2);
- (iii) the size and scale of the design makes no attempt to mimic the late Victorian architecture of the 3 storey town houses on Metal Street the flat roof is out of character with the pitched slate roofs within the area;
- (iv) the proposal does not promote mixed communities being on one bedroom flats which will result in a transient population that will not have invested in the local community;
- (v) poor conditions for the future occupiers though only having north facing windows and lack of access to green space which will result in a negative impact upon the wellbeing of future occupiers;
- (vi) the design does not proposes any renewable energy provision,
- (vii) concern over the lack of parking provision given that Metal Street is an important link road to Newport Rd since Clifton Street became one way. Given that the site will have, as a minimum, deliveries and trades people it is unrealistic to suggest that the proposal would not have a negative impact upon parking within the area;
- (viii) housing within the Adamsdown ward, both to rent and buy, is below the average for Cardiff and in addition, within this ward, there has been already 3,000 dwelling provide (7% of the expected demand required from the LDP) it is considered that Adamsdown has done its bit to promote the growing population of Cardiff.

In addition to the above the adjoining Adamsdown Primary School has objected on the additional following grounds:

Concern over future occupiers being able to see the children playing.

7.2 Local Members have been notified. Both Councillor Howells and Jones object to the application on the following grounds:

- (i) the proposal does not promote mixed communities being on one bedroom flats which will result in a transient population that will not have invested in the local community;
- (ii) poor conditions for the future occupiers though only having north facing windows and lack of access to green space which will result in a negative impact upon the wellbeing of future occupiers;
- (ii) The design does not proposes any renewable energy provision;

- (iv) concern over the lack of parking provision given that Metal Street is an important link road to Newport Rd since Clifton Street became one way. Given that the site will have, as a minimum, deliveries and trades people it is unrealistic to suggest that the proposal would not have a negative impact upon parking within the area;
- (v) Housing within the Adamsdown ward, both to rent and buy, is below the average for Cardiff and in addition, within this ward, there has been already 3,000 dwelling provide (7% of the expected demand required from the LDP) it is considered that Adamsdown has done its bit to promote the growing population of Cardiff.

In addition both have requested that the application is determined by the Planning Committee and have requested that the Committee visit the site.

- 7.3 A petition of 80 signatures has been submitted in objection. The indicated grounds for objection are:

The site is unsuitable for such a large collection of dwellings, will put strain on local resources and the current proposal is out of keeping with the local area.

## 8. **ANALYSIS**

- 8.1 The planning considerations in this case are considered to be

- I) The principle of development;
- II) The impact upon the character of the area;
- III) The impact upon neighbouring properties
- IV) The impact upon the future occupiers
- V) The impact upon parking and highway provision
- VI) The impact upon Listed Buildings
- VII) Other matters raised
- VIII) Planning obligations

### 8.2 **The principle of development**

The application site falls within the settlement boundary and has no specific allocation or designation. The context and character of the surrounding area is residential.

Policy H6: Change of Use or Redevelopment to Residential Use provides the relevant policy framework against which the application should be assessed. Policy H6 permits the change of use of redundant premises or redevelopment of redundant previously developed land for residential use where:-

- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
- ii. The resulting residential accommodation and amenity will be satisfactory;
- iii. There will be no unacceptable impact on the operating conditions of existing businesses;

- iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
- v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.

Assessed against the above policy framework, the application site is located in an established residential area, in a highly accessible and sustainable location. Clifton Street District Centre which offers a substantial range of local services and facilities is located within 130m and Cardiff City Centre and Queen Street Station approximately within 1km. In addition the nearest bus stop is located within 150m and provides regular services to the city centre and surrounding area. As such the site's location will encourage use of sustainable transport modes, being located within convenient walking and/or cycling distance of a range of local services and facilities.

In light of the above, the application raises no land use policy concerns.

It is also noted that a previous consent (13/00013/DCI) for residential development of 14 flats on this site has been approved, therefore, higher density development has, in principle, been established.

### **8.3 The impact upon the character of the area**

The area is based upon a grid pattern layout, as is typical for an inner city area, with a built form that can be characterised as a mixture of styles, i.e. the regular rhythm and form of the terrace, the style and vernacular associated with the listed vicarage and church, and the functional form of the single storey primary school. The proposal is a modern design with a flat roof the set back and front gardens with railing creates a domestic character that respects the predominant uses within the area.

The bays project forward of the walls and would be finished in differing materials to walls this is to ensure that the mass of the building does not create 'block' feel. The use of materials and their application is important in ensuring that the scheme harmonises with the local area and a condition is recommended to ensure this design quality is met. The proposal of Ivory coloured render, stone cladding on the ground floor, with aluminium grey cladding for the bays is considered to meet this expectation.

The concern over scale and height is noted, however, the site is a corner plot that is separated by roads from the terrace housing and the vicarage and therefore the site is considered able to accommodate a taller building. Visually, three storey buildings can be seen at Anderson Place and the Saint German Church is taller than the surrounding buildings. In this case the height of the proposal would not be seen as an incongruous feature within the street scene.

Taken the above into account it is considered that the proposal accords with Planning Policy Wales (PPW) and Council's design policy which seeks good design to respond positively to the character of an area.

#### **8.4 The impact upon neighbouring properties**

PPW and the Council's design policy and guidance seeks to ensure that development does not harm the amenity of existing residential occupiers. This harm can be in either the form, scale and massing being overbearing and un-neighbourly, or in the loss of light or privacy. The Council's Infill sites SPG requires the loss of light from a development to be assessed by the 25 degree methodology. The amended plans ensure that the siting and design would not breach this standard for adjoining residential properties and therefore it is considered that in terms of loss of ambient light the proposal accords with policy.

The site is separated from the adjoining residential properties by the existing road (separation distance of approximately 12.8 metres from the vicarage sited to the north and 12.97 metres from terraced properties to the east), this separation ensures that the 3/2 storey blocks would not result in an overbearing form of development on the existing residential properties.

#### **8.5 Privacy**

There would be habitable windows that would overlook existing residential properties at a distance of approximately 12 metres. Whilst the 'Infill Sites' SPG (para 4.9) suggests a minimum of 21 metres, this guidance must be read in the context of the application site. In this case, the site is located within a tight urban environment where separation distances between frontages of circa 12 metres is not uncommon. For the above reasons, and on balance, the proposal is considered acceptable having regard to privacy.

#### **8.6 Adamsdown Primary School**

The Council's design policies relate to the protection of residential amenity rather to that of non-residential. Whilst acknowledging that the building would create a differing feel to that of the scrub land currently on site it is considered that the proposal would not inhibit the ability of the school to teach children or result in an over development. The concern over privacy of the children is noted, but it is considered that the windows in the west elevation, which are the windows closest to the school can be obscurely glazed and non-opening below a height 1.8 metres. It must also be noted that the existing boundary wall will remain which will ensure that the ground floor flats and amenity space will be screened from the school. Condition 18 above is recommended to address these concerns.

#### **8.7 The impact upon the future occupiers**

PPW and the Council's adopted design policy and guidance requires all new development to provide a positive living environment for future occupiers. The

proposal has been amended to ensure that the amenity space to serve the development provides an environment that can be accessed and pleasant for all.

In terms of the internal configuration, the Council has approved a minimum internal standard for flat conversions. Whilst that SPG relates to conversions of properties rather than new build, it is the most up-to-date expression of the Council's view of good design. This proposal meets those standards and is therefore considered policy compliant in terms of floorspace per flat. The positioning of rooms and windows have been altered on the ground floor to ensure that the outlook for the occupiers is acceptable, these changes are considered to be acceptable.

#### **8.8 The impact upon parking and highway provision**

The concerns of residents and Ward Councillors over the lack of parking provision is recognised but PPW and the Council's approved parking standards seek to reduce car dependency by locating development in sustainable locations. This site is located close to the city centre and is within approximately 100 metres of the Clifton Street District Centre, and given this context, would meet the criteria of being a sustainable location. As a sustainable location the need for cars is significantly reduced and accords with Policy T5 and the approved parking standards. However, to ensure that on-street parking does not occur, additional yellow lines are proposed along Sun Street.

The site is located in close proximity to the Adamsdown Primary School and the Council's Transportation Officer has considered this context within their consideration and believe that the lack of off street parking provision would not undermine highway safety in this instance.

#### **8.9 The impact upon Listed Buildings**

The proposal would be sited approximately 12 metres away from the vicarage and church, which are Listed Buildings. S.66 of the Listed Building and Conservation Areas Act requires Local Planning Authorities to consider the setting of a Listed Building when determining applications. Recent case law clarifies how a Local Planning Authority considers the impact upon the setting of a listed building (i.e this can be wider than just the curtilage). The Council's Conservation Officer has considered the setting and how the Listed Buildings are experienced by the public, and raise no objection to this proposal on heritage grounds.

#### **Other matters raised**

- 8.10 The concerns of residents and the adjoining school in relation to anti-social behaviour is noted but no evidence has been produced that would suggest that the future occupiers would cause anti-social behaviour beyond any other forms of housing.

- 8.11 Reference to the area being affordable and the evidence supplied by the objectors is noted. However, the advice of the Council's Housing Strategy Manager states that there are currently 1,584 people on the waiting list within the Adamsdown Ward for 1 & 2 bedroom accommodation, therefore it is considered that there is a demand for this type of housing within the Ward.
- 8.12 The comments regarding renewable energy as raised by the objectors are noted. The proposal is a new build development which would need to accord with Building Regulations. It is not considered that the lack of renewable energy provision would be sufficient reason to sustain a refusal of planning permission in this instance.
- 8.13 The proposal is for one bedroom apartments and as such the on-site amenity space is considered appropriate for the scale of development. The finish of the amenity surface as astroturf is considered acceptable. In terms of visual amenity, the creation of green frontages is considered to be a positive statement.

## 9. **SECTION 106 AGREEMENT**

- 9.1 Requests for the following financial contributions have been received:

Public open space (POS) **£35,692**

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Anderson Fields, System Street Open Space, Brewery Park and Cemetery Park.

Highway improvements (including traffic orders) **£5,000** for junction protection on Sun Street/Metal Street and Lead Street/Metal Street.

Limiting the development to affordable housing as defined in TAN 2.

Having regard to the legal tests as set in Regulation 122 (Community Infrastructure Levy Regulations 2010), and policy advice set in Welsh Office Circular 13/97, the above financial requirements and limitation on tenure of the units are considered to meet those tests.

## 10. **CONCLUSIONS**

- 10.1 The proposal would utilise a brownfield site for affordable housing within an area of high housing need. Whilst it is acknowledged that the scheme is a 3/2 storey flat roof modern design and is at a higher density than the surrounding properties, having regard to material matters raised and for the reasons outlined in this report, it is considered that the proposal would, on balance, accord with the Council's policies and national policies for sustainable development. The application is recommended for approval subject to conditions and the completion of a Legal Agreement.

## 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.

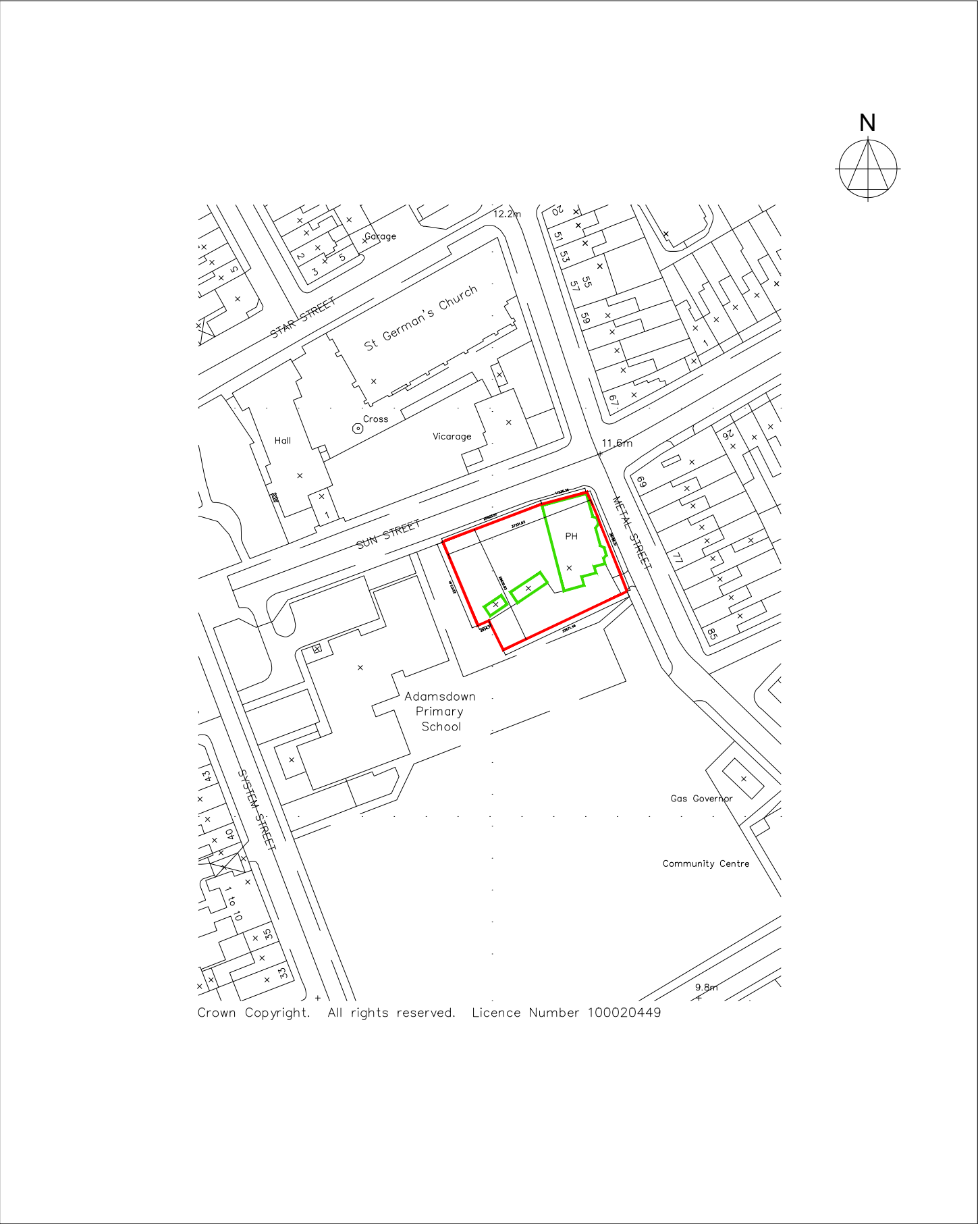
### *Well-Being of Future Generations Act 2016*

In reaching this decision, the Council have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It considers that this decision is in accordance with the Act’s sustainable development principle through its contribution towards the Planning Policy Wales (Ed.10) well-being objective of supporting safe, cohesive and resilient communities.

### *Environment Act 2016*

Section 6- of this Act imposes a duty on public bodies to maintain and enhance biodiversity and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

<b>Notes</b> This drawing is copyright. All dimensions are to be checked prior to construction or manufacture. Any discrepancies to be reported immediately to the Architect.		davies llewelyn and jones Chartered Architects The Mallings, East Tyndall Street, Cardiff Bay, Cardiff CF1 5EA, Tel: (029) 20464433 Fax: (029) 20464345
Sheet SITE LOCATION PLAN	Sheet No/Revision (90)001	Client HAFOD RESOURCES LTD
Date DEC 2005	Scale 1:1250	Drawn/Checked WLJ
		Job FORMER EASTERN HOTEL 54 METAL STREET, ADAMSDOWN, CARDIFF







THIS DRAWING SHALL BE READ IN CONJUNCTION WITH  
THE FOLLOWING ARCHITECTS DRAWINGS:

(S0)001	SITE LOCATION PLAN
(SK)001	PROPOSED SITE LAYOUT
(SK)002	PROPOSED FLOOR PLANS
(SK)003	PROPOSED ELEVATIONS
(SK)004	PROPOSED ELEVATIONS
(SK)005	PROPOSED CROSS SECTIONS
(SK)006	PROPOSED FLAT TYPES - GROUND FLOOR
(SK)007	PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
(SK)008	PROPOSED BLOCK PLAN
(74)101	PROPOSED KITCHEN LAYOUTS
(74)102	PROPOSED KITCHEN LAYOUTS
(74)103	PROPOSED KITCHEN LAYOUTS
(74)104	PROPOSED KITCHEN LAYOUTS

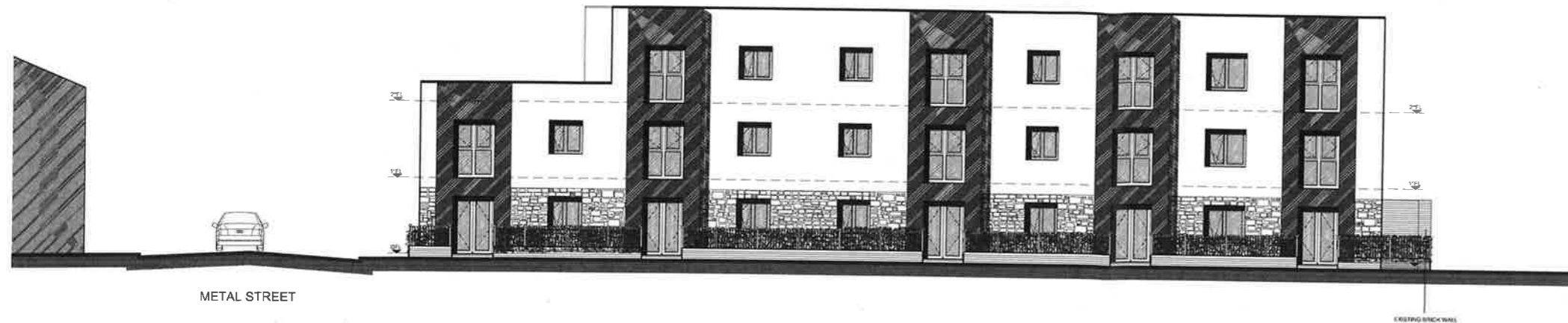
GROUND FLOOR

GROUND FLOOR	
COMMUNAL FLAT TYPE 'A'	2P1B
DISABLED FLAT TYPE 'B'	2P1B
DISABLED FLAT TYPE 'C'	3P2B
WALK UP FLAT TYPE 'E'	2P1B
FIRST FLOOR	
COMMUNAL FLAT TYPE 'A'	2P1B
COMMUNAL FLAT TYPE 'D'	3P2B
WALK UP FLAT TYPE 'E'	2P1B
SECOND FLOOR	
COMMUNAL FLAT TYPE 'A'	2P1B
COMMUNAL FLAT TYPE 'D'	3P2B

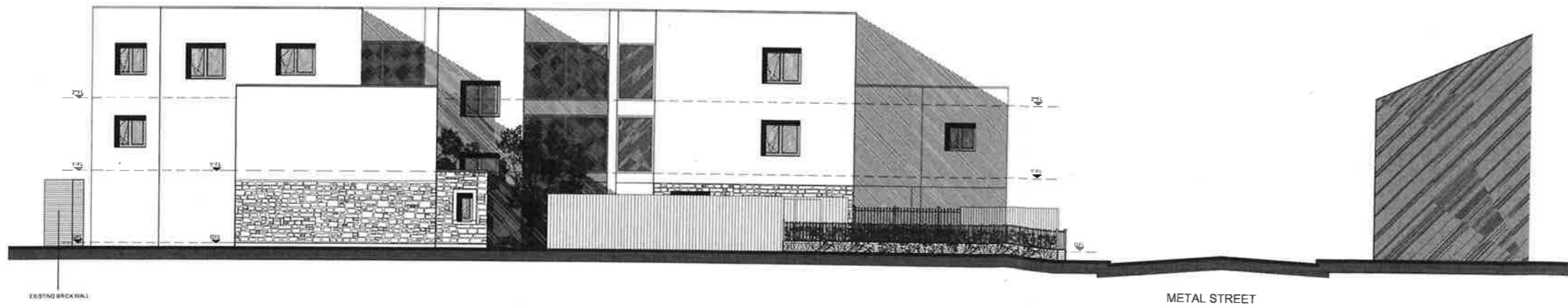
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Sheet No/Revision PROPOSED FLOOR PLANS -FIRST & SECOND Date 11/03/2019 Scale 1:100 Job No 1103/28	(SK)002T Drawn/Checked AY/CD Job 1103/28	Client HAFOD HOUSING ASSOCIATION PROPOSED RESIDENTIAL DEVELOPMENT AT 34 METAL STREET, ADAMSDOWN
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Front (north) elevation (Sun Street)



Rear (south) elevation

Proposed Elevations

## notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

(00)001	SITE LOCATION PLAN
(SK)001	PROPOSED SITE LAYOUT
(SK)002	PROPOSED FLOOR PLANS
(SK)003	PROPOSED ELEVATIONS
(SK)004	PROPOSED ELEVATIONS
(SK)005	PROPOSED CROSS SECTIONS
(SK)006	PROPOSED FLAT TYPES - GROUND FLOOR
(SK)007	PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
(SK)008	PROPOSED BLOCK PLAN
(74)101	PROPOSED KITCHEN LAYOUTS
(74)102	PROPOSED KITCHEN LAYOUTS
(74)103	PROPOSED KITCHEN LAYOUTS
(74)104	PROPOSED KITCHEN LAYOUTS

### SCHEDULE OF ACCOMMODATION

GROUND FLOOR		
COMMUNAL FLAT TYPE 'A'	2P1B	4 No
DISABLED FLAT TYPE 'B'	2P1B	2 No
DISABLED FLAT TYPE 'C'	3P2B	1 No
WALK UP FLAT TYPE 'E'	2P1B	1 No

FIRST FLOOR		
COMMUNAL FLAT TYPE 'A'	2P1B	4 No
COMMUNAL FLAT TYPE 'D'	3P2B	3 No
WALK UP FLAT TYPE 'E'	2P1B	1 No

SECOND FLOOR		
COMMUNAL FLAT TYPE 'A'	2P1B	4 No
COMMUNAL FLAT TYPE 'D'	3P2B	3 No

TOTAL No. OF FLATS 23 No

### SCHEDULE OF MATERIALS

WALLS  
RENDER: THROUGH COLOURED RENDER  
COLOUR: IVORY

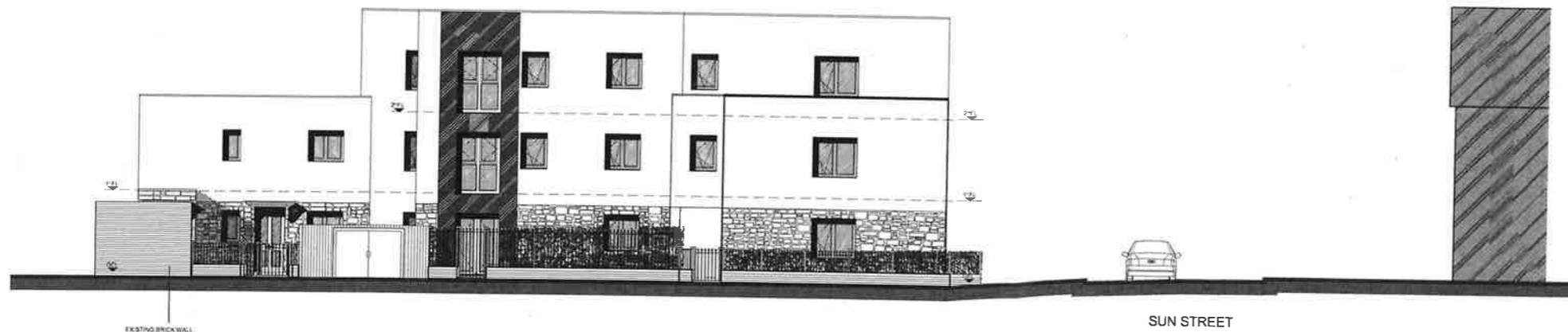
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COLOUR: MINERAL CHALK

CLADDING: ROCKPANEL METALLICS BOARD OR SIMILAR  
COLOUR: ALUMINIUM GREY

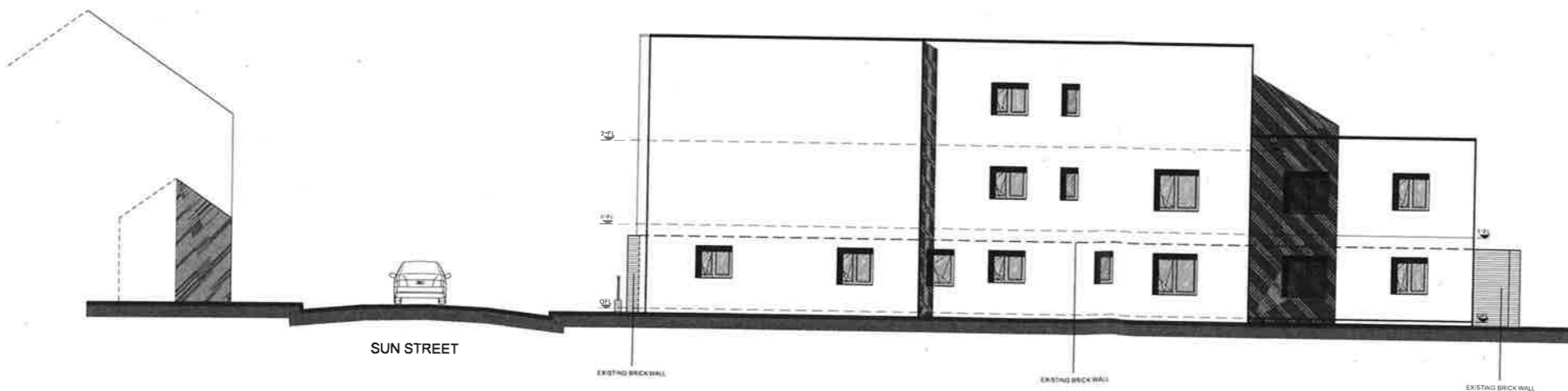
WINDOWS  
DARK GREY PVC-U

Bar	Date	Bar	Date
C PROPOSED ELEVATIONS AMENDED TO MATCH THE PLANS	05.03.2018	H PROPOSED SITE LAYOUT AMENDED TO COMPLY WITH METERS PER HOUR REQUIREMENT	22.10.2018
D PROPOSED SITE LAYOUT AND ELEVATIONS REVISED CAR PARKING SPACES OMITTED	14.03.2018	I PROPOSED SITE LAYOUT AND ELEVATIONS REVISED	14.11.2018
E PROPOSED ELEVATIONS AND MATERIALS AMENDED	10.07.2018	M PROPOSED SITE LAYOUT AND ELEVATIONS REVISED	20.03.2019
F PROPOSED ELEVATIONS AND MATERIALS AMENDED	20.09.2018	L PROPOSED SITE LAYOUT AND ELEVATIONS REVISED	04.03.2019
G TYPE A FLAT AMENDED TO INCLUDE A/C AND STOVE	11.09.2018	N PROPOSED SECOND FLOOR FLAT AMENDED	11.02.2019
		P PER STOKER AREA REVISED	13.04.2019

Sheet	PROPOSED ELEVATIONS	Sheet No./Revision	(SK)003P
Date	11.02.2019	Job No	
Scale	1:100	Drawn/Checked	AV/DD
Job	PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSOWN	Client	HAFOD HOUSING ASSOCIATION



Side (east) elevation (Metal Street)



Side (west) elevation

Proposed Elevations

## notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (R0)001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
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- (SK)004 PROPOSED ELEVATIONS
- (SK)005 PROPOSED CROSS SECTIONS
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- (74)102 PROPOSED KITCHEN LAYOUTS
- (74)103 PROPOSED KITCHEN LAYOUTS
- (74)104 PROPOSED KITCHEN LAYOUTS

### SCHEDULE OF ACCOMMODATION

<b>GROUND FLOOR</b>			
COMMUNAL FLAT TYPE 'A'	2P1B	4 No	
DISABLED FLAT TYPE 'B'	2P1B	2 No	
DISABLED FLAT TYPE 'C'	3P2B	1 No	
WALK UP FLAT TYPE 'E'	2P1B	1 No	
<b>FIRST FLOOR</b>			
COMMUNAL FLAT TYPE 'A'	2P1B	4 No	
COMMUNAL FLAT TYPE 'D'	3P2B	3 No	
WALK UP FLAT TYPE 'E'	2P1B	1 No	
<b>SECOND FLOOR</b>			
COMMUNAL FLAT TYPE 'A'	2P1B	4 No	
COMMUNAL FLAT TYPE 'D'	3P2B	3 No	

TOTAL No. OF FLATS 23 No

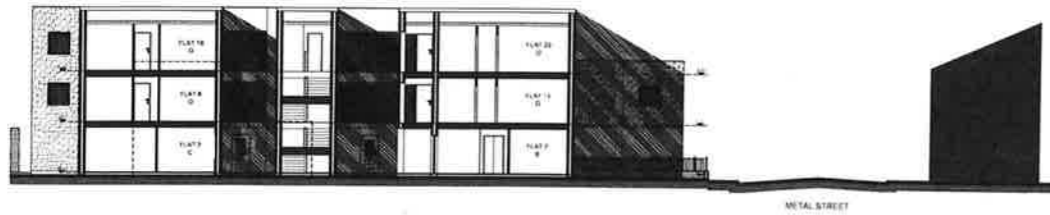
### SCHEDULE OF MATERIALS

- WALLS**
- RENDER: THROUGH COLOURED RENDER
- COLOUR: IVORY
- STONE CLADDING: ROCKPANEL STONES OR SIMILAR**
- COLOUR: MINERAL CHALK
- CLADDING: ROCKPANEL METALLICS BOARD OR SIMILAR**
- COLOUR: ALUMINIUM GREY
- WINDOWS**
- DARK GREY PVC-U.

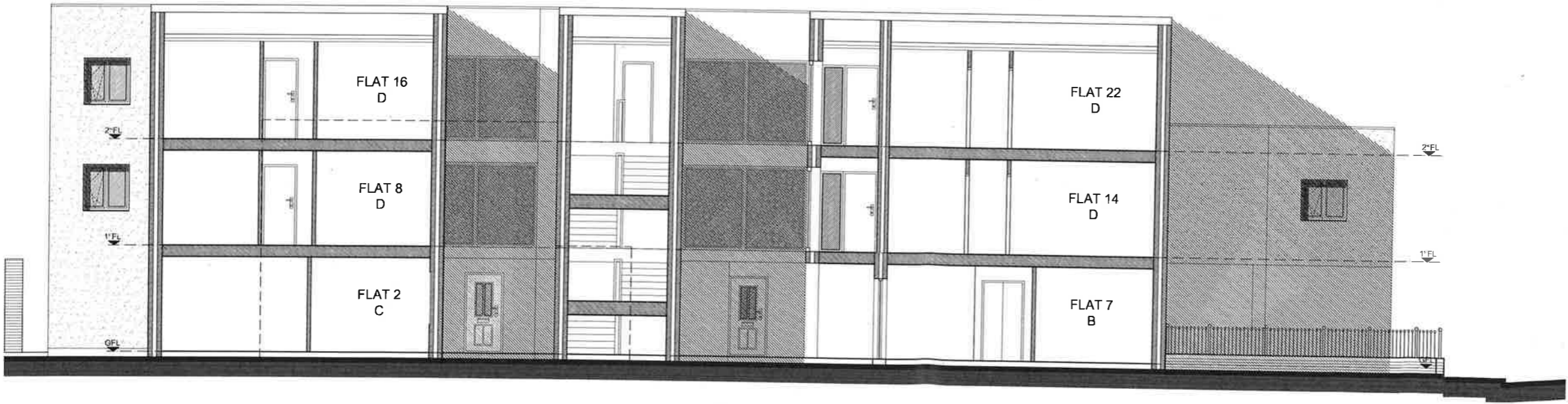
Rev	Date	By	Check	Spec
A	03.03.2018			
B	14.03.2018			
C	18.07.2018			
D	28.08.2018			
E	11.09.2018			
F	22.10.2018			
G	14.11.2018			
H	04.03.2019			
I	11.03.2019			
J	15.03.2019			

Sheet	Proposed Elevations	Sheet No./Revision	Client
1	1:100	(SK)004M	HAFOD HOUSING ASSOCIATION
2	1:100	AY/DO	PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSDOWN

davies jones and jones  
Chartered Architects  
The Maltings, East Tyndal Street, Cardiff CF1 3SA. Tel: (01222) 464433 Fax: (01222) 464434



Proposed cross site section 1:200



Proposed cross site section 1:100

Proposed Cross Section

# notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS:

- (80)001 SITE LOCATION PLAN
- (SK)001 PROPOSED SITE LAYOUT
- (SK)002 PROPOSED FLOOR PLANS
- (SK)003 PROPOSED ELEVATIONS
- (SK)004 PROPOSED ELEVATIONS
- (SK)005 PROPOSED CROSS SECTIONS
- (SK)006 PROPOSED FLAT TYPES - GROUND FLOOR
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- (74)102 PROPOSED KITCHEN LAYOUTS
- (74)103 PROPOSED KITCHEN LAYOUTS
- (74)104 PROPOSED KITCHEN LAYOUTS

## SCHEDULE OF ACCOMMODATION

GROUND FLOOR			
COMMUNAL FLAT TYPE 'A'	2P1B	4 No	
DISABLED FLAT TYPE 'B'	2P1B	2 No	
DISABLED FLAT TYPE 'C'	3P2B	1 No	
WALK UP FLAT TYPE 'E'	2P1B	1 No	
FIRST FLOOR			
COMMUNAL FLAT TYPE 'A'	2P1B	4 No	
COMMUNAL FLAT TYPE 'D'	3P2B	3 No	
WALK UP FLAT TYPE 'E'	2P1B	1 No	
SECOND FLOOR			
COMMUNAL FLAT TYPE 'A'	2P1B	4 No	
COMMUNAL FLAT TYPE 'D'	3P2B	3 No	

TOTAL No. OF FLATS 23 No

## SCHEDULE OF MATERIALS

WALLS  
RENDER : THROUGH COLOURED RENDER  
COLOUR : IVORY

STONE CLADDING: ROCKPANEL STONES OR SIMILAR  
COLOUR : MINERAL CHALK

CLADDING: ROCKPANEL METALLICS BOARD OR SIMILAR  
COLOUR: ALUMINIUM GREY

WINDOWS  
DARK GREY PVC-U.

Notes

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It is not to be used for any other project without the prior written permission of the architect.

Specification

This drawing must be read in conjunction with the Specification Notes, Bill of Materials, and Schedule of Materials.

The drawing must be read in conjunction with all related Architects' conditions and specifications.

Revisions

Rev	Date	Description
1	15.03.2019	Issue for tender

Sheet

PROPOSED CROSS SECTION

(SK)005C

Date

MAR 2019

Scale

1:200

Job No

Sheet No/Revision

Drawn/Checked

AV/DO

Client

HAFOD HOUSING ASSOCIATION

Job

PROPOSED RESIDENTIAL DEVELOPMENT AT 54 METAL STREET, ADAMSDOWN

davies jlewelyn and jones

Chartered Architects

The Maltings, 2nd Floor, 100, Cardiff Bay, Cardiff CF10 1SE, Tel: (01222) 464343 Fax: (01222) 464344

**PETITION, LOCAL MEMBER OBJECTION**

COMMITTEE DATE: 15/05/2019

APPLICATION No. **19/00016/MJR**

DATE RECEIVED: 17/01/2019

ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: Pegasus Developments (Cowbridge Road ) Ltd

LOCATION: 637 Cowbridge Road East, Canton, Cardiff, CF5 1BH

PROPOSAL: DEMOLITION OF EXISTING CAR SHOWROOM BUILDING, RELOCATION OF EXISTING ACCESSES, ERECTION OF FOUR/FIVE STOREY BUILDING TO COMPRISE PARKING AT GROUND FLOOR LEVEL AND 23NO. ONE AND TWO BEDROOM AFFORDABLE HOUSING APARTMENTS AT 1ST, 2ND, 3RD AND 4TH FLOOR, LANDSCAPING AND ANCILLARY WORKS

**RECOMMENDATION 1:** That, subject to relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.8 of this report, planning permission be **GRANTED** subject to the following conditions:

- 1 C01 – Statutory Time Limit
- 2 The development shall be carried out in accordance with the approved drawings numbered A-90-101; A-00-100B; A-00-101; A-00-200B; A-00-201B and documents titled: Planning Design & Access Statement; Flood Consequences Assessment and Transport Statement.  
Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.
- 3 No construction excluding demolition shall take place until a scheme of architectural detailing of the front elevation including the ground floor wall/screen to the car park has been submitted to and approved by the Local Planning Authority. The development shall not be brought into beneficial use until the approved scheme is implemented.  
Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.
- 4 No construction excluding demolition shall take place until details of the front boundary enclosure adjacent to the footway of Cowbridge Road East has been submitted to and approved by the Local Planning Authority. The development shall not be brought into beneficial use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.

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

Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.

- 6 Prior to occupation of the flats hereby approved, details of undercover and secure cycle storage to accommodate at least 27 cycles shall be submitted to and approved by the Local Planning Authority. The approved scheme shall thereafter be retained.

Reason: To ensure that secure and under cover cycle parking facilities are provided to encourage other modes of transport over the private car, in accordance with Policy T5 of the Local Development Plan.

- 7 No development excluding demolition shall take place until full details of the soft landscape works to the front forecourt have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The scheme shall be informed by a basic soil assessment and carried out in accordance with the approved details.

Reason: To ensure provision of adequate for future occupiers, in accordance with Policy KP5 of the Local Development Plan.

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

Reason: To maintain and improve the amenity of the area, in accordance with Policy KP5 of the Local Development Plan.

- 9 No development excluding demolition shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837: An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees bounding the site. The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist,

undertaken throughout the development. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with. A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree protection methods detailed in the AMS that can be shown graphically. Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees; the measures for their protection; to monitor compliance and to make good losses, in accordance with Policy KP16 of the Local Development Plan.

- 10 No development excluding demolition shall proceed until an Air Quality Assessment is undertaken and approved by the Local Planning Authority which quantifies potential impacts on the future occupants at the proposed development and on current local residents. The assessment should address and evaluate all potential impacts through the development stage and when the development is complete. The assessment shall focus on dust emissions during the demolition and construction phase of the development and potential exposure of future occupants to traffic derived Nitrogen Dioxide (NO<sub>2</sub>) & Particulate Matter following completion of the development. Should the assessment indicate that future occupants will be made vulnerable to poor air quality then appropriate mitigation measures must be developed and their effectiveness assessed and be approved by the LPA prior to the development commencing.

Reason: To assess air quality, agree any mitigation measures and to safeguard the health of future occupiers of the proposed development and local residents, in accordance with policy EN13 of the Local Development Plan.

- 11 No building shall be occupied until the drainage system for the site as shown on drawing number 17066-SK002 has been completed in accordance with the approved details. Thereafter no further foul, surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

- 12 Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases\* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management

of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required. \* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

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

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

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

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

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

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

- 14 Prior to the commencement of the development (excluding demolition) a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

- 15 The remediation scheme approved by condition 14 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW

guidance document 'Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.

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

- 16 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.

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

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

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

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

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

- 19 Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused  
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Local Development Plan.

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

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling. To ensure no unacceptable harm to water resources in accordance with policy EN13 of the Local Development Plan.

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

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

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

of the area for sitting out where the maximum maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of occupiers of the flats are protected in accordance with policy KP5 of the Local Development Plan.

- 22 Prior to commencement of development (excluding demolition) all habitable rooms exposed to external railway noise in excess of 66 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 59 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

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

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

Reason: To ensure that the amenities of occupiers of the flats are protected in accordance with policy KP5 of the Local Development Plan.

- 23 Prior to commencement of development (excluding demolition) all dwellings shall be designed and constructed so as to ensure that vibration dose values do not exceed 0.4m/s<sup>1.75</sup> between 07.00 and 23.00 hours, and 0.26m/s<sup>1.75</sup> between 23.00 and 07.00 hours, as calculated in accordance with BS 6472:1992, entitled "Guide to Evaluation of Human Exposure to Vibration in Buildings", [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme.

Reason: To ensure that the amenities of occupiers of the flats are protected in accordance with policy KP5 of the Local Development Plan.

**RECOMMENDATION 2:** The applicant is advised to contact Highway Operations (02922 330954 [Streetworks@cardiff.gov.uk](mailto:Streetworks@cardiff.gov.uk)) to agree to removal of the existing vehicular crossover to Cowbridge Road East which will be made redundant as a result of the proposal.

**RECOMMENDATION 3:** The applicant is advised that a commercial contract is required for the collection and disposal of all commercial wastes under section 34 of the Environmental Protection Act 1990. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste are advised to contact the Commercial Services dept. (tel: 029 2071 7500).

**RECOMMENDATION 4:** 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 5:** The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

**RECOMMENDATION 6:** The developer should contact Network Rail's Asset Protection Wales Team well in advance of mobilising on site or commencing any works. The initial point of contact is [assetprotectionwales@networkrail.co.uk](mailto:assetprotectionwales@networkrail.co.uk). The department will provide all necessary Engineering support subject to a Basic Asset Protection Agreement.

**RECOMMENDATION 7:** 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 8:** Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

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

- 1.1 The application seeks planning permission to erect a part four/part five storey building to accommodate a total of 23 flats, and car parking for an existing adjoining commercial premises.
- 1.2 The building would be up to 24m long and 14m wide. The roof would be 16.3m above ground level at the west end and 13.2m at the east end. Parts of the building would be set back from front and rear elevations by 2.2m and 2.8m respectively. The external walls would be finished in facing brick at upper level elevations with surround features to some of the windows in the front elevation. The ground floor front and side elevations would be finished in a perforated screen. The windows would be dark grey upvc framed and the doors aluminium framed. It would accommodate 15 car parking spaces within the majority of the ground floor, plant and store rooms within the ground floor at the west end and 23 flats within the upper levels. Primary access to the flats would be via a communal entrance lobby towards the west end of the front elevation.

- 1.3 The external space between the building and Cowbridge Road East would be landscaped. Cycle and refuse storage for all flats would be accommodated within the west end of the ground floor.
- 1.4 The application originally proposed no render surround features to the front elevation and proposed that the car parking spaces to be used by the adjoining Royal Mail building. However, the design was subsequently revised following advice that the scheme represented an unbroken horizontal mass with minimal visual interest, and the parking arrangement revised as Royal Mail will not be leasing the ground floor parking once the development is complete.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site largely comprises a car park used by commercial vehicles associated with an adjoining Royal Mail delivery office building, having formerly been used for car sales. The west end of the site is occupied by a vacant single storey building. The site is adjoined by a two storey commercial Royal Mail building to the east, a railway line to the south and a railway line on a raised embankment to the west. There are three storey and two storey residential buildings on the opposite side of Cowbridge Road East to the north at the front.

## 3. **SITE HISTORY**

- 3.1 14/02774/MNR – planning permission granted for change of use of a vacant former car showroom to a Royal Mail sorting hall.
- 3.2 13/00724/DCO – planning permission granted and implemented for change of use from a car forecourt to a car parking facility for Royal Mail fleet vehicles and installation of palisade fencing.
- 3.3 06/01871/W – planning permission granted for 20 no. 2 bedroom flats.
- 3.4 07/02384/W – draft planning permission granted for 24 flat units (6 no. 1 bed units, 18 no. 2 bed units) over four storeys with undercroft car parking at part of 635 Cowbridge Road East.

## 4. **POLICY FRAMEWORK**

- 4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 10, 2018)  
Technical Advice Note 12: Design  
Technical Advice Note 15: Development & Flood Risk

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

Policy KP5 (Good Quality and Sustainable Design)  
Policy KP16 (Green Infrastructure)

Policy C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport)  
Policy EN13 (Air, Noise, Light Pollution and Land Contamination)  
Policy EN14 (Flood Risk)  
Policy H3 (Affordable Housing)  
Policy H6 (Change of Use or Redevelopment to Residential use)  
Policy T5 (Managing Transport Impacts)  
Policy W2 (Provision for Waste Management Facilities in Development)

#### 4.3 Relevant Supplementary Planning Guidance

Managing Transportation Impacts (Incorporating Parking Standards) 2018.  
Waste Collection and Storage Facilities (2016).  
Infill Sites (2017).  
Planning Obligations (2017)  
Trees and Development Technical Guidance Note

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

- 5.1 Tree Officer – I am concerned that the development does not afford sufficient above ground growing space for the highway lime tree. This tree attains 'B' categorisation and should therefore be retained and protected from harm, and the constraint it offers to development used to inform design. As an early mature tree with a 20+ year life expectancy, it has considerable growth potential, but the proposed building line does not respect its current southerly branch spread (5.5m) let alone its likely future branch spread, which might reasonably double. The development should at least allow for unimpeded branch spread arc to 8m on the development side. *Tilia cordata* is a large species tree, and although it is not as problematic as *Tilia platyphyllos* or *Tilia x europaea* with regard to honeydew, nevertheless it can support moderately high aphid populations throughout the growing season such that honeydew vaporisation may present a significant nuisance. Development should respect the future growth potential of trees. Further to response from the applicant that an 8m set back from the tree would render the scheme unviable the Tree Officer has advised of a tree protection condition that can be imposed should consent be granted.
- 5.2 Transportation – The existing site has two dropped kerb access points onto Cowbridge Road East, although it appears the furthest east of these is not currently in use. It is proposed to close the access furthest west (nearest the car building) and move the eastern access slightly further east. The relocated access is shown with kerb radii, which the current access does not have. The principle of the proposed access strategy is acceptable, although a suitable condition would be required to deal with the details, and it would be necessary for pedestrian access on Cowbridge Road to be safeguarded without requiring them giving way to traffic or altering their route. The revised proposed car parking quantum is within the maximum standards of the Managing Transportation Impacts (Incorporating Parking Standards) SPG. Residents will not be eligible for resident parking permits on adjacent streets. A minimum of 27 cycle parking spaces will be required. These need to be secure, covered

and accessible, with footprints of 1.8m x 0.5m, or 1m between Sheffield stands. The parking should not all be of the vertical/semi-vertical type. It is not clear these points are currently achieved on the plans, and further details of cycle parking should be provided. It is not considered there is a need to amend the existing loading restrictions outside the site, as this only applies to peak hours anyway.

5.3 Drainage – no comments received.

5.4 Parks Services – A Parks maintained highway tree (lime) is located within the pavement adjacent to the development. I agree with the comments made by Ed Baker in relation to the tree in that there would be significant conflict between the tree and building as it grows over time, resulting in a need for unsuitable pruning, although I welcome planting along the front of the building, which means the building is partly set back from the kerb line and will provide some rooting space. Tree protection will also be required during construction (eg plywood boxing around trunk). Establishing highway trees in the area is difficult due to services and other constraints, so therefore the tree is of importance. The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 31.9. This generates an open space requirement of 0.078 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £33,098. As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

5.5 Waste Management – The refuse storage area, shown in the site plans, has been noted and is acceptable, however as a designated area for the storage of bulky waste is now a compulsory element of all communal bin stores it would be advisable for a small area of this bin store to be divided for the storage of bulky waste. This will prevent bulky waste blocking access to the bins on collection day. Please ensure the refuse storage area is large enough to accommodate the following recommended provisions for 23 apartments: Dry Recyclables: 3 x 1100 litre bulk bins; General waste: 3 x 1100 litre bulk bins; Food Waste: 2 x 240 litre bin. Please note, 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. Communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided- natural or artificial, and good natural ventilation if completely enclosed. The developer is advised; as bulk containers are specified for this development, access

paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle. Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Refuse storage, once implemented, must be retained for future use.

- 5.6 Shared Regulatory Services (Environmental Health) – initially advised that having reviewed the submitted Environmental Noise & Vibration Assessment dated 22nd November 2018, there were significant concerns regarding the suitability of the development site as a result of the current noise environment. Whilst it may theoretically be possible to achieve an appropriate internal noise environment with acoustic glazing, this will lead to an unacceptable situation for the future occupiers as the required internal noise levels will not be achievable with open or partially open glazing; which would be reasonable for occupiers to expect. In line with planning guidance document TAN 11; the development falls in the Noise Exposure Category D at night due to railway noise, and Noise Exposure Category C during the day & night due to road traffic noise; the guidance would recommend that planning permission should normally be refused. Additionally, the acoustic assessment has failed to take account of the Royal Mail Western Postal Delivery Office and associated noise sources; for example early morning vehicle movements, vehicle loading, parcel roll cage movements etc.

Further to the submission of a revised Environmental Noise & Vibration Assessment SRS are satisfied that road traffic noise arising from Cowbridge Road is the dominant noise source over Royal Mail van activity taking place adjacent to the development site. Therefore, they have no further comment or observations to make on this development. Conditions are requested to require sound insulation measures to mitigate road and railway noise to be submitted and agreed, a scheme to mitigate railway vibration. An advisory recommendation is requested with regard to construction site noise.

- 5.7 Shared Regulatory Services (Contaminated Land) - In reviewing available records and the application for the proposed development, the site has been identified as formerly commercial. It is acknowledged that the Trading Standards records show the underground tanks associated with the PFS were decommissioned and removed, although the potential for contamination from this use cannot be ruled out. In addition, the site was subsequently utilised as a car showroom and for commercial vehicle parking which may have caused the land to become contaminated. The above issues may give rise to potential risks to human health and the environment for the proposed end use. In addition former landfill/raise sites have been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment for the proposed end use. A robust assessment of the potential contamination and ground gas risks at the site would therefore be required. In

the absence of this information as part of a planning application, SRS would request the standard conditions in relation to this. Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. Shared Regulatory Services would request the inclusion of conditions and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced.

- 5.5 Shared Regulatory Services (Environment) - Due to the nature of the development, in terms of its purpose for residential housing and its location, via the submission of an appropriate air quality assessment (AQA) the applicant must give consideration to the potential impacts on ambient air quality and the magnitude/ risk of these potential air quality impacts on future residents. Consideration of air quality impacts should be examined when the development is complete, focusing on potential exposure of existing/ current and future residents to traffic derived Nitrogen Dioxide (NO<sub>2</sub>) & Particulate Matter following completion of the development. The development is scheduled to be sited in an area where there are known high volumes of vehicle movements, as well as committed interest for other traffic generating developments (Paper Mill site). Given the busy nature of the A4161 and cumulative concerns resultant of committed development in the surrounding area, it is concerning what potential effects traffic derived emissions nitrogen dioxide (NO<sub>2</sub>) and particulate matter could have on the amenity of current residents and future occupants of the proposed accommodation once completed. In terms of air quality, due to the sensitivity that surrounds the proposed site and introduction of new sensitive receptors an Air Quality Assessment (AQA) must be undertaken to ascertain the potential impacts for current surrounding occupants, as well as future occupants of the proposed development. Although this development may not be recognised as generating significant additional traffic flows, based on best practise guidance the applicant must determine whether the number of vehicle movements generated by the development will pose a detrimental impact to the already poor air quality in the area and therefore add further concerns to public health. The AQA should use detailed dispersion modelling to examine projected air quality levels for traffic derived Nitrogen Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub>) at the necessary locations. The assessment shall consider the potential exposure of current/ future residents for the proposed year of opening. Should the assessment indicate that current nearby residents and future occupants will be made vulnerable to poor air quality then appropriate mitigation measures must be must be proposed and approved by the Local Planning Authority. The applicant will be expected to provide evidence that any implemented mitigation measures would alleviate any poor air quality levels expected. These mitigation measures shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation. As outlined in Local Air Quality Management (LAQM) Technical Guidance TG16, February 2018, examples of where the air quality objectives should apply are

detailed in Box 1.1. Based on the detailed criteria, projected levels of traffic derived emissions (NO<sub>2</sub> & PM<sub>10</sub>) must be quantified, considering both the short term and long term air quality objectives. The Air Quality Assessment should look to focus on the national annual mean (40µg/m<sup>3</sup>) & 1- hour mean objective for NO<sub>2</sub> (200µg/m<sup>3</sup> not to be exceeded more than 18 times a year) and annual mean (40µg/m<sup>3</sup>) & 24- hour mean objective for PM<sub>10</sub>. (50µg/m<sup>3</sup> not to be exceeded more than 35 times a year).

- 5.9 Neighbourhood Renewal (Affordable Housing) - We are aware that one of our partner Registered Social Landlords (RSL) (Taff Housing Association) is looking to deliver the whole site as affordable housing via Pegasus, subject to them reaching agreement. The Housing Development team would support the development of this site for affordable housing, given the levels of housing need in the area.

## 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Network Rail – Whilst there is no objection in principle to this proposal I give below my comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land. As this is a notice to commence design adjacent to what we can confirm will be an electrified railway at 25kV, we must inform the proposers that their designers must, as part of their CDM duties, include the risk of the adjacent live conductors, and propose mitigation as appropriate within the design. We can support as required with details on clearances, standards etc, but the first priority is for the proposer to confirm intended use as part of a design risk assessment. Standard advice is provided with regard to demolition, foundations, drainage, ground disturbance, fencing, site layout, piling, excavations/earthworks, signalling, environmental issues, landscaping and access points.
- 6.2 Welsh Water – In respect of the aforementioned planning application, we can confirm that Dwr Cymru Welsh Water (DCWW) have been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. We note that our consultation response is referenced within the accompanying Pre-Application Consultation (PAC) Report, We have reviewed the information submitted as part of this application with particular focus on the Flood Consequence Assessment and Drainage Strategy ref 17066.D100A and note that the intention is to drain both foul and surface water to the mains sewer. We acknowledge that the existing site drains both foul and surface water to the public sewer in Cowbridge Road and that this existing connection can be re-used as part of the proposed development. We note that the proposed scheme will introduce attenuation and storage to restrict the discharge rate of surface water to reduce the risk of flooding from the site. Based on the betterment offered we have no objection in principle to the proposed drainage strategy. Therefore, if you are minded to grant planning permission we request that a conditions and advisory notes are included within any subsequent consent.

- 6.3 South Wales Police – have no objection. Analysis has shown that overall crime in the vicinity adjacent to the proposed development is as follows: 637 Cowbridge Road East is located within the local authority Ward of Canton. During a period between January 2018 and January 2019, there were 2084 incidents reported to South Wales Police within the Canton Ward. Over that same period there were 77 incidents reported to South Wales Police in the near vicinity of the proposed development. These include 30 thefts, 4 violent incidents, 3 incidents of anti-social behaviour, 3 damages and a burglary. In order to address concerns regarding community safety and crime prevention, South Wales Police would recommend that the following principles are adopted by developers in terms of design and layout. 1) All building lines should be as straight as possible avoiding any recessed areas where a person can hide out of sight. 2) A suitable audio /visual access control should be fitted to the main entrance doors to the apartments. 3) Ground floor windows should comply with PAS24: 2016. 4) Main entrance and exit doors to apartment blocks should comply with PAS24 2016 or equivalent. 5) All individual apartment doors should be tested and certified to PAS24: 2016. 6) Access to individual floors should be controlled. 7) All communal areas needs to be well lit. 8) Railings or defensible planting should be located at ground floor level to indicate semi-private and public space and to prevent persons approaching ground floor windows. 9) The bicycle storage area should be located within view of the apartments in a purpose built lockable construction which consists of individual stands for securing bicycles and the cycle store should be well lit. 10) Loft hatches located in communal areas such as over landings must be locked to prevent access into apartments through the loft. 11) A secure individual mail delivery system should be included. 12) Adequate fire warning and prevention systems should be in place. 13) Any private amenity space should be for residents use only. Ensure that the fence or railings dividing this area from public areas is high enough so that it cannot be scaled.
- 6.4 Natural Resources Wales – We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the scheme can meet the following requirement and you attach the conditions listed below. Otherwise, we would object to this planning application. A revised Flood Consequences Assessment (FCA) is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level in accordance with Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). The application site lies entirely within Zone C1, as defined by the Development Advice Map (DAM) referred to in TAN15. Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines. The FCA prepared by Shear Design, dated January 2019, states the finished ground floor level will be set at 7.7m AOD. The residential apartments are to be elevated above this level, at first floor and above. However, the ground floor level of the development is to include cycle parking, bin store and ancillary works, which are an integral part of the new residential development. Based on a finished ground floor level of 7.7m AOD, the FCA shows: During a 1% (1 in 100 year) plus 25% for climate change annual probability fluvial flood event, the proposed development is

predicted to flood to a maximum depth of 920mm, at a maximum velocity of 1.3m/s. This fails to meet the requirements of A1.14 of TAN15. The predicted flood depth and velocity result in a flood hazard rating of danger for most, including the general public; During a 0.1% (1 in 1000 year) annual probability fluvial flood event, the proposed development is predicted to flood to a maximum depth of 1.21m, at a maximum velocity of 1.42m/s. This exceeds the tolerable limits of A1.15 of TAN15. The predicted flood depth and velocity result in a flood hazard rating of danger for all. In consideration of the above, a revised FCA is required to be submitted which demonstrates the risks and consequences of flooding can be managed to an acceptable level in accordance with TAN15.

The submitted Design and Access Statement (DAS) identifies the site was historically used as a petrol filling station and the associated tanks have been decommissioned and removed. The DAS further identifies the site is known to be free of contamination and references correspondence from Shared Regulatory Services. This correspondence has not been made available. Furthermore, an assessment / investigation of the risks associated with contamination at the site has not been provided. In the absence of such an assessment, we are of the opinion contamination may still exist. Therefore, we consider planning permission should only be granted to the proposed development as submitted if the following planning conditions are imposed as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

## 7. **REPRESENTATIONS**

7.1 The application was publicised by letter, site and press notices. A petition of objection to the original proposal was received, signed by 52 residents, all of which are from addresses within the vicinity who could reasonably be affected by the matter. Full details are viewable online, reasons are summarised as follows:

- a) *The adjoining Royal Mail delivery office has no customer parking, customers frequently park on residential streets;*
- b) *The proposed development has no parking for its residents;*
- c) *The proposed 15 parking spaces for Royal Mail vehicles will not be sufficient for their needs, therefore they will park on residential streets.*

7.2 Cllrs Stephen Cunnah, Susan Elsmore, and Ramesh Patel objected to the original proposal, as follows:

*We believe this proposal needs to be revisited to take account our concerns as set out below. If the officers of the local planning authority are minded to recommend this application to be approved, we would like the application to be put in front of a full meeting of the Planning Committee, and for the members of the Committee to undertake a site visit so they can fully understand the context and the concerns we have raised.*

*Based on the information available to us and submitted to the Local Planning Authority, we believe the application is not compliant with the Council's Supplementary Planning Guidance "Managing Transport Impacts (Incorporating Parking Standards) (July 2018)" (hereafter referred to as "the SPG"). We believe this to be true for the four principle reasons which we set out below: the submitted Transport Statement does not take into account trip generation or parking needs for Royal Mail's operational needs, for Royal Mail's customers, for disabled residents of the proposed development, and does not accurately assess the impact of nearby streets and footpaths of having no onsite parking or drop-off point.*

#### *Royal Mail's Operational Needs*

*The letter to the Local Planning Authority from Cushman and Wakeman on behalf of Royal Mail makes it clear that: "(The) loss of operational parking during the construction phase will be highly disruptive"; and that "no binding obligation or agreement is in place" with Royal mail to use the proposed car parking in the development on an ongoing basis. As a consequence they set out that their statutory service may be threatened, and/or the development will result in ad-hoc or on-street parking.*

*It is also clear from this letter that application 19/00643/MNR has been made as a direct result and is clearly dependent on the main proposal and linked to it.*

*We can also see, in the photos submitted as evidence, that for Royal Mail's current operational needs, the current 26 space car park is frequently full. The application that Royal Mail have submitted for a temporary car park is for 22 spaces. We believe that it is untenable that 15 spaces will be sufficient for Royal mail's operational needs on an ongoing basis, given they currently use 26 and need 22 temporarily.*

*We believe that if the proposal goes ahead it is highly likely that there will be Royal Mail vans parked on nearby residential streets. It is our understanding that the land Royal Mail have proposed to build the temporary car park is earmarked for the potential future development of a metro station and could not be permanently a car park. Royal Mail themselves say on-street parking is the likely outcome during construction phase, but for the reasons set out above, we believe it will also be a permanent outcome.*

*The submitted Transport Statement states that "(since) Royal Mail will be reduced to 15 spaces from 26, there will be a net reduction in the trips generated by the proposed development". Given Royal Mail's own words and submitted plan for the temporary car park, we believe this cannot be correct. Section 4 of the SPG sets out a number of criteria for a Transport Assessment, including that it should clearly communicate the impacts to assist the decision making process. Given the above argument, we believe that the Transport Statement submitted is demonstrably false and does not clearly communicate transport impacts.*

### Royal Mail's customers

*Apart from operational requirements, the Royal Mail delivery office also generates many trips when local people collect their parcels. The impact of the principal development will change the use of the land, and Royal Mail's dependent application to have another car park will also change the use of another parcel of land. Paragraph 6.12 of the SPG is clear that: Changes of use will generally be subject to the same standards as new development for the same use class [...]. Paragraph 6.28 of the SPG is clear that: In shops and buildings to which the public have access and in public car parks, spaces should be reserved for people needing to transfer young children to and from the car[...]. The information we have suggests that Royal Mail could control three separate car parks, of which two will have been subject to change of use. We believe that Royal Mail has a duty to reserve spaces for its customers especially those who have young children.*

### Residents with disabilities

*Paragraph 6.25 of the SPG clearly states that: The parking standards for people with disabilities represent minimum provision and should be provided in addition to the standard car parkin provision. Where a reduced number of car parking spaces below the maximum level are provided, the level of car parking provision for disables people should be maintained in the same proportion as if the overall number of spaces was up to the maximum level. At certain locations, and where the proportion of disabled people is known to be higher, the ratio of parking for disabled people may need to be increased [our emphases].*

*In line with the SPG, the maximum allocation for a development in a central area would be one space per unit, or 23 spaces for this proposed development. We do not know of any formula to calculate minimum disabled parking but bearing in mind that there is no other on-site parking proposed and there is no on-street parking on that side of Cowbridge Road East, we believe it should be increased and there should at least be several disabled spaces.*

### Impact on local streets

*We believe that the three points above represent ways in which the proposed development has not adhered to the SPG. However, we also believe that the guidance in the SPG is being stretched to its limit with the lack of provision of onsite parking for any residents. We would argue that there must be adequate onsite parking and make the following observations in support of that:*

- *There is no on-street parking on that side of Cowbridge Road East;*
- *As well as no parking, the proposal does not provide a pick up/drop off point, even though there are no-waiting traffic orders on that side of Cowbridge Road East;*
- *The wider area – Mayfield Avenue / Windway Road / Aldsworth Road – already suffers from high rates of illegal parking due to the collection depot, bank and other nearby business;*

- *There have been accidents, including one very recently, at this location as vehicles turn right onto Mayfield Avenue / Windway Road / Aldsworth Road;*
- *The site of the main proposed development and the proposed temporary car park surround a foot bridge which many children use to go to the nearby Ysgol Treganna;*
- *The site of the development is at the very outer limit of the “Central Area” with its more stringent guidance for maximum allowances.*

7.3 Comments on the original proposal were received on behalf of Royal Mail who are concerned that the proposed development will cause significant disruption and operational difficulties, to the detriment of its local service and statutory obligations, for the following reasons:

- a) *Construction Phase - The current position is that the applicant has not guaranteed or secured temporary parking provision for Royal Mail during the construction phase of the proposed development, as indicated it will do in the application. This has prompted Royal Mail to pursue its own arrangements for temporary parking on a nearby vacant site, as per the recently submitted planning application (ref: PP-07702321). Loss of operational parking during the construction phase will be highly disruptive. As it stands, Royal Mail is dependent on securing its own permission to avoid operational difficulties and the potentially harmful effects of ad-hoc on-street parking in the local area during the construction phase of the proposed development.*
- b) *Operational Phase - The current position is that Royal Mail has no security of tenure once the development has been completed. Whilst the applicant has indicated that 15no. parking spaces will be made available to Royal Mail within the completed development, no binding obligation or agreement is in place. Given the above, the proposed development has the potential to significantly impact on the ongoing operation of the Delivery Office and it could result in closure if there isn't continuity of sufficient parking at both construction and operational phases. Whilst Royal Mail has no objection to the principle of the proposed development, the Local Planning Authority is urged to consider the potential impacts on the operation of the Delivery Office, an essential service to the local resident and business community, arising from short- and longer-term absence of dedicated parking for its delivery vehicle fleet. Should the Local Planning Authority be minded to grant permission, it is requested that consideration is given to suitable conditions that may serve to protect Royal Mail's ongoing operations.*

7.4 Cllrs Stephen Cunnah, Susan Elsmore, and Ramesh Patel, the lead petitioner and the agent who commented on behalf of Royal Mail were notified of the revised proposed parking arrangement. No comments were received.

## 8. ANALYSIS

### 8.1 Land Use

Change of use of redundant premises or redevelopment of redundant previously developed land for residential use is supported by Policy H6 of the Local Development Plan. National Planning policy encourages the provision of additional housing stock within previously developed or existing residential land. Paragraph 4.2.17 of Planning Policy Wales states that *'Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.'* The site has no specific designation or allocation therefore the existing car showroom is afforded no policy protection. The surrounding area is mixed use in nature comprising both retail, commercial uses and residential uses. Policy H6: Change of use or Redevelopment to Residential Use permits the change of use of redundant premises for residential use where: (i) There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement; (ii) The resulting residential accommodation and amenity will be satisfactory; (iii) There will be no unacceptable impact on the operating conditions of existing businesses; (iv) Necessary community and transportation facilities are accessible or can be readily provided or improved; and (v) It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users. Assessed against this policy framework the existing use of the site as parking for the Royal Mail delivery vans will continue, albeit at a reduced level. The site is located in a highly sustainable location, well related to the primary highway network and on a major route in/out of Cardiff City Centre with a frequent bus route in both directions. There is a bus stop immediately outside the application site. The site is also located in close proximity to the shops and services in Cowbridge Road District Centre. Given the mixed use character of the area, the proposal is considered compatible with the surrounding land and raises no land use policy concerns.

### 8.2 Design

Policy KP5 of the Local Development Plan states that *'all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by: responding to the local character and context of the built and landscape setting so that the layout, scale, form, massing, height, density, colour, materials, detailing and impact upon the built and natural heritage are all addressed within development proposals.'* With regard to site redevelopment the Council's Infill Sites SPG paragraph 2.13 advises that *'It is important to strike a balance between maintaining the established positive character of a residential street and introduce additional housing. To avoid a town cramming effect, any proposals must: Maintain a useable amenity space or garden for new as well as any existing dwellings/occupiers; maintain an established spacing between buildings that respects the pattern of layout in the vicinity of*

*the site; maintain appropriate scale and massing which respects buildings in the vicinity of the site; respect the frontage building line and respond to the existing street scene'. Paragraph 3.12 advises that 'Infill development needs to be sensitive to its immediate surroundings and respond well to the built context'.*

The principle of incorporating a new structure in this location is welcomed, this proposal will alleviate the issue of a large gap in the street scene by providing a more continuous frontage. The proposed scale is considered acceptable in relation to the existing buildings, and the window surround features to the Cowbridge frontage would break up the horizontal mass of the building and add visual interest to the building. The building would be of appropriate materials. Accordingly, it is considered that the proposal is compliant with the Infill Sites SPG. It is crucial that the architectural approach of the building's frontage to Cowbridge Road East is of a high architectural quality, condition 3 is therefore necessary to ensure a scheme of architectural detailing is submitted for agreement. As no details have been included of the front boundary enclosure adjacent to the footway of Cowbridge Road East have been provided, condition 4 is considered necessary to ensure details of the front enclosure are submitted for agreement. It is also considered necessary for samples of the finishing materials proposed for the building to be submitted and approved prior to their use on site in order to ensure that they are of an appropriate quality, condition 5 is therefore necessary.

### 8.3 Amenity

It is not considered that the proposed building or its use would be generally un-neighbourly to justify concern for the local planning authority. The site is located within a mixed use commercial/residential area. It is not envisaged that the structure would have any unreasonable amenity impact upon the existing Royal Mail building to the east having regard that the adjoining building is in commercial use and it would be separated by approximately 5m. The building would be positioned at least 18m from the side elevation and side boundary with the gardens of existing residential buildings on the opposite side of Cowbridge Road East, and would not result in unreasonable loss of light in accordance with standard daylighting/overshadowing analysis techniques. Conditions are considered necessary to ensure sound insulation schemes to mitigate road and railway noise are submitted and agreed, and to mitigate railway vibration. Having regard to the above it is not considered that the proposal would have any unreasonable amenity impact.

The conditions requested by Natural Resources Wales with regard to contamination investigation and remediation are noted and are consistent with the contamination and remediation conditions imposed requested by Shared Regulatory Services (Environment).

### 8.4 Internal/External Space

The internal floor area of all flats satisfies the minimum requirements, and the outlook from all living areas is considered adequate. It is acknowledged that

no outdoor amenity space would be provided for occupiers of the flats, however in this instance there is no opportunity to provide any amenity space at ground floor as the existing car park is being retained within the majority of the ground floor level. The agent has explored the possibility of providing communal balconies to the rear and Juliet balconies to the front, however the applicant has concerns that communal balconies at the rear would become a target for anti-social behaviour having regard to the proximity to the railway line and Juliet balconies to the front would not be viable from a noise perspective. Whilst it would be desirable for flats to have external amenity space it is not always viable or desirable and it is recognised that flats will not always have such space.

#### 8.5 Transportation

The proposal is compliant with the Managing Transportation Impacts (Incorporating Parking Standards) SPG which requires a maximum of 1 off street car parking space per residential unit and cycle parking at ratio of 1 space per bedroom, as confirmed by the Operational Manager of Transportation. The site is sustainably located in transport terms in an area where walking, cycling and public transport offer viable daily alternatives to the use of a private car; having frequent bus services on the street. Condition 6 is considered necessary to ensure full details of secure and undercover cycle storage are submitted and agreed prior to occupation of the flats.

#### 8.6 Impact Upon Street Tree

The concern from the Tree Officer that the development does not afford sufficient above ground growing space for the highway lime tree is noted. The agent has advised that the requested 8m branch spread arc would reduce the scheme by at least four units render the scheme unviable. It is also noted that there are two other street trees with close proximity to the east of the site in front of the Royal Mail building which are a similar distance from the building to that proposed (4.5m) in this case. Having regard to the above, the proximity of the proposed building to the street tree is considered acceptable in this instance. Condition 8 is considered necessary to ensure an Arboricultural Method Statement and a Tree Protection Plan are submitted and agreed prior to commencement of development to prevent loss of or damage to the tree.

#### 8.7 Flood Risk

The objection from Natural Resources Wales with regard to flood risk is noted, however is solely focussed on the depths of flooding predicted on the ground floor. Although they recognise this proposal has non-living accommodation on the ground floor, they still consider the bin and cycle stores and utilities rooms as residential (highly vulnerable) development. They advise this should be flood free as per A1.14 of TAN15 and have acknowledged that it is clear that an updated FCA would be very unlikely to meet the TAN15 requirement given that mitigation (i.e. raising of levels) wouldn't be feasible. However, it must be noted that no residential units are proposed at ground floor level and the

creation of any ground floor residential units in the future would constitute development requiring separate planning permission. In this case the proposed living accommodation would be flood free as it would be located at upper floor levels. Having regard to the above is not considered that the occupants of the proposed flats would be subject to unacceptable flood risk, the development is therefore considered justified in accordance with section 6 of TAN15.

## 8.8 Planning Obligations

The request from Parks Services for a financial contribution of £33,098 towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality is considered necessary, fairly and reasonably related to the development and in accordance with Policy C5 of the Local Development Plan. The agent has confirmed that the applicant agrees to this contribution. A section 106 planning obligation is also required to ensure that the dwelling units are restricted for use for 100% affordable housing as requested by Housing Strategy in accordance with the approved Planning Obligations SPG (2017).

## 8.9 Representations

The representations received from the neighbouring residents and Cllrs Stephen Cunnah, Susan Elsmore, and Ramesh Patel, and on behalf of Royal Mail are noted. While the substance of local views must be considered, the duty is to decide each case on its planning merits. Specific issues are addressed as follows:

- a) Royal Mail's operational needs. It should be noted that there is no planning requirement for the application site to be used by Royal Mail in conjunction with their adjoining building. The site was previously separately occupied by a car sales premises and no condition was imposed upon planning permission 13/00724/DCO requiring use of the site to be retained for use by the adjoining Royal Mail building. Furthermore, Royal Mail are not the owner of the site and will not be leasing the ground floor parking once the development is complete. The concerns raised with regard to provision of parking for Royal Mail's commercial vehicles during and after construction are therefore not material planning considerations.
- b) Royal Mail's customers. The current application does not propose any change of use or alterations to the adjoining Royal Mail building which is a separate site in planning terms, therefore the impact and provision of customer parking for that site is not a matter that can be considered by the current application.
- c) Provision of parking for residents including disabled residents. The proposal is compliant with the Council's adopted Managing Transportation Impacts (Incorporating Parking Standards) SPG as detailed within the above analysis and confirmed by the Operational

Manager of Transportation. In this instance 15 off street car parking spaces are proposed, of which one will be a dedicated disabled space. The site is located within the Central Area as identified by the SPG, and as such there is no requirement for pick up/drop off points. The site is sustainably located in transport terms in an area where walking, cycling and public transport offer viable alternatives to the use of a private car, with frequent bus services adjacent to the site.

- d) Parking impact upon local streets. Any parking in resident's parking bays in nearby streets or illegal parking where there are no waiting traffic orders would be matters controlled by the Council's Civil Parking Enforcement service and the Police. It should be noted that all vehicles have the right to park on streets which are not restricted to resident's parking.

#### 8.10 Other Legal Considerations

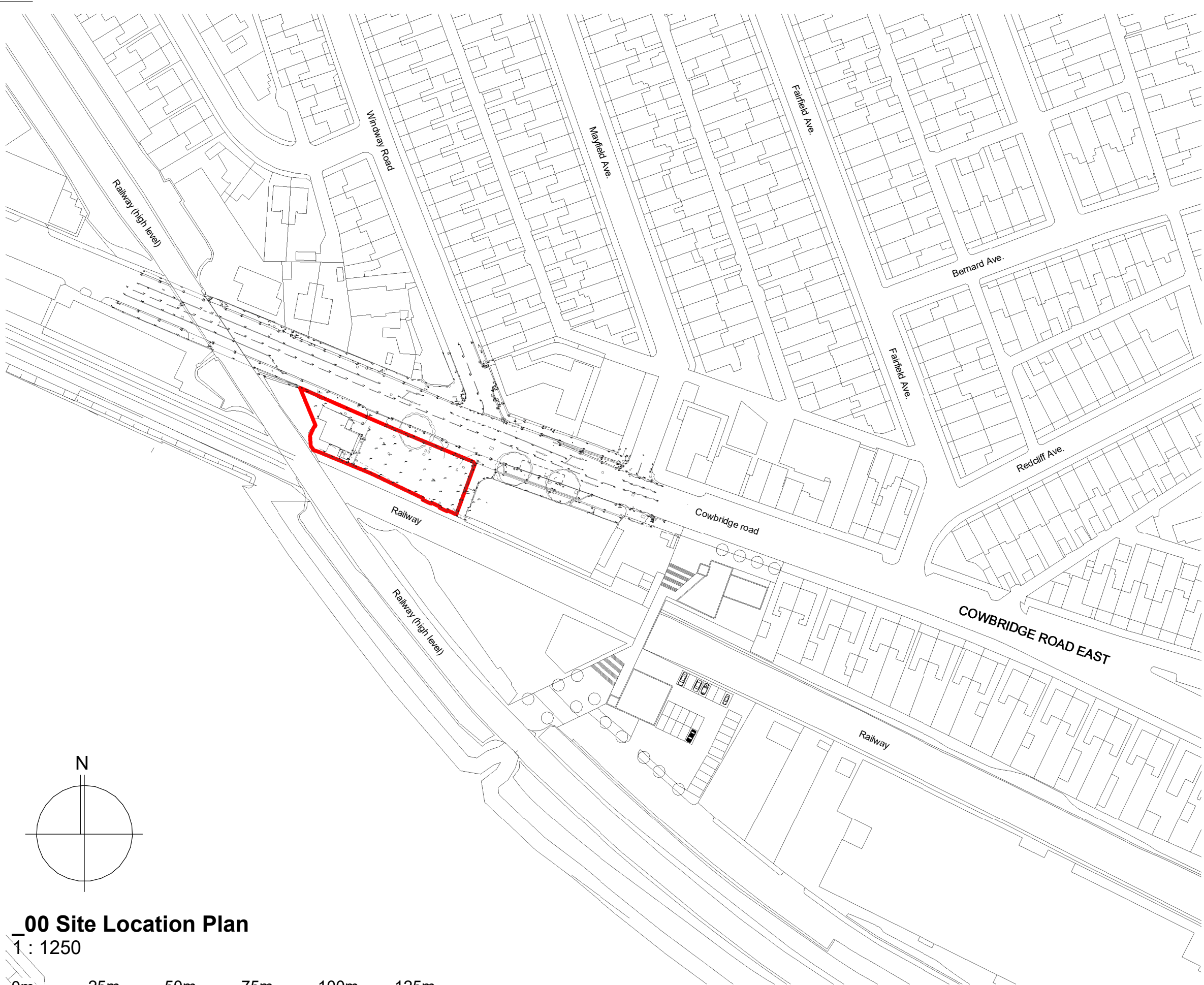
*Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder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

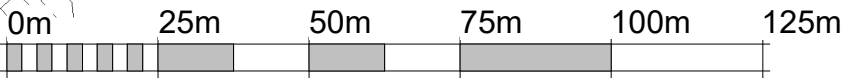
#### 8.11 Conclusion

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



**\_00 Site Location Plan**

1 : 1250



VISUAL SCALE 1:1250 @ A1

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-	21/12/18	RC	FIRST ISSUE
Rev	Date	Check	Description

**HolderMathias**architects

T +44 (0) 20 7287 0735  
www.holdermathias.com  
London Cardiff Munich

Project  
Residential Development  
Cowbridge Road, Cardiff  
Pegasus

Title  
Site Location Plan

Status  
PLANNING

Scale at A3  
As indicated

Job No <b>4355</b>	Sheet No <b>A-90-100</b>	Revision
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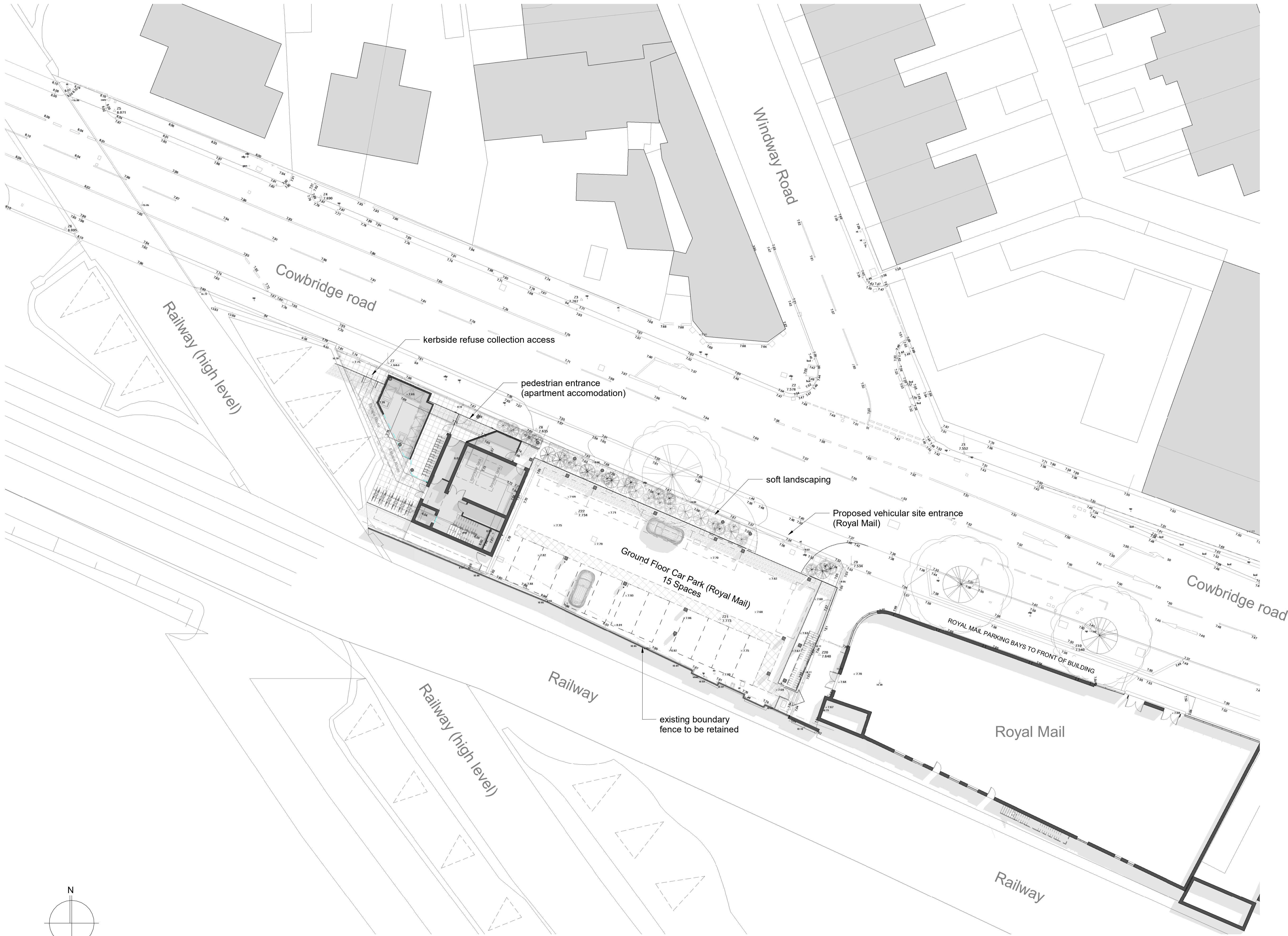
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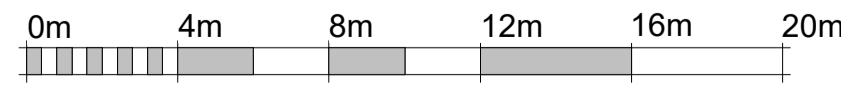
(00) SERIES - GENERAL ARRANGEMENT  
(90) SERIES - SITE INFORMATION

A-00-\*\*\* - General Arrangement  
A-90-\*\*\* - Site Information

Please note that all drawn information is based upon OS mapping information and Topographical Survey data recieved June 2018 undertaken by 'Zenith Land Surveys LTD'



\_00 Proposed Site Plan  
1 : 200



VISUAL SCALE 1:200 @ A1

Checker: FIRST ISSUE  
Rev Date Check Description

**HolderMathias**architects

T +44 (0) 20 7287 0735  
www.holdermathias.com  
London Cardiff Munch

Project  
Residential Development  
Cowbridge Road, Cardiff  
Pegasus

Title  
Proposed Site Plan

Status  
PLANNING

Scale: at A1  
As indicated

Job No	Sheet No	Revision
4355	A-90-101	

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(00) SERIES - GENERAL ARRANGEMENT  
(90) SERIES - SITE INFORMATION

Please note that all drawn information is based upon OS mapping information and Topographical Survey data recieved June 2018 undertaken by 'Zenith Land Surveys LTD'

00 Ground Floor		
-	Bin Store	31.3 m <sup>2</sup>
01	Water Tank & Sprinkler Room	38.7 m <sup>2</sup>
02	Cycle Store	17.3 m <sup>2</sup>
03	Electric Meter Room	6.5 m <sup>2</sup>
05	Gas Meter Room	9.7 m <sup>2</sup>
06	R. 01	2.3 m <sup>2</sup>
C5	Circulation Core	26.2 m <sup>2</sup>
R.10	Lift Shaft	3.3 m <sup>2</sup>

01 First Floor		
Apt. 01	1B2P	46.9 m <sup>2</sup>
Apt. 02	1B2P	47.0 m <sup>2</sup>
Apt. 03	1B2P	47.9 m <sup>2</sup>
Apt. 04	1B2P	47.9 m <sup>2</sup>
Apt. 05	1B2P	59.1 m <sup>2</sup>
Apt. 06	1B2P	47.0 m <sup>2</sup>
Apt. 07	2B3P	52.7 m <sup>2</sup>
C1	Stair Core	15.2 m <sup>2</sup>
C1	Fire Escape Stair	16.1 m <sup>2</sup>
C1	Corridor	46.2 m <sup>2</sup>
C6	Clnr	1.1 m <sup>2</sup>
R.11	Lift Shaft	3.6 m <sup>2</sup>
Riser 01	R. 01	2.3 m <sup>2</sup>
Riser 02	R. 02	2.9 m <sup>2</sup>
Riser 03	R. 03	1.5 m <sup>2</sup>
Grand total: 23		

Existing metal fence/screen to be retained

Secure boundary to building perimeter

Existing metal fence/screen to be retained

SBD certified perimeter fencing

semi-vertical slacking bike racks (28no.)

Cycle Store 17.3 m<sup>2</sup>

Bin Store 31.3 m<sup>2</sup>

Entrance Lobby 7.700 m

Gas Meter Room 9.7 m<sup>2</sup>

Water Tank & Sprinkler Room 38.7 m<sup>2</sup>

Electric Meter Room 6.5 m<sup>2</sup>

Circulation Core 26.2 m<sup>2</sup>

Lift Shaft

R. 01 23.3 m<sup>2</sup>

SLIDING VEHICULAR ENTRANCE

5000

Perforated screen with climbing plants and landscaped buffer zone to screen car park.

Perforated screen with climbing plants and landscaped buffer zone to screen car park.

Fire escape exit from residential upper floors

BUILDING LINE

The floor plan illustrates the layout of the first floor, featuring seven apartments and common areas. The central corridor (46.2 m²) is a key feature, providing access to all units. The fire escape stair (16.1 m²) and lift shaft are strategically placed for safety and convenience. The plan includes detailed room layouts, furniture placement, and various dimensions for scale and orientation.

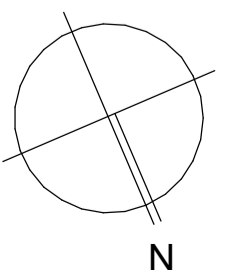
Room/Unit	Area (m²)
Apt. 01 1B2P	46.9 m²
Apt. 02 1B2P	47.0 m²
Apt. 03 1B2P	47.9 m²
Apt. 04 1B2P	47.9 m²
Apt. 06 1B2P	47.6 m²
Apt. 05 1B2P	48.1 m²
Apt. 07 2B3P	52.7 m²
Corridor	46.2 m²
Fire Escape Stair	16.1 m²
R. 01	2.3 m²
R. 02	2.9 m²
Stair Core	15.2 m²
Lift Shaft	-

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## Proposed Ground & First Floor Plans

Job No <b>4355</b>	Sheet No <b>A-00-100</b>	Revision <b>B</b>
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(90) SERIES - SITE INFORMATION

A-00-\*\*\* - General Arrangement  
A-90-\*\*\* - Site Information



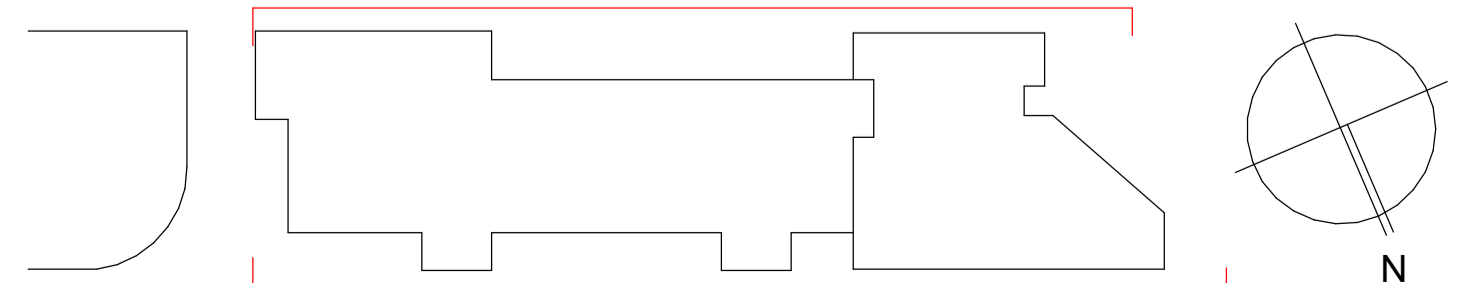
North Elevation\_Cowbridge Road  
1 : 100



South Elevation\_Railway  
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1



Material Schedule	
	Type
1	Brickwork cladding/tile system - Buff in colour
2	Brickwork cladding/tile system - Green in colour
3	Perforated/Decorative metal planting screen
4	uPVC Windows - Dark grey in colour
5	PPC aluminium parapet capping
6	Galvanised steel escape stair
7	uPVC rainwater goods - dark grey in colour
8	PPC Aluminium entrance signage
9	PPC Aluminium doors

B	19.03.19	RC	Feature projecting window surrounds added to Cowbridge Road elevation
A	07.02.19		Elevations updated to match revised floor plans
-	21/12/18	RC	FIRST ISSUE
Rev	Date	Check	Description

HolderMathiasarchitects

T +44 (0) 20 7287 0735  
www.holdermathias.com  
London Cardiff Munich

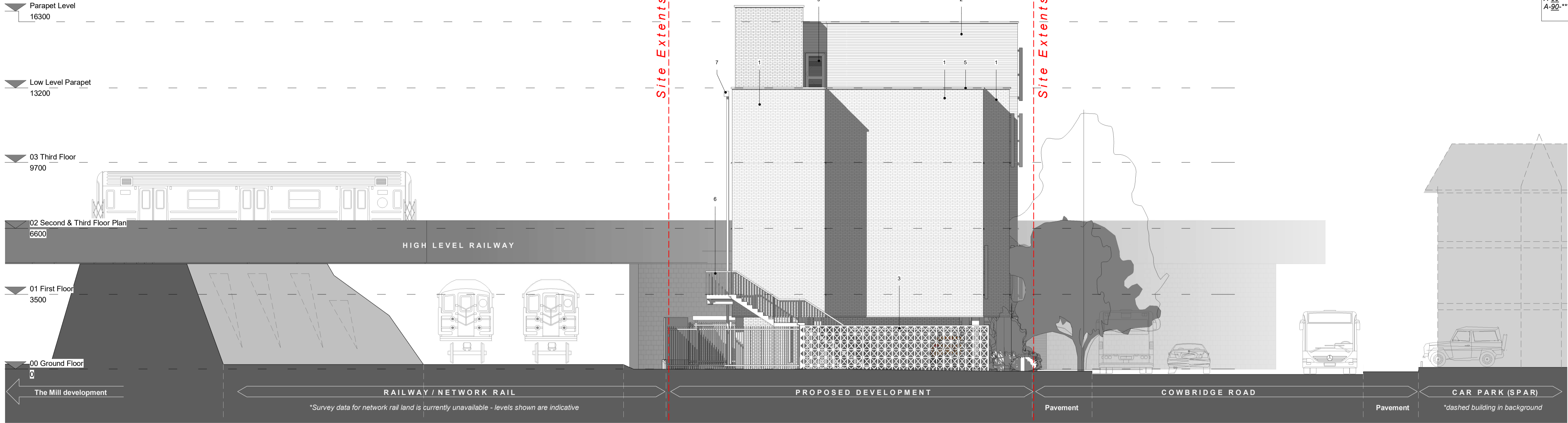
Project  
Residential Development  
Cowbridge Road, Cardiff  
Pegasus

Title  
Proposed Elevations

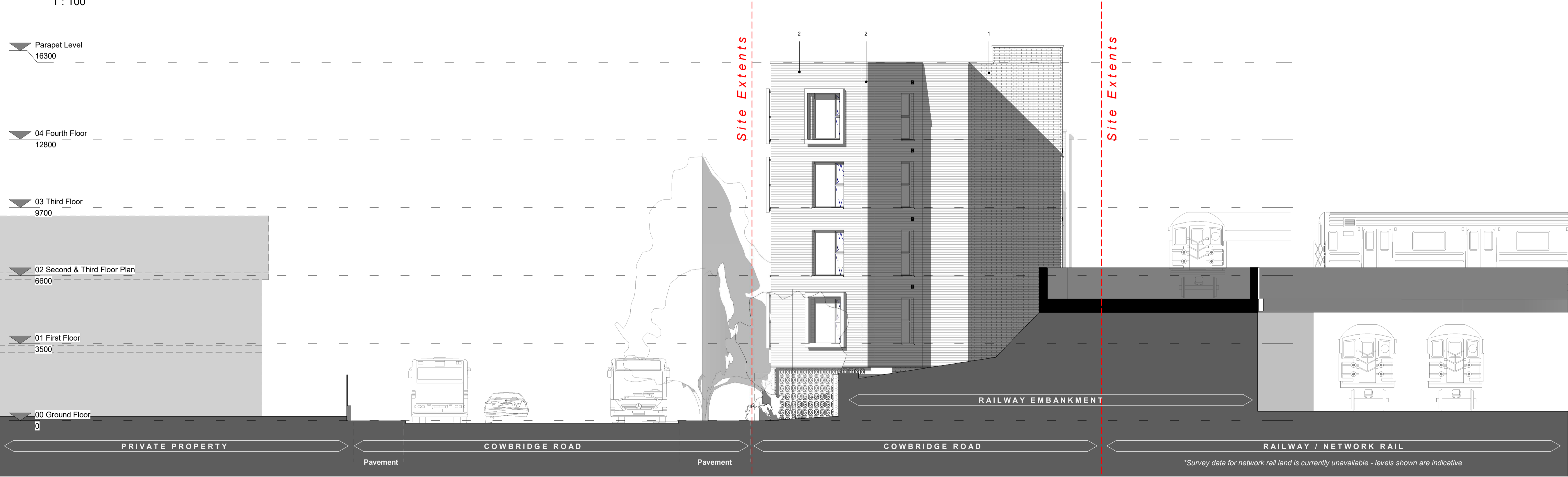
Status  
PLANNING

Job No	Sheet No	Revision
4355	A-00-200	B

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West Elevation  
1 : 100



East Elevation  
1 : 100

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(00) SERIES - GENERAL ARRANGEMENT  
(90) SERIES - SITE INFORMATION

A-00-\*\*\* - General Arrangement  
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B	19.03.19	RC	Feature projecting window surrounds added to Cowbridge Road elevation
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T +44 (0) 20 7287 0735  
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Project  
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Title  
Proposed Elevations

Status  
PLANNING

Job No  
4355

Sheet No  
A-00-201

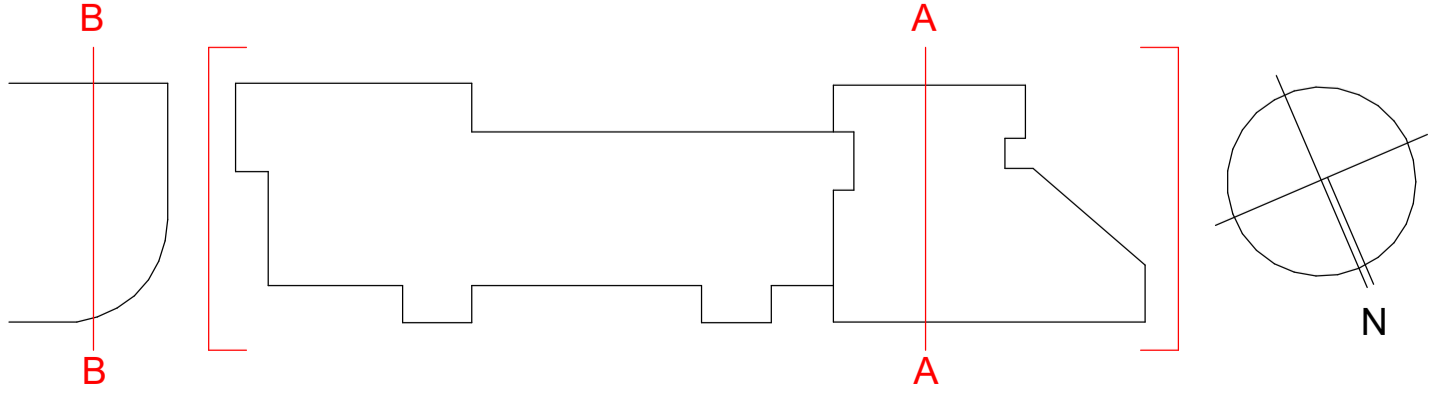
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B

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Refer to dimensions where provided - do not scale from this drawing

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1



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COMMITTEE DATE: 15/05/2019

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, Version 3, April 2019;
  - (xxi) Topography and Screening Note, received 12 April 2019;
  - (xxii) Existing Ground Topography Longitudinal Sections;
  - (xxiii) Redshank Roost Technical Note, Arcadis, 26 April 2019;
  - (xxiv) Reptile Mitigation Strategy, Arcadis, January 2019;
  - (xxv) Reptile Mitigation Strategy Addendum, Arcadis, 2 April 2019;
  - (xxvi) Ecological Management Plan, Arcadis, February 2019;
  - (xxvii) Preliminary Invertebrate Walk-Over Survey, Udall-Martin Associates, December 2017;
  - (xxviii) Interim Reptile Survey Report, Udall-Martin Associates, November 2017;
  - (xxix) Ground-Nesting Bird Surveys, Udall-Martin Associates, September 2017;
  - (xxx) Overwintering Bird Survey Report, Arcadis, April 2019;
  - (xxxi) 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, the Statement to Inform the Appropriate Assessment (Version 3, April 2019) and the Redshank Roost Technical Note dated 26 April 2019. 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 Local Planning Authority.

within 2 weeks of the discovery of any unsuspected contamination.

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

### 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 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.

**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.

**RECOMMENDATION 7:** That the Applicant / Developer be advised of South Wales Police advice regarding security measures set out in their email dated 8 March 2019, forwarded to the Agent acting on behalf of the Applicant.

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 to 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 across 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 new route options across the landfill are being explored by Cardiff Council in consultation with Natural Resources Wales and the Welsh Government.

### **3 SITE HISTORY**

- 3.1 SC/18/00003/MJR: Screening opinion issued 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 his 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 his 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 he 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 an amended Statement to Inform the Appropriate Assessment and an accompanying Technical Note regarding Redshank Roosts 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.
- 5.7 He has undertaken, and completed the Habitats Regulations Appraisal (HRA), taking into account the amendments to the applicant's 'Statement to Inform the Appropriate Assessment' and the Redshank Roost Technical Note received on 29 April 2019. The amended HRA concludes that, based upon the planning application and supporting documents, 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 European Marine Sites. A copy of the Council's Appropriate Assessment is appended to this Committee report.
- 5.8 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.
- 5.9 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.

- 5.10 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.
- 5.11 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.
- 5.12 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.
- 5.13 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.

- 5.14 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.
- 5.15 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.
- 5.16 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.
- 5.17 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.
- 5.18 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.

- 5.19 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.
- 5.20 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.
- 5.21 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 are treated as though they are designated, for the purposes of the planning system.

- 5.22 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.
- 5.23 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.
- 5.24 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.
- 5.25 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.

- 5.26 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.
- 5.27 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.
- 5.28 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.
- 5.29 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, the amended Statement to Inform the Appropriate Assessment and Redshank Roost Technical Note,

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.

- 5.30 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 2<sup>nd</sup> 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.
- 5.31 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.
- 5.32 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.
- 5.33 The Council's **Access Officer** has been consulted and any comments received will be reported to Planning Committee.
- 5.34 The **Operational Manager, Drainage Division**, advises that the application to the SuDs Approval Body (SAB) will assess all relevant surface water drainage issues.
- 5.35 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.

- 5.36 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.
- 5.37 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.
- 5.38 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.
- 5.39 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.
- 5.40 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.
- 5.41 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 amended Appropriate Assessment (AA) and the additional technical note received on 29 April 2019 which provided additional assessment on potential operational effects. They advise as follows:

- (i) The technical note has focussed on the potential effects on roost sites supporting redshank and dunlin from visual disturbance including glare effects resulting from the project;
- (ii) They are satisfied the technical note has identified the solar arrays which are visible from the relevant roost locations. The assessment concludes no adverse effect on the integrity of the roost resulting from visual disturbance. The technical note also provides detailed evidence and assessment to conclude that any glare from the solar arrays will not have an adverse effect on the roost location. Based on these conclusions they agree that additional mitigation measures for operational effects will not be required.
- (iii) Therefore, based on the evidence within the technical note and the conclusions of the Appropriate Assessment (AA) they consider the project is not likely to have an adverse effect on the Severn Estuary SPA, subject to planning conditions being secured to any consent. These conditions are set out in section 2 of the AA. They advise that the Council attaches the technical note to its AA for completeness.

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.

### **Policy Context**

- 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 amended AA is appended to this report.
- 8.11 Following NRW's initial concerns regarding the potential effects of the development upon Redshank and Dunlin roost sites at the mouth of the River Rhymney, the applicant provided a further technical note (appended to this report) following a further assessment on potential operational effects. Reading both documents together, NRW have now confirmed their agreement with the overall conclusions that there will be no adverse effect and therefore they advise that no additional mitigation measures are required.
- 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 amended 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. Other potential routes for separate private wire connections may come forward however any such connection would be subject to a separate planning application.

### **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 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 Natural Resources Wales (NRW) are satisfied with the conclusions of the updated AA.
- 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.

## Habitats Regulations Appraisal

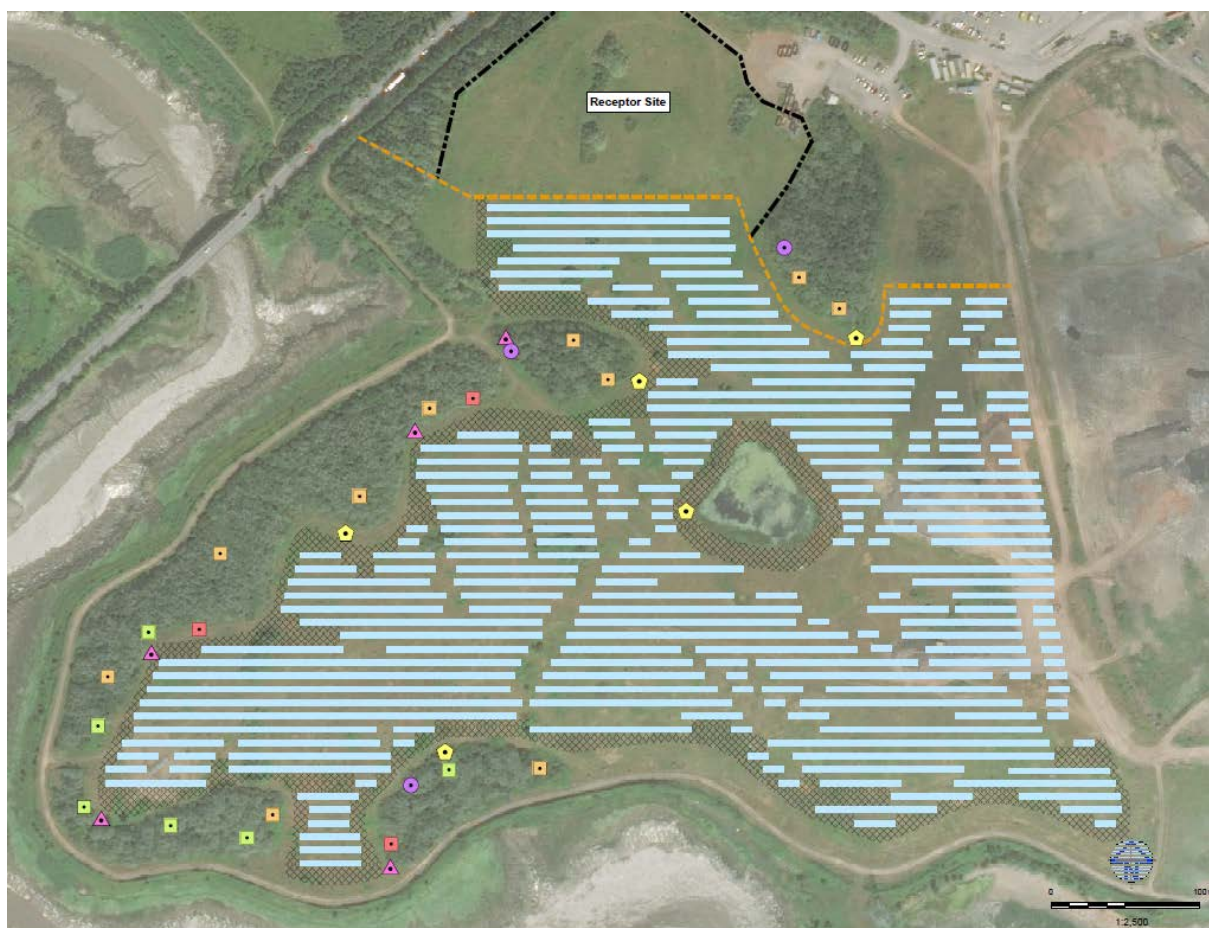
Severn Estuary Special Protection Area (SPA), Special Area of Conservation (SAC), and Wetland of International Importance (Ramsar Site)

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



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## **Appendices**

Appendix 1. Technical Note: Lamby Way Solar Farm HRA – Redshank Roost Update. Arcadis, 26/04/19.

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

0.7 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).

0.8 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).

0.9 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).

0.10 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).

0.11 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”*.

0.12 The present HRA report is based upon the ‘Statement to Inform an Appropriate Assessment’ Version 03 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. 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 northern and eastern 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 <sup>25</sup>	Annex I features					Annex II species
	Estuaries	Subtidal Sandbanks	Mudflats & sandflats	Atlantic saltmeadow	Reefs	Fish <sup>26</sup>
<b>Physical loss</b>						
Removal / substratum loss	⊗⊗⊗⊗	⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗O	⊗x
Smothering	⊗⊗⊗O	⊗⊗x	⊗⊗⊗	⊗⊗⊗O	⊗⊗	⊗x
<b>Physical damage</b>						
Changes in suspended sediment	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗x
Desiccation & changes in emergence regime	⊗⊗O	⊗O	⊗⊗O	⊗⊗⊗O	⊗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
<b>Non-physical disturbance</b>						
Noise & visual presence	⊗xx	⊗xx	⊗⊗x	⊗xxx	⊗x	✓xxx
<b>Toxic contamination</b>						
Introduction of synthetic compounds	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗⊗	⊗⊗⊗x	⊗⊗xx	✓xxxx
Introduction of non-synthetic compounds	⊗⊗⊗x	⊗⊗⊗x	⊗⊗⊗⊗	⊗⊗⊗⊗	?Sxxxx	✓xxxx
Introduction of radionuclides	?Sxx	?Sxx	?Sxx	?Sxx	?Sxx	✓xx
<b>Non-toxic contamination<sup>27</sup></b>						
Changes in nutrient loading	⊗⊗⊗⊗ <sup>28</sup>	⊗⊗xx	⊗⊗⊗x	⊗⊗⊗x	⊗⊗xx	✓xxxx
Changes in thermal regime	⊗⊗⊗	⊗⊗	⊗⊗⊗	⊗⊗	⊗⊗	✓xxxx
Changes in turbidity <sup>29</sup> (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
<b>Biological disturbance</b>						
Introduction of microbial pathogens	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗xx	?Sxxxx	✓xxxx
Introduction of non-native species	⊗⊗⊗O	⊗⊗O	⊗⊗⊗O	⊗⊗	?Sxx	✓xx
Selective extraction of species	⊗⊗⊗x	⊗⊗	⊗⊗	⊗⊗	⊗⊗	✓xx

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

<sup>26</sup> River lamprey, sea lamprey & twaite shad

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

<sup>28</sup> 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)

<sup>29</sup> 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	⊗⊗⊗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				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
<b>Physical Loss</b>					
Removal/substratum loss	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗
Smothering	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗
<b>Physical Damage</b>					
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
<b>Non-physical disturbance</b>					
Noise & visual presence	⊗⊗OO	⊗⊗⊗O	⊗⊗⊗O	⊗⊗⊗⊗	⊗⊗⊗O
<b>Toxic contamination</b>					
Introduction of synthetic compounds	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗x	⊗⊗⊗x
Introduction of non-synthetic compounds	⊗⊗⊗	⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗⊗	⊗⊗⊗x
Introduction of radionuclides	?Sxx	?Sxx	?Sxx	?Sxx	?Sxx
<b>Non-toxic contamination</b>					
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
<b>Biological disturbance</b>					
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
<b>Internationally important populations of waterfowl</b>		
<i>Ramsar Interest feature 3: Bewick's swan</i>	SPA : Internationally important populations of regularly occurring Annex 1 species (Bewick's swan)	Section 5.7.1 & Table 23
<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 migratory species (same species as column to left)  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
<i>Ramsar Interest feature 9</i> <b>Internationally important assemblage of waterfowl</b>	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.

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*

<b>Species</b>	<b>5 yr average (2012/13 – 2016/17)</b>
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*

<b>Species</b>	<b>5 yr average (2012/13 – 2016/17)</b>
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)*

1.5.2.13 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*

<b>Species</b>	<b>5 yr average (2012/13 – 2016/17)</b>
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

1.5.2.14 Numbers of Dunlin and Redshank are of particular importance. The numbers of Dunlin recorded in this count sector (adjacent to the proposed development) represent approximately 3.5% of the total number of wintering Dunlin recorded when the SPA was designated (41,683, 5 year mean peak between 1988/9 and 1992/3) and more than 50% of Redshank numbers (2013, 5 year mean peak between 1988/9 and 1992/3). The conservation objectives contained within the regulation 33 advice for both Dunlin and Redshank require maintenance of the population such that numbers do not fall below the 5 year mean peak between 1988/9 and 1992/3. Therefore, maintenance of the Dunlin population so numbers do not fall below 41,683 individuals and maintenance of Redshank populations so that numbers do not fall below 2013 individuals.

#### **SEWBRcC**

1.5.2.15 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.

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

1.5.2.17 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**

1.5.2.18 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 assess the suitability of the site for over-wintering birds. Despite the poor habitat quality, further overwintering / migratory birds surveys were undertaken on the Lamby Way site in February and March 2019.

#### *Preliminary Ecological Appraisal*

1.5.2.19 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.'* 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 designated as a 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 20m<sup>2</sup> 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:-

<b>Table 10. Likelihood / magnitude of impact of screened-in factors</b>	
<b>Screened-in factors from Section 1.6.2 above</b>	<b>Maximum Likelihood / magnitude of impact for any Severn Estuary EMS feature from Table 6 above</b>
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. Further details on the site features, their conservation objectives and the impact of factors upon those features is given in Appendix A of the 'Statement to Inform an Appropriate Assessment' Version 03 dated April 2019, submitted in support of the planning application 19/00397/MJR by Arcadis Consulting (UK) Ltd.

## **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 EMS boundary and therefore, there would be no direct habitat or species loss within the Severn Estuary EMS 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 site<sup>1</sup>; and the presence of any European site within 200 m of the main access roads used by HGVs accessing the site<sup>2</sup> 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.

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

<sup>2</sup> 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 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. However, 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 construction and decommissioning of the solar farm, and changes to visual surroundings caused by its presence.
- Potential collision with the new solar panels and visual disturbance to overwintering birds during operation, from glare.

#### **1.11 Noise and visual disturbance to overwintering birds during construction and decommissioning of the solar farm, and changes to visual surroundings caused by its presence.**

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, in particular important numbers of Redshank and Dunlin.

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, operation and 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. 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. In addition, the change in visual surroundings caused by the presence of the solar farm in operation may cause displacement of wetland bird species, perturbed by the radical change in visual aspect.

#### **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 EMS 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, 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 EMS 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 EMS site species during the over-winter period (as indicated by the WeBS data).

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.

<b>Table 11 – Summary of Test of Likely Significance</b>	
<b>Factor</b>	<b>Likely Significant Effect?</b>
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, operation 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, and also by the SuDS Approval process, which requires that SuDS meet a series of standards, one of which is the Biodiversity Standard.

2.2.2 These standard pollution protection measures are considered sufficient to protect water quality within the Severn Estuary EMS 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 construction and decommissioning of the solar farm, and changes to visual surroundings caused by its presence**

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 2019/2020, 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 Despite a detailed literature review there is very little evidence to suggest that a change in the visual appearance of a site is likely to cause displacement or disturbance to bird species (Natural England, 2017). The majority of the literature cites anthropogenic factors such as noise and the visual appearance of people as more likely to cause disturbance and displacement of bird species. Nevertheless, there is potential for displacement effects on the over-wintering and passage SPA/Ramsar site qualifying bird species using the adjacent habitats due to changes in visual appearance during the construction or decommissioning phases of the project without mitigation. This could affect the integrity of the European Sites given the high numbers of Redshank and Dunlin using the adjacent Rhymney Estuary.

2.3.3 To avoid this impact, the existing landscape planting, which provides effective screening of the proposed development from the Rhymney Estuary, will be retained and maintained for the duration of the operational phase to reduce the potential for changes in visual appearance to be noticed by bird species, reducing the potential for displacement. The retention and management of this screening vegetation can be secured through a planning condition and will be part of the green infrastructure strategy and ecological management plan for the proposed scheme.

2.3.4 Images 1 and 2 below show the existing landscape screening demonstrating effective screening of the proposed development. Image 3 shows the escarpment and location of existing hedgerow / fencing. Further details on this area are included in an Addendum to this report provided by Cardiff Council.

*Image 1 showing existing landscape screening (Image from Google Earth)*



*Image 2 View of landscape screening seen from bridge on Lamby Way (Image Google Earth)*



Image 3 showing the location of escarpment, fencing and hedgerow and areas that will be subject to enhancement via hedgerow planting. The orange star marks the location of Image 4 (Image Google Earth).



Image 4 Photo taken from Google Earth looking north to the proposed development site from the Rhymney Estuary



2.3.5 In addition to the existing woodland planting, there is an existing security fence surrounding the Lamby Way Landfill site which has dense scrub and trees associated with it, in the form of Hawthorn, Blackthorn and Elder etc. This vegetation is likely to provide an effective visual screen between birds on the upper sections of the foreshore and the solar array. There are some gaps in this vegetation, but the retention, management and stopping-up of gaps with bolster planting will be specified in the Green Infrastructure Statement, secured by planning condition.

2.3.6 It is envisaged that birds will to some extent already be habituated to changes in visual appearance when the landfill was operational and subsequently capped and also due to the ongoing development in the local area.

2.3.7 In addition, no construction or decommissioning works will take place during the main overwintering period (October to March) when the 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 2019/2020. Although minor works would continue into October, all construction works would already be completed by this time. Decommissioning would be expected to take place during the summer of 2054.

2.3.8 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.

2.3.9 Taking into account the timing of works and the mitigation measures set out above to be secured by planning condition, no adverse effect on the integrity of the sites is expected due to a change in visual surroundings either during or following construction, or during decommissioning.

## **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 glint and glare from the new solar arrays, the solar farm will be mostly screened from the adjacent River Rhymney and Severn Estuary from existing woodland and scrub at the edge of the site. 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 However, on a precautionary basis to take account of the remaining possibility that glint and glare may disturb wetland birds, a further Technical Note dated 26/04/19 has been provided, which is attached to this HRA. This Technical note demonstrates that at high tide events when birds such as Redshank are high up on the foreshore, it is not possible for directly reflected light to impact upon them, even when the sun is low in the sky.

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 EMS 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

<b>Table 12 – Summary of Test of Adverse Effect upon Integrity</b>		
<b>Factor</b>	<b>Adverse Effect upon Integrity?</b>	
	<b>Alone</b>	<b>In Combination</b>
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 were consulted on the planning application and present HRA, and provided written comments on 29/03/19 and 10/04/19, and verbal comments on 10/04/19. Concerns were raised by the NRW ornithological specialist that the importance of the Redshank and Dunlin roosts was not given adequate consideration, and that the change in visual environment caused by the solar array once in place may cause species such as these to abandon these roosts. These concerns have been addressed in the 26/04/19 Technical Note – Redshank Roost Update and the resulting changes incorporated into this finalised HRA. NRW have confirmed in their letter of 01/05/19 that they have accepted the conclusions of the Appropriate Assessment on this basis.

## 5. References

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SI 2017/1012 (2017): Explanatory memorandum to the Conservation of Habitats and Species Regulations.

Udall-Martin Associates Ltd (September 2017) Ground-nesting Bird Surveys

Udall-Martin Associates Ltd (December 2017) Preliminary Ecological Appraisal

Welsh Assembly Government (October 2006) Annex to Technical Advice Note 5: Nature conservation and planning. The Assessment of Development Plans in Wales Under the Provision of The Habitats Regulations’.

Appendix 1. Technical Note: Lamby Way Solar Farm HRA – Redshank Roost Update. Arcadis, 26/04/19.

**SUBJECT**  
**Lamby Way Solar Farm HRA – Redshank Roost Update**

**DATE**  
26<sup>th</sup> April 2019

**DEPARTMENT**  
Ecology

**TO**  
Gareth Harcombe (Cardiff Council)  
James Davies (Natural Resources Wales)

**OUR REF**

**PROJECT NUMBER**  
10025418

**FROM**  
Arcadis

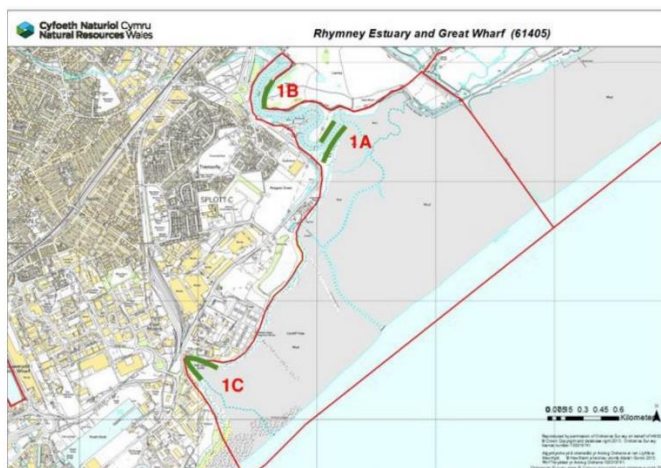
## Introduction

This technical note provides clarification in relation to the presence of a significant redshank roost to the south of the proposed solar development. The potential impacts of the solar development are assessed to determine the need for mitigation measures to be incorporated into the proposals to ensure no effects on the integrity of the SPA as a result of disturbance to the roost would occur.

## Potential Impacts

Information arising since submission of the Habitats Regulation Assessment (HRA) shows the locations of wader roost sites (Image A) supporting significant numbers of redshank and to a lesser extent dunlin, on land to the south of the proposed solar development (details of the roost location were provided by Natural Resources Wales (NRW) on 25 April 2019). Both species are qualifying features of the Severn Estuary SPA, therefore further information in relation to the potential for the solar development to affect the roost was requested from NRW prior to planning permission being granted.

**Image A: Wader Roost Locations**



Roosts 1B and 1C as shown on Image 1 are either completely screened by woodland (Roost 1B) or separated from the proposed development by existing development (Roost 1C) and therefore no effects as a result of the solar development would occur at these roost locations. Roost 1A is located across two spits of land on either side of the River Rhymney where it joins the Severn Estuary. The roost lies between 200m and 500m to the south of the site boundary as well as being approximately 10m below the level of the closest row of solar panels.

A number of potential impacts were assessed within the HRA which concluded that there would be no

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effects on the integrity of the SPA. The additional potential operational effects arising as a result of the details pertaining to the roost location, which were not assessed, comprise visual disturbance and the potential for effects of glare from the panels adversely affecting roosting birds.

A site visit was undertaken on 23 April 2019 during which photographs were taken from the spit supporting the wader roost in order to produce a photomontage so that the visual impact from the roost site can be assessed. The photomontage shows that only a small amount of the overall extent of solar panels to be installed would be visible from the roost. The panels would be set at an angle of 20° to the horizontal and will be dark grey/black in colour. In addition, the visible rows would also be broken up by existing planting and through restrictions from the topography so there would not be a significant change in the landscape that would be visible to the roosting birds at sea level. As such, no adverse effect on the integrity of the roost is anticipated as a result of visual disturbance.

Please refer to Appendix B to view the proposed photomontage.

The second potential impact that was identified related to glare from the solar panels causing birds to be disturbed should a significant glare event affect the roost location. The visual assessment has shown that only a limited number of solar panels would be visible to the roost and therefore the likelihood of a significant glare occurring would be minimal, since it is large expanses of panels which tend to result in such effects occurring. Analysis by Solrac, the solar engineers who have developed the scheme layout, has also shown that, at the particular positioning of the solar panels proposed for Lamby Way, all reflections are skywards, generally in a northerly direction and therefore away from the roost areas on the peninsula to the south (see Appendix A for the detailed glint and glare analysis). As such, in the event that sun conditions led to solar glare occurring this would not be visible to the south and therefore the roost site would not be affected at any point (especially during overwintering bird season) and any adverse effects as a result of disturbance due to solar glare can be ruled out.

## Conclusion

The assessment of the potential impacts of visual and solar glare disturbance to the adjacent wader roost has shown that only a very limited proportion of the solar development would be visible from the roost location and that solar glare would always be directed away from the roost site. Therefore, no adverse effects on the integrity of the populations of redshank and dunlin associated with the Severn Estuary SPA would occur as a result of these potential operational effects and no mitigation (such as additional screening) for operational impacts would be required.

This Technical Note provides additional information in relation to potential operational effects which were not fully assessed in the submitted HRA following receipt of additional information in relation to the location of a wader roost immediately south of the proposed solar development. All other conclusions within the submitted HRA (dated 4 April 2019) remain unchanged.

## Appendix A:

# Supplementary Glint and Glare Analysis Impact on SPA roosting areas in the Rhymney Estuary

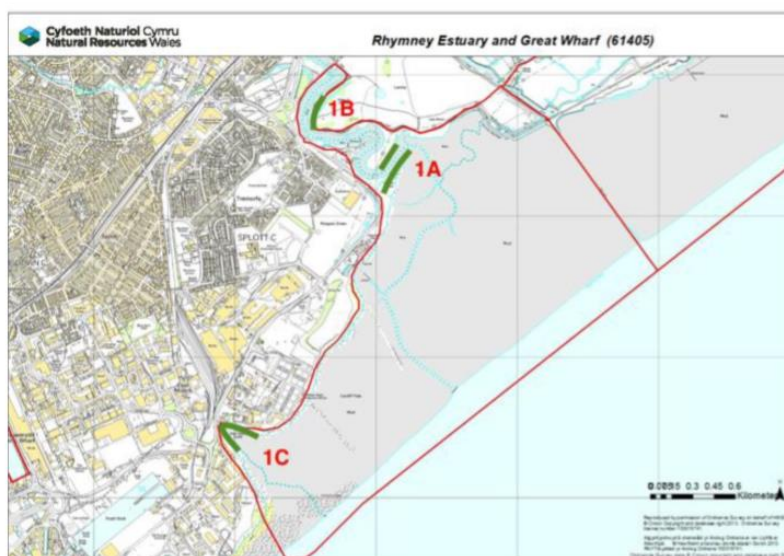
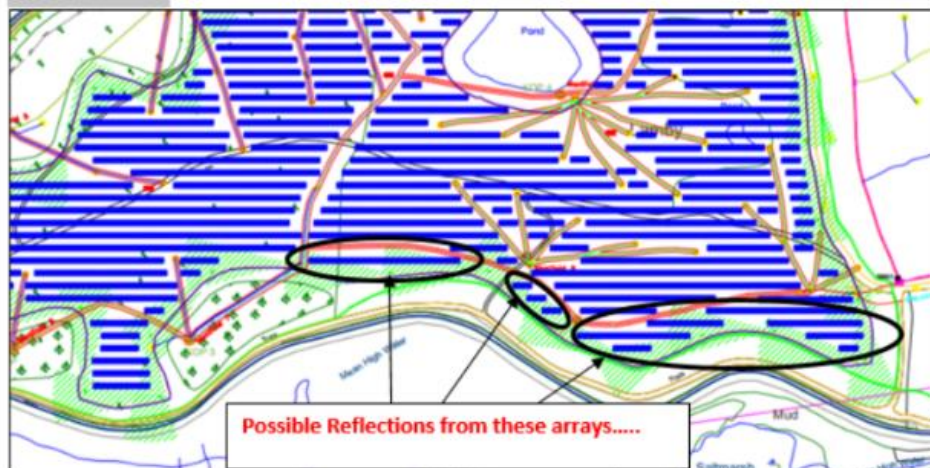
## Introduction

This document has been prepared to address concerns expressed by Natural Resources Wales (NRW) that the Lamby Way Solar Farm proposal may have an adverse “Glint and Glare” impact on roosting areas for overwintering bird species associated with the adjacent Severn Estuary SPA .

The document contains an assessment of the glare that could be experienced at the roost site; including its duration and the potential for high tide roosts to be exposed by this.

The document is focussed on an analysis of the solar panels marked within black circles in the first layout plan below (which are the panels generally visible at the roost location), and their possible reflective impact on the roost areas labelled as 1A in the second plan below.

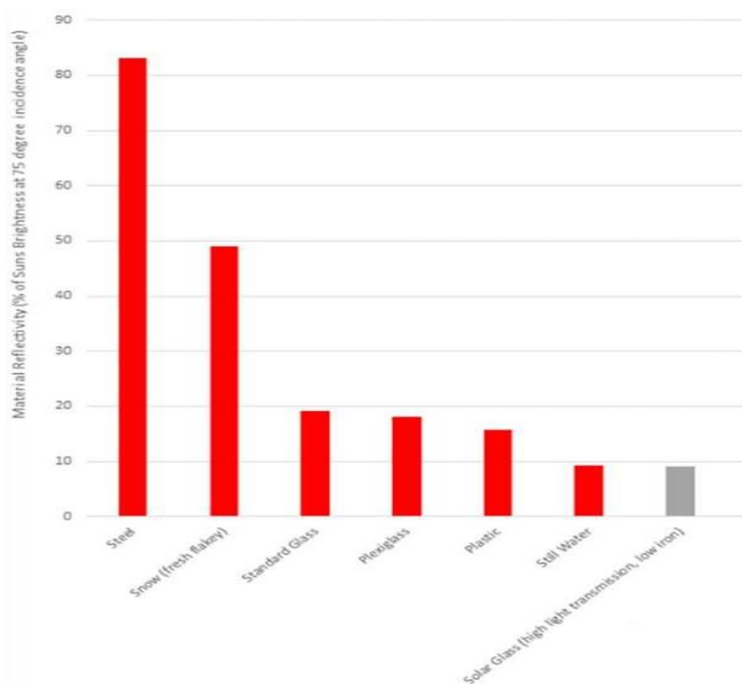
Layout Plan



## Solar PV Panel Reflectivity

Solar PV panels are designed to absorb light.

Their primary function is to absorb sunlight and convert this to electricity. Solar PV panels are not designed to reflect sunlight although there is a small reflective component for modern solar panels. The glass which coats solar panels is specifically designed with a low iron content to aid the absorption of daylight and thus has a much lower level of reflectivity than the glass typically seen in conventional windows. Furthermore the surface is not a flat pane, but has a series of minor undulations specifically designed to reduce reflection and increase absorption. This means that less than 9% of the total incident visible light is reflected, while normal glass reflects approximately 19%. Thus, reflectance levels from a given solar site are much lower than the reflectance generated by standard glass and other common reflective surfaces. The chart below gives some further comparisons.



**Figure 1: Approximate Reflectivity of Common Materials (Sunpower Corporation, 2010)**

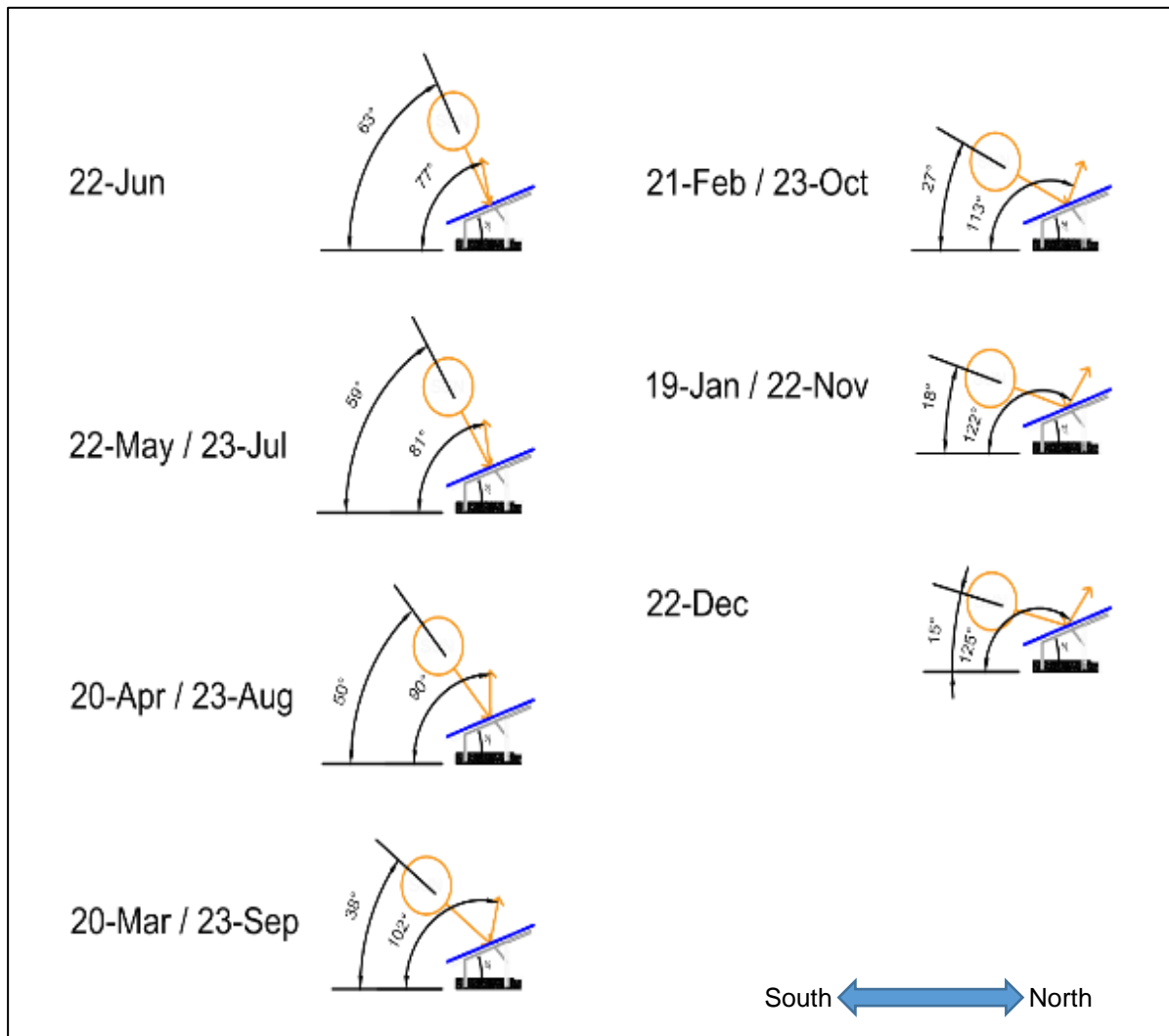
As distance from the glint source increases, the intensity of the event drops appreciably. This is due to both the diffraction of light after it reflects off the panel, and atmospheric conditions such as the presence of particulates, haze or low cloud, in addition to the subtended viewing angle.

## The Lamby Way Proposal

In the specific case of the Lamby Way Solar Farm it is not possible for reflection, glint or glare to be experienced from the protected roost areas in the SPA, either early in the morning or at any other time of day as demonstrated below:

In order to gain maximum solar efficiency from the particular irradiance characteristics of the site the solar panels will be arranged at a 20 degree angle from the horizontal, and all are positioned to face due south.

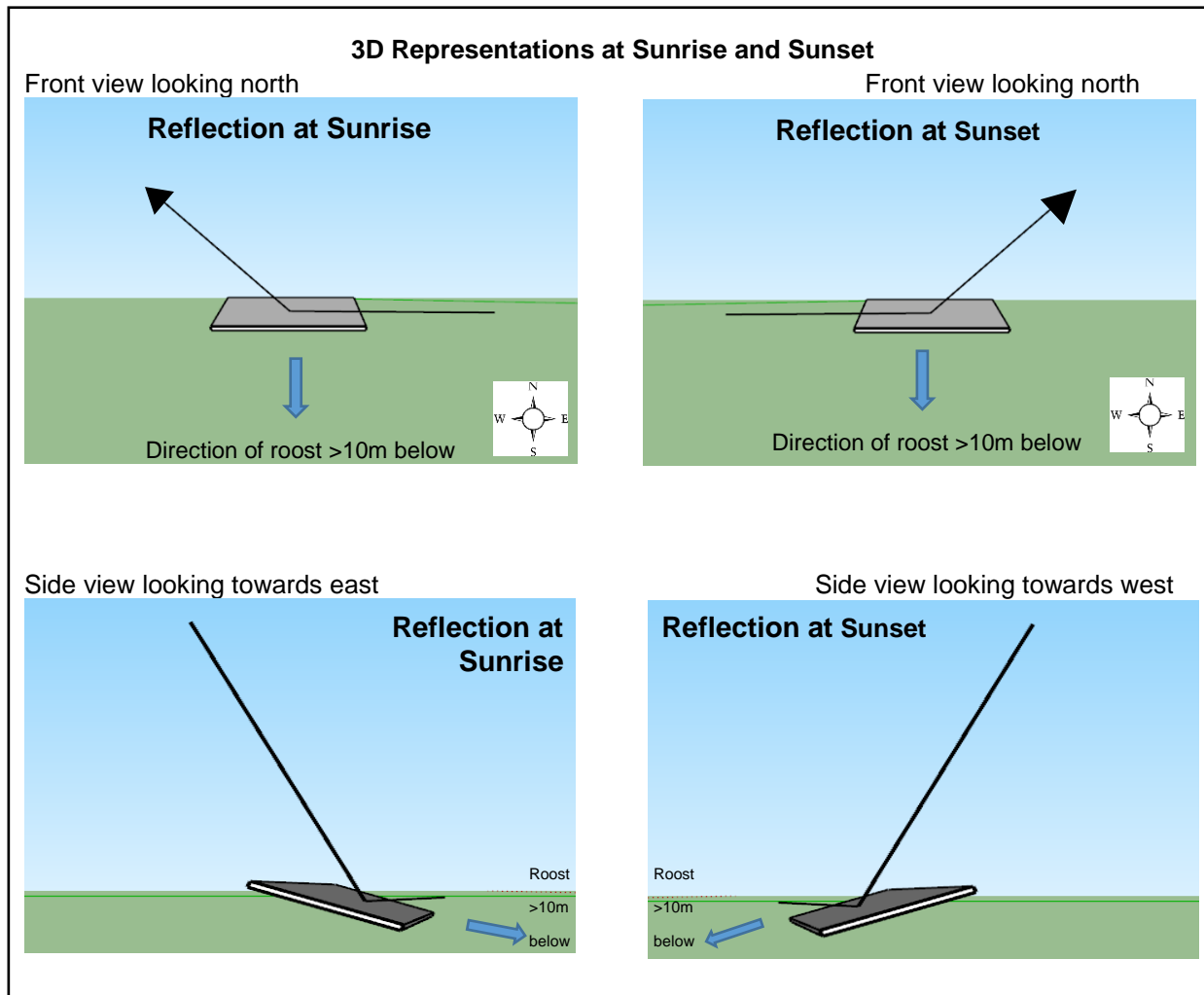
The following charts represent cross sections through the solar panels and show how the sun is reflected from its position at Solar Noon in each month of the year. The charts clearly show that, at this particular positioning of the solar panels, all reflections are skywards and generally in a northerly direction. Only noon sunshine in May, June and July would reflect at less than 90 degrees to the south-side horizontal. With the sun in its highest position (noon on 22<sup>nd</sup> June) the reflection would be 77 degrees away from the south-side horizontal. Accordingly, there could be no possibility of mid-day reflection onto the roost areas at sea level to the south at any time of year. At all times during the rest of the day the sun would be in a lower position and so the reflection angles away from the south would be even greater.



**Figure 2: Angles of reflection at solar noon on solar panels positioned at 20 degrees to the horizontal and facing due south (Source Solrac Ltd)**

It should also be noted that, in the case of the Lamby Way Solar farm proposals, the arrays that are positioned closest to the roost areas are a minimum of 15m above sea level and some way above any part of peninsular roosting site. Clearly this sets any reflections at an even greater variance away from the roost area than those shown in the analysis above.

At Sunrise and Sunset the reflective angle would be much lower, but again, would always be generally upwards from the solar panel, and never towards the ground. In addition, the sun would be at a very oblique angle to the south facing panels at these times - from the east at sunrise and the west at sunset. This would both dilute any reflective effect further still and direct away remaining reflection either east or west of the roost site and still generally skywards. Accordingly, there could be no possibility of sunrise or sunset reflection onto the roost areas at sea level to the south. The 3D representations below give more detail.



**Figure 3: Angles of reflection at sunrise and sunset on solar panels positioned at 20 degrees to the horizontal and facing due south (Source Solrac Ltd)**

The charts shown above give the full range and maximum extent of possible reflection directions throughout the year at the site. The diagrams clearly show that all possible reflections at all times of the year, and especially through the overwintering period, would be upwards from the elevation of the solar panels, traveling in an arc that is opposite to the sun's daily movement (i.e. from west to north to east) and always north of and away from the roost areas on the peninsular.

## **Conclusion**

This evidence clearly demonstrates that the estimated 9% of solar irradiance that might be reflected from the light absorbing solar panels at Lamby Way will be directed away from the peninsula and its roost areas in the Rhymney River Estuary at all times during the year and especially during the overwintering season.

Glint and glare is therefore not an issue that could be observed by, or affect the overwintering bird species in the identified roost areas protected by the SPA designation.

## **Appendix B:**

### **Photomontage of proposed development in the vicinity of roost site 1A**

**(Please zoom in to see the extent of the visible solar panels)**

- Indicative view of solar arrays



Origin and direction of image denoted by blue arrow on image, left



Cardiff Council Ownership

— Site Boundary

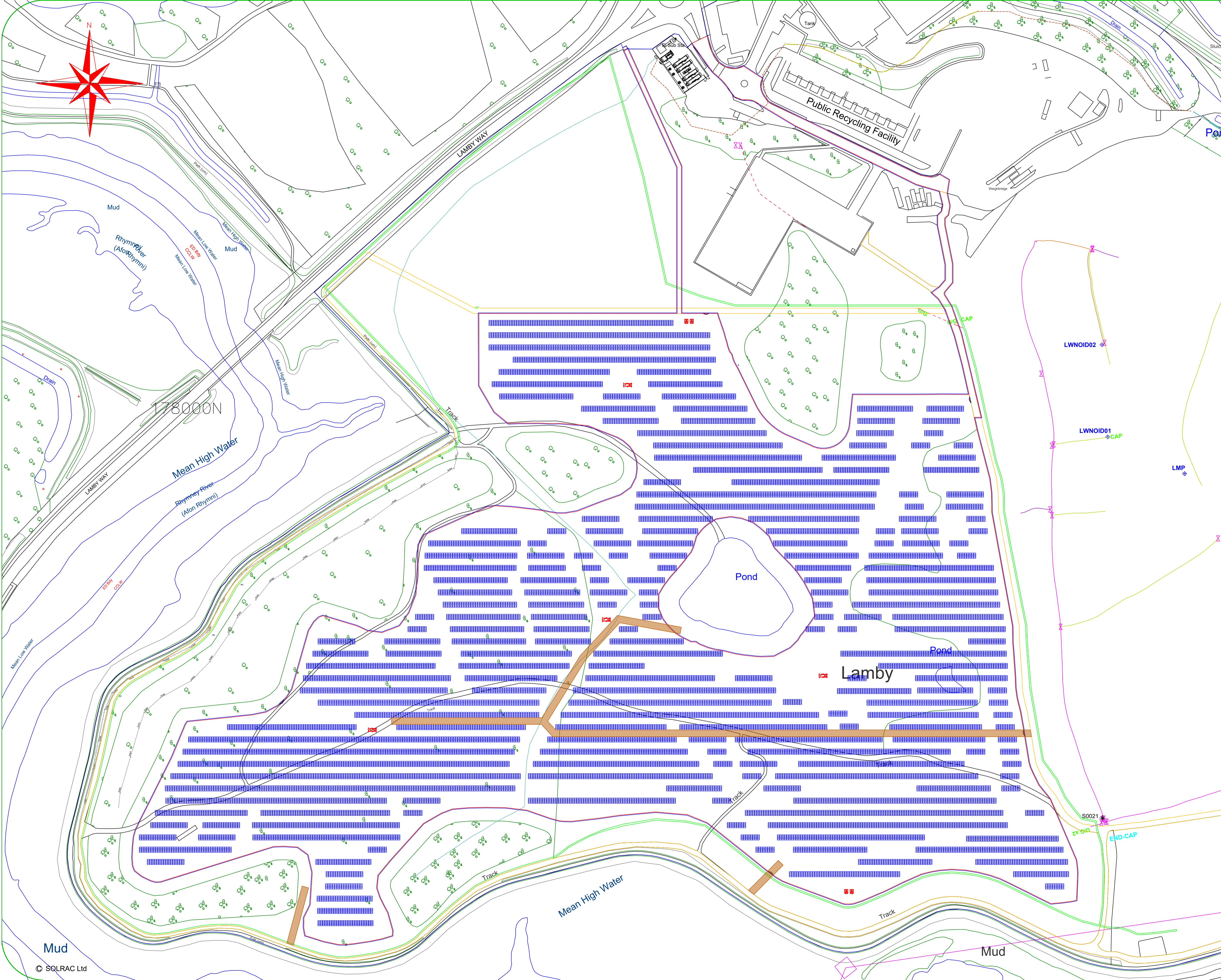
No.	Revision/Issue	Date


**Emby Way**  
named Road,  
mney, Cardiff  
3 2HP

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

**NOTES:**

<b>PROJECT:</b>	Lamby Way
<b>DESCRIPTION:</b>	Site Location Plan
<b>DRAWING No.</b>	LAM-DWG001.1
<b>DRAWN by:</b>	Davide Orio
<b>CHECKED by:</b>	Carlos Javier
<b>APPROVED by:</b>	Carlos Javier
<b>Date:</b>	10/01/2019
<b>ISSUE:</b>	V3
<b>SCALE:</b>	1:2500 @ A1





48 Charlotte Street  
London, W1T 2NS  
Tel: 0203 7010381  
Email: info@solrac.co.uk  
Website: www.SOLRAC.co.uk

### 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

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

**NOTES:**

<b>PROJECT:</b>	Lamby Way
<b>DESCRIPTION:</b>	Solar Array Layout
<b>DRAWING No.</b>	LAM-DWG003
<b>DRAWN by:</b>	Davide Orio
<b>CHECKED by:</b>	Carlos Javier
<b>APPROVED by:</b>	Carlos Javier
<b>Date:</b>	21/03/2019
<b>ISSUE:</b>	V2
<b>SCALE:</b>	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)

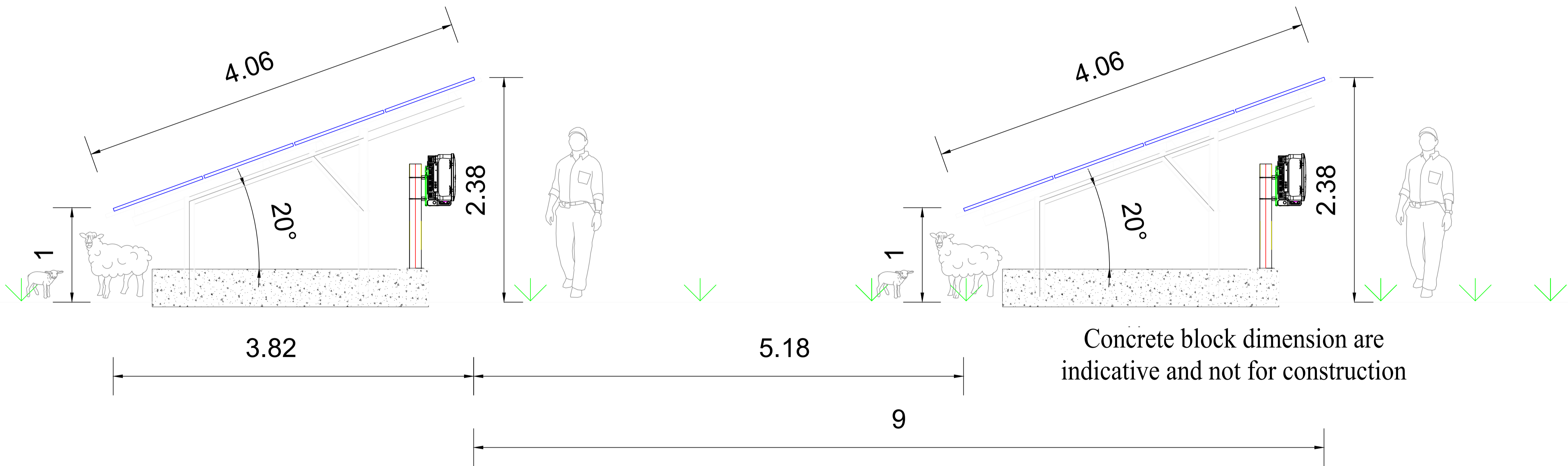
Gates: 5

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



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**Applications decided by Delegated Powers between 01/04/2019 and 30/04/2019**

**Total Count of Applications: 202**

**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>
19/00312/MJR	15/02/2019	Crosslane Student Developments (Howard Gardens) Ltd	REDUCTION IN OVERALL BUILDING HEIGHT THROUGH INCREMENTAL ADJUSTMENTS TO STOREY HEIGHTS ACROSS THE BUILDING - PREVIOUSLY APPROVED UNDER 17/02618/MJR	LAND AT HOWARD GARDENS, ADAMSDOWN, CARDIFF	62	False	Permission be granted	18/04/2019
19/00392/MNR	25/02/2019	Klump Investments Ltd (C/O Castleforge Partners)	PART CHANGE OF USE OF THE STORAGE AREA TO A GYM AND ASSOCIATED WORKS (USE CLASS D2)	BRUNEL HOUSE, 2 FITZALAN ROAD, ADAMSDOWN, CARDIFF, CF24 0EB	50	True	Permission be granted	16/04/2019
19/00153/MNR	28/01/2019	Guerin	DEMOLISH PART REAR EXTENSION AND CONSTRUCT 2 STOREY SIDE AND FIRST FLOOR REAR EXTENSION AND CONVERSION TO THREE FLATS PLUS ALTERATIONS TO SHOP AND NEW SHOP-FRONT	114 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LW	85	False	Permission be granted	23/04/2019
19/00233/MNR	13/03/2019	Aspect Four Demolition Ltd	DEMOLITION OF 1 STOREY FORMER NURSERY INCLUDING SLAB AND FOUNDATIONS	ADAMSDOWN ADVENTURE PLAY CENTRE, HOWARD GARDENS, HOWARD GARDENS, ADAMSDOWN, CARDIFF, CF24 0EF	22	True	Prior Approval be granted	04/04/2019

**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>
19/00348/DCH	01/03/2019	Burrowes	UPVC WHITE FRENCH DOOR + JULIET BALCONY TO FIRST FLOOR WEST ELEVATION. BLACK WROUGHT IRON RAILING. FLUSH TO WALL	16 ELEANOR PLACE, CARDIFF BAY, CARDIFF, CF10 5BJ	55	True	Permission be granted	25/04/2019
19/01183/DCH	11/04/2019	Mrs Webbe	TO CHANGE THE PITCH ROOF FROM A DUO PITCH TO A MONO PITCH LEAN TO ROOF - PREVIOUSLY APPROVED UNDER 18/01755/DCH	11 CRAIGLEE DRIVE, ATLANTIC WHARF, CARDIFF, CF10 4BN	15	True	Permission be granted	26/04/2019

<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>
19/00138/MJR	25/01/2019	REGAN	CONVERSION OF GROUND FLOOR TO LIVE WORK UNIT	ABERDARE HOUSE, 29 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5FJ	70	False	Permission be granted	05/04/2019
17/02071/MJR	25/08/2017	Skyview Estates Ltd	DISCHARGE OF CONDITIONS 2 (AMENDED PLANS), 3 (MATERIALS) 4 (ARCHITECTURAL DETAILING) 5 (SOUND INSULTATION) 6 (ACOUSTIC GLAZING) 7 (NOISE) 8 (EXTRACTION FUMES) 9 (GROUND GAS) 10 (DISABLED ACCESS) 11 (REFUSE) 12 (STONE CLEANING SCHEME) 13 (RENDERING) 17 (MANAGEMENT PLAN) 18 (CAR PARK) 19 (CAR PARKING) 20 (CYCLE PARKING) 21 (DEMOLITION METHOD STATEMENT) 22 (DRAINAGE) AND 23 (DRAINAGE SCHEME) OF PLANNING PERMISSION 06/02527/C	CORYS BUILDINGS, 57 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AJ	587	False	Full Discharge of Condition	04/04/2019

<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>
19/00122/MNR	08/02/2019	United Recycled Aggregates Ltd	DEMOLITION OF FORMER BITUMEN STORAGE FACILITY	FORMER BP OIL OCEAN TERMINAL WEST, ROVER WAY, CARDIFF BAY, CARDIFF, CF24 2RX	52	True	Prior Approval be granted	01/04/2019
18/02510/MNR	19/11/2018	Elgoibar Limited	TO PROVIDE 4 ADDITIONAL RESIDENTIAL UNITS ON THE UPPER STOREYS TO THE 5 RESIDENTIAL UNITS PREVIOUSLY ESTABLISHED, TO MAKE A TOTAL OF 9 RESIDENTIAL UNITS TOGETHER WITH AN ENTRANCE LOBBY AT GROUND FLOOR LEVEL AND TO CONTINUE TO PROVIDE A RETAIL SHOP UNIT TO THE GROUND FLOOR.	111-112 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AD	143	False	Permission be granted	11/04/2019
19/00587/MNR	13/03/2019	Vodafone Limited (on behalf of CTIL)	THE PROPOSED WORKS INCLUDE THE REPLACEMENT OF 6NO. EXISTING ANTENNAS WITH 6NO. NEW ANTENNAS, THE REPLACEMENT / ADDITIONAL EQUIPMENT WITHIN EXISTING EQUIPMENT CABINETS, ALONG WITH ANCILLARY WORKS, AT THE EXISTING VODAFONE / TELEFONICA SITE AT: EMPEROR HOUSE, PIERHEAD STREET, CARDIFF	EMPEROR HOUSE, PIERHEAD STREET, CARDIFF BAY, CARDIFF, CF10 4WA	33	True	Permission be granted	15/04/2019

#### 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>
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19/00276/DCH	12/02/2019	Carter	DEMOLISH EXISTING GROUND FLOOR STRUCTURE AND ERECT LARGER GROUND FLOOR STRUCTURE TO FORM AN ADDITIONAL TWO BEDROOMS TO ACCOMMODATE A DISABLED PERSONS NEEDS	117 BROMLEY DRIVE, CAERAU, CARDIFF, CF5 5HB	49	True	Permission be granted	02/04/2019
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19/01010/DCH	25/03/2019	Cardiff County Council	CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE REAR OF THE PROPERTY TO PROVIDE AN ADDITIONAL BEDROOM AND SHOWER FACILITIES	11 BROMLEY DRIVE, CAERAU, CARDIFF, CF5 5EZ	36	True	Permission be granted	30/04/2019
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# CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00533/DCH	07/03/2019	Mrs Jenni Swettnham	SINGLE STOREY SIDE EXTENSION TO THE REAR	95 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1PR	47	True	Permission be granted	23/04/2019
19/00419/DCH	26/02/2019	Miah	DEMOLISH EXISTING GROUND FLOOR WC/SHOWER EXTENSION ERECT SINGLE STOREY GROUND FLOOR WC/ SHOWER & BEDROOM EXTENSION FOR DISABLED PERSON	27 SLOPER ROAD, LECKWITH, CARDIFF, CF11 8AD	45	True	Permission be granted	12/04/2019
19/00451/DCH	28/02/2019	WILLIAMS	PROPOSED SINGLE STOREY REAR & SIDE EXTENSION, ROOF EXTENSION & REAR DORMER	44 PENCISELY CRESCENT, CANTON, CARDIFF, CF5 1DT	46	True	Permission be granted	15/04/2019
19/01032/DCH	03/04/2019	Lewis	SINGLE STOREY EXTENSION TO SIDE AND REAR OF SEMI DETACHED DWELLING HOUSE	32 PENCISELY RISE, CANTON, CARDIFF, CF5 1DY	27	True	Permission be granted	30/04/2019
19/01056/DCH	28/03/2019	Evans	A FULL WIDTH FLAT ROOF DORMER, TO BE TILED TO MATCH EXISTING MATERIAL, WITH TWO VELUX WINDOWS TO THE FRONT ELEVATION	16 EGHAM STREET, CANTON, CARDIFF, CF5 1FQ	29	True	Permission be granted	26/04/2019

19/00320/DCH	21/02/2019	Hayes	PROPOSED EXTENSION, REAR DORMER & ALTERATION WORKS	9 RECTORY ROAD, CANTON, CARDIFF, CF5 1QL	40	True	Permission be granted	02/04/2019
19/00974/DCH	21/03/2019	Mr Patel	REAR CONSERVATORY	19 HEOL Y FYNACHLOG, CANTON, CARDIFF, CF11 8FQ	26	True	Permission be granted	16/04/2019
19/00494/DCH	11/03/2019	Phillips	SINGLE STOREY REAR KITCHEN EXTENSION	61 WINDWAY ROAD, CANTON, CARDIFF, CF5 1AG	35	True	Permission be granted	15/04/2019

<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>
19/00067/MJR	14/01/2019	Ely Mill Development Company and Lovell Partnerships Ltd	DISCHARGE OF CONDITION 21 OF 18/01190/MNR (18050 (90)100A PHASING PLAN, CC1616_PHASE 2_270_C5 S104 DRAINAGE LAYOUT, CC1815_PHASE B_120 C2 DRAINAGE LAYOUT, CC1815_PHASE B_120 C1, DRAINAGE LAYOUT, DCWW CONFIRMATION PHASE 2, DCWW PHASE B CONFIRMATION, PROPOSED DRAINAGE CATCHMENT SKETCH)	FORMER PAPER MILL ARJO WIGGINS, SANATORIUM ROAD, CANTON	87	False	Partial Discharge of Condition (s)	11/04/2019
19/00302/MNR	14/02/2019	Cardiff City Football Club	CONSTRUCTION OF COVERED AREA AND PERIMETER FENCING TO CREATE FANZONE	CARDIFF CITY STADIUM, LECKWITH ROAD, CANTON, CARDIFF, CF11 8AZ	70	False	Permission be granted	25/04/2019

## CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00352/DCH	20/02/2019	Abdulla	GROUND FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND ALTERATIONS TO EXISTING HOUSE IN MULTIPLE OCCUPATION	23 MERTHYR STREET, CATHAYS, CARDIFF, CF24 4JL	50	True	Permission be granted	11/04/2019
19/00467/DCH	01/03/2019	Ms Tina Windels	DEMOLISH SINGLE STOREY WC/BATHROOM TO REAR AND ERECT A SINGLE STOREY WC/SHOWERROOM FOR A DISABLED PERSON	48 MAY STREET, CATHAYS, CARDIFF, CF24 4EX	42	True	Permission be granted	12/04/2019
19/00358/DCH	20/02/2019	Shen	GROUND & FIRST FLOOR REAR EXTENSION TO EXISTING C4 HOUSE IN MULTIPLE OCCUPATION	34 ROBERT STREET, CATHAYS, CARDIFF, CF24 4PD	56	True	Planning Permission be refused	17/04/2019
19/00561/DCH	08/03/2019	Mr Iqbal	REAR DORMER AND VELUX ROOF LIGHT TO THE FRONT OF THE PROPERTY	80 THESIGER STREET, CATHAYS, CARDIFF, CF24 4BP	35	True	Permission be granted	12/04/2019
<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>

17/01357/MJR	09/06/2017	PMG (CARDIFF) LTD	DISCHARGE OF CONDITIONS: 3 - METHODOLOGY OF DEMOLITION AND MAKING GOOD Discharged 4 - DEMOLITION/CONSTRUCTION MANAGEMENT PLAN Discharged 5 - DRAINAGE SCHEME Discharged 6 - SITE GASES Discharged 11 - ARCHITECTURAL DETAILING Discharged 12 - SAMPLES OF EXTERNAL FINISHES Garden Slab detail outstanding 17 - CYCLE STORAGE Discharged 20 - ACOUSTIC INSULATION TO HABITABLE ROOMS Outstanding 23 - NOISE ASSESSMENT Outstanding 24 - DETAILS OF SOUND INSULATION TO PARTY WALLS AND FLOORS Outstanding 25 - EXTERNAL LIGHTING Discharged 26 - SCHEME OF HARD AND SOFT LANDSCAPING Tree species, pit detail and soil confirmation required OF 16/01822/MJR	LEO ABSE & COHEN, 34-44 CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2SS	676	False	Partial Discharge of Condition (s)	16/04/2019
19/00309/MJR	14/02/2019	Kames Capital plc	HEATING AND COOLING PLANT TO THE ROOF AND REAR COURTYARD	23 WOMANBY STREET, CITY CENTRE, CARDIFF, CF10 1BR	53	True	Permission be granted	08/04/2019
19/01090/MJR	01/04/2019	Vita (Cardiff) 1 Limited	VARIATION OF CONDITON 31 OF 18/02527/MJR TO ALLOW THE DELIVERY AND SERVICING MANAGEMENT PLAN TO BE SUBMITTED PRIOR TO THE OCCUPATION OF ANY HABITABLE ROOM	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	17	True	Permission be granted	18/04/2019
<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>
18/02991/MNR	18/12/2018	Darmanin	CONVERSION OF DWELLING TO 6 BEDROOM C4 HOUSE IN MULTIPLE OCCUPATION	44 DANIEL STREET, CATHAYS, CARDIFF, CF24 4NY	115	False	Planning Permission be refused	12/04/2019

18/02789/MNR	29/11/2018	Ashi Properties	PROPOSED CONVERSION OF DWELLING TO FORM 4NO SELF CONTAINED FLATS, COMPRISING DORMER EXTENSION WITH SINGLE STOREY REAR EXTENSIONS AND INSERTION OF ROOFLIGHTS TO FRONT ELEVATION	10 LETTY STREET, CATHAYS, CARDIFF, CF24 4EJ	124	False	Permission be granted	02/04/2019
19/00376/MNR	21/02/2019	Sakshi Adkar	REMOVAL OF CONDITIONS 5 & 6 (SCHEME OF SOUND INSULATION AND INSTALLATION PRIOR TO PLAYING AMPLIFIED MUSIC) OF PLANNING PERMISSION 18/01715/MNR	12 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AX	56	True	Permission be granted	18/04/2019
19/00441/MNR	01/03/2019	Vodafone Ltd	THE REMOVAL OF SIX EXISTING ANTENNAS AND THEIR REPLACEMENT WITH SIX ANTENNAS, UPON EXISTING SUPPORT POLES. THESE ANTENNA WORKS ARE ACCOMPANIED BY A SINGLE SMALL GPS MODULE FITTED TO ONE OF THE ANTENNA SUPPORT POLES AND ANCILLARY WORKS WITHIN THE INTERNAL EQUIPMENT ROOM	COMMUNICATION STATION VODAFONE, 2 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BU	46	True	Permission be granted	16/04/2019
A/19/00041/MNR	19/03/2019	Clogau Gold of Wales Ltd	1X ILLUMINATED FASCIA PANEL WITH 1X LOGO	5 GRAND ARCADE, ST DAVID'S CENTRE, DEWISANT, CARDIFF, CF10 2ER	41	True	Permission be granted	29/04/2019
19/00413/MNR	25/02/2019	Andton (China China) Ltd	REMOVAL OF CONDITION 14 TO ENABLE THE SERVING OF HOT FOOD OFF THE PREMISES	112 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	39	True	Permission be granted	05/04/2019
19/00414/MNR	05/03/2019	Kidd	NEW GOALPOST TWIN AWNINGS, PLANTERS AND EXTERNAL SEATING	LAS IGUANAS, 8 MILL LANE, CITY CENTRE, CARDIFF, CF10 1FL	30	True	Permission be granted	04/04/2019
19/00420/MNR	07/03/2019	St. James's Place Wealth Management	SITING OF NEW AIR CONDITIONING UNITS TO THE ROOF	2 KINGSWAY, CITY CENTRE, CARDIFF, CF10 3FD	28	True	Permission be granted	04/04/2019

19/00442/MNR	11/03/2019	Ambrose	ERECT CAGE SURROUNDING THE OUTDOOR CONDENSING UNITS AT THE REAR OF THE SITE, TO REPLACE EXISTING TEMPORARY FREESTANDING HOUSING	GROUND FLOOR, NORTHGATE HOUSE, KINGSWAY, CITY CENTRE, CARDIFF, CF10 3FD	35	True	Permission be granted	15/04/2019
19/00568/MNR	11/03/2019	Honest Burgers Ltd	SHOPFRONT ALTERATIONS	5-10 CHURCH STREET, CITY CENTRE, CARDIFF	38	True	Permission be granted	18/04/2019
A/19/00036/MNR	11/03/2019	Honest Burgers Ltd	NEW SIGNAGE	5-10 CHURCH STREET, CITY CENTRE, CARDIFF	38	True	Permission be granted	18/04/2019
A/19/00048/MNR	02/04/2019	Shah	REPLACEMENT OF EXISTING SIGNAGE WITH NEW ILLUMINATED IMAGE PANEL AND FASCIA SIGN	PRAVINS, 22-24 ST DAVIDS WAY, CITY CENTRE, CARDIFF, CF10 2DP	27	True	Permission be granted	29/04/2019

## 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>
18/02788/MJR	04/12/2018	Ely Court Care Ltd	EXTENSION TO EXISTING CARE HOME, INCLUDING LANDSCAPING AND NEW ACCESS OFF HIGHWAY	THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD	133	False	Permission be granted	16/04/2019
19/00611/MJR	14/03/2019	Redrow Homes (South Wales)	AMEND CONDITIONS 4 AND 5 TO EXTEND THE TIME PERIOD FOR DELIVERING THE PLAY AREA - PREVIOUSLY APPROVED UNDER 18/01184/MJR	PART 1 OF PHASE 2A, SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	19	True	Permission be granted	02/04/2019

## 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>
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19/00111/DCH	23/01/2019	Creasey	TWO-STOREY REAR EXTENSION AND REAR AND FRONT DORMERS AND SIDE ROOF EXTENSIONS TO CREATE DORMER BUNGALOW LOFT CONVERSION	104 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PW	68	False	Permission be granted	01/04/2019
19/00303/DCH	18/02/2019	Townsend	DEMOLISH EXISTING GARAGE (RETAINING SHARED WALL) NEW SINGLE STOREY EXTENSION TO SIDE AND REAR	34 NANT-FAWR ROAD, CYNCOED, CARDIFF, CF23 6JR	43	True	Permission be granted	02/04/2019
19/00014/DCH	03/01/2019	Carrington	GARAGE DEMOLITION & TWO STOREY REAR, SIDE & FRONT EXTENSION WITH LOFT CONVERSION & FRONT DORMERS	13 WESTMINSTER CRESCENT, CYNCOED, CARDIFF, CF23 6SE	99	False	Permission be granted	12/04/2019
19/00284/DCH	21/02/2019	Parkinson	1ST FLOOR REAR AND GROUND FLOOR SIDE EXTENSION	3 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PX	46	True	Permission be granted	08/04/2019
19/00240/DCH	08/02/2019	Sheikh	AMENDMENTS TO APPROVED DRAWINGS OF PLANNING PERMISSION 17/02355/DCH TO INCLUDE TAKING DOWN REAR STORE BUILDING & EXTEND SINGLE STOREY EXTENSION	6 KESWICK AVENUE, ROATH PARK, CARDIFF, CF23 5PU	66	False	Planning Permission be refused	15/04/2019
19/00565/DCH	13/03/2019	Turtle	CONSTRUCTION OF A SINGLE STOREY EXTENSION TO THE REAR OF AN EXISTING DOUBLE STOREY RESIDENTIAL PROPERTY INCLUDING A STEP IN DPC LEVELS	11 RHYD Y PENAU CLOSE, CYNCOED, CARDIFF, CF14 0NF	48	True	Permission be granted	30/04/2019
19/00446/DCH	28/02/2019	Marin	SINGLE STOREY REAR EXTENSION EXTENDING BEYOND THE LINE OF THE ORIGINAL HOUSE	16 WINDERMERE AVENUE, ROATH PARK, CARDIFF, CF23 5PQ	34	True	Permission be granted	03/04/2019
19/00515/DCH	19/03/2019	Tucker	SIDE EXTENSION	3 HUNTERS RIDGE, LAKESIDE, CARDIFF, CF23 6HL	27	True	Permission be granted	15/04/2019
19/00989/DCH	22/03/2019	Thomas	SINGLE STOREY REAR EXTENSION PROVIDING OPEN PLAN, KITCHEN DINING, LIVING SPACE	40 FARM DRIVE, LAKESIDE, CARDIFF, CF23 6HQ	35	True	Permission be granted	26/04/2019

<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>
19/00526/MNR	06/03/2019	Cardiff Council	ALTERATION AND EXTENSION	RHYDYPENNAU LIBRARY, LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EG	42	True	Permission be granted	17/04/2019

## 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>
19/00409/DCH	25/02/2019	Sweeny	CONVERSION OF ROOF SPACE WITH DORMER EXTENSION TO REAR PROVIDING BEDROOM & EN-SUITE. EXTENSION AT FIRST FLOOR TO SIDE ELEVATION TO PROVIDE ADDITIONAL FLOOR & EXISTING BEDROOM	340 COWBRIDGE ROAD WEST, ELY, CARDIFF, CF5 5BY	37	True	Permission be granted	03/04/2019
19/00964/DCH	20/03/2019	John	SINGLE STOREY 'LEAN TO' EXTENSION, WITH ROOFLIGHTS, TO SIDE OF PROPERTY	31 JESTYN CLOSE, ELY, CARDIFF, CF5 4UR	37	True	Permission be granted	26/04/2019

<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>
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19/00402/MNR	22/02/2019	Children Services	SINGLE STOREY EXTENSION AND INTERNAL ALTERATIONS TO CREATE A LARGER DINING ROOM AND KITCHEN SPACE IN ORDER TO PROVIDE SUITABLE LIVING/LEARNING FACILITIES, WHICH WILL AID THE SOCIAL DEVELOPMENT OF CHILDREN HOUSED AT CROSSLANDS TO ENSURE THE CHILDREN HAVE DEVELOPED NECESSARY SKILLS AND KNOWLEDGE TO PREPARE HOME COOKED MEALS READY FOR WHEN THEY LEAVE THE HOME	CROSSLANDS CHILD ESTABLISHMENT, 318 COWBRIDGE ROAD WEST, ELY, CARDIFF, CF5 5BY	52	True	Permission be granted	15/04/2019
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#### 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>
19/00326/DCH	20/02/2019	Evans	FRONT PORCH EXTENSION	61 ASHCROFT CRESCENT, PENTREBANE, CARDIFF, CF5 3RL	55	True	Permission be granted	16/04/2019
19/00265/DCH	12/02/2019	Williams	SINGLE STOREY EXTENSION TO REAR, AND SINGLE STOREY EXTENSION WITH INTEGRAL PORCH TO SIDE/FRONT	60 TANGMERE DRIVE, FAIRWATER, CARDIFF, CF5 2PQ	49	True	Permission be granted	02/04/2019
18/02401/DCH	11/10/2018	Riaz	REMOVAL OF THE EXISTING SIDE EXTENSION, NEW SINGLE STOREY EXTENSION AND ALTERATIONS TO LODGE	FAIRWOOD LODGE, 101 LLANTRISANT ROAD, FAIRWATER, CARDIFF, CF5 2PW	183	False	Permission be granted	12/04/2019
19/00560/DCH	08/03/2019	Mr Heselton	REAR GROUND FLOOR EXTENSION AND A REAR DORMER AND VELUX ROOF LIGHT TO THE FRONT OF PROPERTY	44 NORBURY ROAD, FAIRWATER, CARDIFF, CF5 3AT	35	True	Permission be granted	12/04/2019

#### 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>
19/00151/DCH	28/01/2019	Rahmani	2 STOREY REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF	30 MAELOG PLACE, MYNACHDY, CARDIFF, CF14 3ED	64	False	Permission be granted	02/04/2019

<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>
19/00260/MNR	11/02/2019	Mr Chris Davey	CHANGE OF USE OF GROUND FLOOR PART DEMOLITION WITH EXTENSIONS AND ALTERATIONS AND REAR DORMER TO CREATE FOUR SELF CONTAINED DWELLINGS	59 ALLENSBANK ROAD, HEATH, CARDIFF, CF14 3PP	63	False	Permission be granted	15/04/2019
19/00292/MNR	13/02/2019	Dewsberry	ALTERATIONS AND EXTENSIONS, INCLUDING THE DEMOLITION OF EXISTING DETACHED GARAGE/STORE TO CREATE GROUND FLOOR FLAT TO REAR OF SITE	270 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NE	76	False	Planning Permission be refused	30/04/2019
19/00545/MNR	07/03/2019	St Joseph's R.C. Primary School	PART SINGLE & TWO STOREY LIFT / STAIRCASE / CLASSROOM EXTENSION, SINGLE STOREY RECEPTION / ENTRANCE EXTENSION, INTERNAL ALTERATIONS TO WC'S AND STAFF FACILITIES, EXTENSION TO COVERED NURSERY ENTRANCE AND PLAY AREAS	ST JOSEPHS PRIMARY SCHOOL, 204 NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	36	True	Permission be granted	12/04/2019

#### 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>
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19/00154/MNR	28/01/2019	Thomas	2 STOREY REAR EXTENSION AND CONVERSION TO THREE FLATS PLUS DORMER LOFT CONVERSION	3 AMHERST STREET, GRANGETOWN, CARDIFF, CF11 7DR	64	False	Permission be granted	02/04/2019
A/19/00011/MNR	11/02/2019	Nathaniel MG	NEW SIGNS	218 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8NN	49	True	Permission be granted	01/04/2019
18/02973/MNR	20/12/2018	ALDI Stores Ltd.	NEW REPLACEMENT EXTERNAL PLANT AND ASSOCIATED PLANT ENCLOSURE REQUIRED BY INTERNAL REFURBISHMENT OF THE ALDI FOODSTORE	ALDI, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	105	False	Planning Permission be refused	04/04/2019
19/00667/MNR	21/03/2019	GFSS Developments Limited	ESTABLISH CURRENT USE AS 2 SEPARATE FLATS	12 PENTRE GARDENS, GRANGETOWN, CARDIFF, CF11 6QG	36	True	Permission be granted	26/04/2019
19/00398/MNR	14/03/2019	Pendragon PLC	ERECTION OF EXTERNAL VEHICLE SPRAY BOOTH TO ALLOW COSMETIC REPAIRS TO NEW AND USED VEHICLES	13-15 HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	29	True	Permission be granted	12/04/2019

## 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>
19/00362/DCH	14/02/2019	Potdar	RETAIN EXTENSIONS AS BUILT WITH ALTERATIONS	36 TY'N-Y-PARC ROAD, WHITCHURCH, CARDIFF, CF14 6BP	62	False	Permission be granted	17/04/2019
19/00574/DCH	11/03/2019	Pearce	GROUND FLOOR EXTENSION TO SIDE AND REAR OF 1 KYLE AVENUE. DEMOLITION OF EXISTING GARAGE AND CONSERVATORY	1 KYLE AVENUE, WHITCHURCH, CARDIFF, CF14 1SR	43	True	Permission be granted	23/04/2019
19/00503/DCH	07/03/2019	Adams	SINGLE STOREY REAR EXTENSION WITH PITCH ROOF	81 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1SU	32	True	Permission be granted	08/04/2019
19/00406/DCH	25/02/2019	Chidley	SINGLE STOREY REAR EXTENSION TO THE EXISTING BUILDING	47 ST ANTHONY ROAD, HEATH, CARDIFF, CF14 4DG	39	True	Permission be granted	05/04/2019

19/00447/DCH	28/02/2019	Jones	SINGLE STOREY EXTENSION AND THE INCLUSION OF ROOFLIGHTS	4 PANTBACH PLACE, BIRCHGROVE, CARDIFF, CF14 1UN	32	True	Permission be granted	01/04/2019
19/00468/DCH	04/03/2019	Bux	SINGLE STOREY REAR EXTENSION INCORPORATING OPEN PLAN KITCHEN/DINING ROOM. LEAN-TO PITCHED ROOF IN LINE WITH EXISTING, AND 2 ADDITIONAL VELUX WINDOWS	6 ST HELEN'S ROAD, HEATH, CARDIFF, CF14 4AR	39	True	Permission be granted	12/04/2019
19/01022/DCH	26/03/2019	Trevor	CHANGING THE HIP TO GABLE AND THE CONSTRUCTION OF A REAR ELEVATION DORMER WINDOW	24 CEFN CARNAU ROAD, HEATH, CARDIFF, CF14 4LZ	21	True	Permission be granted	16/04/2019
19/01082/DCH	01/04/2019	Morgan	PROPOSED SIDE GABLE DORMER WITH REAR DORMER TO CONVERT LOFT SPACE	30 TY-WERN ROAD, RHIWBINA, CARDIFF, CF14 6AB	25	True	Permission be granted	26/04/2019
<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>
18/02680/MJR	05/02/2019	Capital, Estates & Operational Services, Cardiff and Vale	PROPOSED MRI SUITE, SUPPORTING ADMINISTRATION AND SEMINAR FACILITIES, ADDITIONAL ACCOMMODATION FOR CARDIAC PHYSIOLOGY OPD DEPARTMENT AND NEONATAL UNIT, PLUS PLANT FOLLOWING THE DEMOLITION OF THE EXISTING BUILDING WITHIN THE ENCLOSED COURTYARD	UNIVERSITY HOSPITAL OF WALES, HEATH PARK WAY, HEATH, CARDIFF, CF14 4XW	65	False	Permission be granted	11/04/2019

19/00996/MJR	25/03/2019	Wates Residential	ALTERATIONS AS FOLLOWS: EXISTING STONE BOUNDARY WALL TO BE DEMOLISHED AND REBUILT UTILISING EXISTING STONE AND COPING DETAIL. - EXISTING HEDGE TO SOUTH BOUNDARY TO BE REPLACED WITH NEW LANDSCAPING. - REMOVAL OF FENCING BETWEEN REAR GARDENS TO OPEN MARKET APARTMENTS TO FORM A COMMUNAL GARDEN AREA. - PROVISION OF REPLACEMENT FENCING TO ENTIRE EAST BOUNDARY. - HIGHWAY ENTRANCE TO SITE CHANGED FROM A BELLMOUTH. - BRICK PAVIOURS TO ACCESS ROAD REPLACED WITH TARMAC. - INCLUSION OF COMMUNAL SPRINKLER CABINET. - WINDOW RE-POSITIONED ON ELEVATIONS PREVIOUSLY APPROVED UNDER 17/02464/MJR	FORMER HIGHFIELDS CENTRE, 18 ALLENSBANK ROAD, HEATH, CARDIFF	23	True	Permission be granted	17/04/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00252/MNR	18/02/2019	Hinchey	ERECTION OF CONSERVATORY AND GLAZED ROOF CANOPY	LLWYNFEDW GARDENS PARK, LLWYNFEDW GARDENS, BIRCHGROVE	46	True	Permission be granted	05/04/2019

#### 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>
19/00263/DCH	11/02/2019	bini	VARIATION OF CONDITION 2 (APPROVED PLANS) OF 17/03122/DCH	MILL FARM HOUSE, MILL FARM, ST MELLONS ROAD, LISVANE, CARDIFF, CF14 0SH	56	True	Permission be granted	08/04/2019

19/01077/DCH	29/03/2019	Nyhan	SINGLE STOREY SIDE EXTENSION	32 HOLLY GROVE, LISVANE, CARDIFF, CF14 0UJ	28	True	Permission be granted	26/04/2019
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## 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>
19/00325/DCH	18/02/2019	Cossar	REAR SINGLE STOREY EXTENSION TO LOUNGE, REPLACING CURRENT CONSERVATORY	224 HEOL HIR, LLANISHEN, CARDIFF, CF14 9LA	64	False	Permission be granted	23/04/2019
19/00477/DCH	06/03/2019	Mayes	GROUND FLOOR FRONT EXTENSION TO PORCH, SIDE EXTENSION UNDERNEATH EXISTING FIRST FLOOR EXTENSION (15/01219/DCH), AND REAR EXTENSION INFILL	31 PENDRAGON CLOSE, THORNHILL, CARDIFF, CF14 9BD	41	True	Permission be granted	16/04/2019
19/00439/DCH	27/02/2019	Young	SINGLE STOREY FRONT PORCH WITH CLOAKROOM	79 MORRIS AVENUE, LLANISHEN, CARDIFF, CF14 5JY	44	True	Permission be granted	12/04/2019
19/00462/DCH	01/03/2019	Cotter	TWO STOREY FRONT EXTENSION, PART SINGLE AND PART TWO STOREY SIDE EXTENSION. SINGLE STOREY PITCHED ROOF GARAGE TO FRONT. FRONT EXTENSION INCREASED IN SIZE FROM PREVIOUS APPROVAL 17/01862/DCH	10 RHEIDOL CLOSE, LLANISHEN, CARDIFF, CF14 0NQ	42	True	Permission be granted	12/04/2019
19/00319/DCH	18/02/2019	Jones	TWO STOREY SIDE AND FRONT EXTENSION WITH ATTIC CONVERSION	14 WEST RISE, LLANISHEN, CARDIFF, CF14 0RE	56	True	Permission be granted	15/04/2019
19/01017/DCH	26/03/2019	Farrell	CONSTRUCTION OF FIRST FLOOR BEDROOM / DRESSING ROOM,GARAGE CONVERSION AND ASSOCIATED PORCH INFILL	41 CHERITON DRIVE, LLANISHEN, CARDIFF, CF14 9DF	35	True	Permission be granted	30/04/2019

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19/00363/MNR	25/02/2019	Willowford Asset Management	CHANGE OF USE OF UNIT 4 FROM USE CLASS D2 (ASSEMBLY AND LEISURE) TO A FLEXIBLE USE OF EITHER USE CLASS B1 (BUSINESS) OR USE CLASS B2 (GENERAL INDUSTRIAL) OR USE CLASS B8 (STORAGE OR DISTRIBUTION) OR USE CLASS D2 (ASSEMBLY AND LEISURE)	UNIT 4, TY GLAS INDUSTRIAL ESTATE, PARC TY GLAS, LLANISHEN, CARDIFF, CF14 5DU	50	True	Permission be granted	16/04/2019
18/02871/MNR	10/12/2018	Gurney	CONVERSION OF TWO STOREY SINGLE DWELLING INTO TWO FLATS. FLAT 1 AT GROUND FLOOR LEVEL WITH REAR EXTENSION, FLAT 2 AT FIRST FLOOR LEVEL	25 ST DOGMAEL'S AVENUE, LLANISHEN, CARDIFF, CF14 5PZ	134	False	Permission be granted	23/04/2019
18/02718/MNR	04/12/2018	Mehmood	RETENTION OF A PROPOSED TWO STOREY ATTACHED DWELLING : REVISIONS TO PLANNING PERMISSION 15/03062/MNR (AS AMENDED BY VARIATION OF CONDITION APPLICATION 17/00167/MNR)	PART OF LAND AT 129 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PS	126	False	Planning Permission be refused	09/04/2019
19/00257/MNR	08/02/2019	Mesh Architects	NEW BUILD EXTENSION TO EXISTING POOL HALL TO CREATE SMALL RELAX AREA	BANNATYNE HEALTH CLUB, PARC TY GLAS, LLANISHEN, CARDIFF, CF14 5DU	59	False	Permission be granted	08/04/2019
19/00092/MNR	17/01/2019	Linc Cymru	DISCHARGE OF CONDCTIONS 3 (SURFACE WATER) AND 5 (LANDSCAPING) OF 18/01036/MNR	TY COCH NURSING HOME, 105 STATION ROAD, LLANISHEN, CARDIFF, CF14 5UW	84	False	Full Discharge of Condition	11/04/2019
19/00372/MNR	28/02/2019	Mr Perera	RENEWAL OF OUTLINE PLANNING CONSENT 14/00701/DCO FOR ONE NEW DWELLING	PROPOSED DWELLING LAND ADJACENT TO 26, NEWBOROUGH AVENUE, LLANISHEN	54	True	Permission be granted	23/04/2019
19/00440/MNR	27/02/2019	Cardiff Council	PROPOSED REPLACEMENT OF ROOF GLAZING WITH SOLID ROOF INFILL	THORNHILL PRIMARY SCHOOL, HEOL HIR, LLANISHEN, CARDIFF, CF14 9LA	33	True	Permission be granted	01/04/2019

**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>
19/00367/DCH	21/02/2019	Morris	SINGLE STOREY SIDE EXTENSION TO INCLUDE KITCHEN, UTILITY, WC & STORAGE AREA	55 HEOL URBAN, DANESCOURT, CARDIFF, CF5 2QP	41	True	Permission be granted	03/04/2019
19/00207/DCH	05/02/2019	Daniel	PROPOSED TWO STOREY REAR EXTENSION AND GROUND FLOOR SINGLE STOREY REAR EXTENSION	20 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JQ	57	False	Permission be granted	03/04/2019
19/00396/DCH	25/02/2019	Mr Steve Kendall	REPLACEMENT OF ALUMINIUM FRAMED WINDOWS TO THE SIDE OF THE BUILDING OVERLOOKING CARDIFF ROAD WITH WHITE UPVC DOUBLE GLAZED WINDOWS	1 DEWI COURT, 47 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2ET	52	True	Permission be granted	18/04/2019
19/00285/DCH	15/02/2019	Walters	PROPOSED SINGLE STOREY FLAT ROOF EXTENSION TO REAR OF PROPERTY. EXTENSION TO BE STEPPED IN FROM EXISTING BOUNDARY LINE	56 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JQ	59	False	Permission be granted	15/04/2019
19/00206/DCH	27/02/2019	Smith	CHANGE A CURRENT FLAT ROOF TO A LOW PITCHED ROOF. CHANGE OF ONE WINDOW INTO A DOOR AND ONE DOOR INTO A WINDOW	13 DOUGLAS CLOSE, DANESCOURT, CARDIFF, CF5 2QT	47	True	Permission be granted	15/04/2019
19/01154/DCH	08/04/2019	Webb	TWO STOREY REAR EXTENSION, REAR DORMER ROOF EXTENSION, HIP TO GABLE ROOF EXTENSION AND ADDITION OF ROOFLIGHTS TO THE FRONT ROOF ELEVATION	29 INSOLE GARDENS, LLANDAFF, CARDIFF, CF5 2HW	9	True	Permission be granted	17/04/2019

<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>
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18/02571/MNR	08/11/2018	Clarke	DEMOLITION OF GARAGE, CHANGE OF USE FROM OFFICES TO 4 RESIDENTIAL APARTMENTS AND CONSTRUCTION OF NEW BIN/BIKE STORE	306 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BG	153	False	Permission be granted	10/04/2019
19/00088/MNR	16/01/2019	Llandaff Pharmacy	TO REPLACE THE EXISTING SHOPFRONT	LLANDAFF PHARMACY, 18A HIGH STREET, LLANDAFF, CARDIFF, CF5 2DZ	86	False	Permission be granted	12/04/2019
A/19/00007/MNR	16/01/2019	Llandaff Pharmacy	NEW SIGNS	LLANDAFF PHARMACY, 18A HIGH STREET, LLANDAFF, CARDIFF, CF5 2DZ	86	False	Permission be granted	12/04/2019
18/02610/MNR	16/11/2018	Cardiff arms environmental services	DEMOLITION OF ONE NUMBER SHED TOILET GARAGE AND A TWO STORY WORKSHOP	REAR OF 306, WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BG	146	False	Prior Approval be granted	11/04/2019

#### 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>
19/00339/DCH	19/02/2019	Palmer	ENLARGEMENT OF DETACHED GARAGE TO CREATE ROOM IN LOFT SPACE	84 ANDREW'S ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JP	55	True	Planning Permission be refused	15/04/2019
18/02984/DCH	18/01/2019	Foley	SIDE DOUBLE STOREY EXTENSION	8 GABALFA AVENUE, GABALFA, CARDIFF, CF14 2SJ	95	False	Permission be granted	23/04/2019

#### LLRU

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00359/DCH	20/02/2019	Pearse	PROPOSED REAR ROOF DORMER.	78 LYNTON TERRACE, LLANRUMNEY, CARDIFF, CF3 4BS	55	True	Planning Permission be refused	16/04/2019

19/00465/DCH	01/03/2019	Phillips	DOUBLE STOREY EXTENSION TO SIDE, SINGLE STOREY EXTENSION TO REAR	31 WORLE AVENUE, LLANRUMNEY, CARDIFF, CF3 4DA	56	True	Permission be granted	26/04/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00434/MJR	28/02/2019	Wates Residential	RETAINING WALL CONSTRUCTION AMENDED. RAIN GARDEN TREES REINSTATED AND TREE IN THE FRONT OF PLOT 11 OMITTED. PLOT 7: BOUNDARY WALL (EAST) POSITION AMENDED, SIDE ACCESS NARROWED. PLOT 24: BIN STORE ADDED TO FRONT GARDEN AS PER OTHER PLOTS IN TERRACE, SIDE ACCESS OMITTED. PLOTS 1/2, 13/15, 16/18, 30/31: COMMUNAL BIKE STORES OMITTED IN FAVOUR OF INDIVIDUAL SHEDS, 1 PER APARTMENT. PLOTS 16/18 AND 13/15: 1800 X 900 SPRINKLER KIOSK IN REAR COMMUNAL GARDEN - PREVIOUSLY APPROVED UNDER 16/01443/MJR	LLANRUMNEY HOUSING DEPOT, MOUNT PLEASANT LANE, LLANRUMNEY, CARDIFF, CF3 5SR	55	True	Permission be granted	24/04/2019
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## PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00421/DCH	04/03/2019	Fellowes	HIP TO GABLE ROOF EXTENSION AND REAR APEX DORMER	8 WINCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9BT	50	True	Permission be granted	23/04/2019
19/00547/DCH	14/03/2019	Jones	SINGLE STOREY REAR GARDEN ROOM EXTENSION	14 LLWYN-Y-GRANT TERRACE, PENYLAN, CARDIFF, CF23 9EW	47	True	Permission be granted	30/04/2019

19/00449/DCH	28/02/2019	Pearson	CONSTRUCTION OF A REAR DORMER ROOF EXTENSION AND INSERTION OF ROOFLIGHTS TO THE FRONT ELEVATION	129 Ffordd Nowell, Penylan, Cardiff, CF23 9FB	43	True	Permission be granted	12/04/2019
19/00219/DCH	11/02/2019	WIDNALL	PROPOSED SIDE AND REAR EXTENSION	SOUTHERNWOOD, 14 TY-GWYN CRESCENT, PENYLAN, CARDIFF, CF23 5JL	50	True	Permission be granted	02/04/2019
19/01055/DCH	28/03/2019	Tune	PROPOSED SINGLE STOREY REAR EXTENSION	16 HARRISMITH ROAD, PENYLAN, CARDIFF, CF23 5DG	29	True	Permission be granted	26/04/2019
19/00425/DCH	26/02/2019	Veysey	CONVERSION OF EXISTING GARAGE TO FORM NEW FAMILY ROOM. BEDROOM AND EN-SUITE SHOWER ROOM INCLUDING ASSOCIATED ROOF ALTERATIONS	HILLSIDE COTTAGE, 1 TY-GWYN ROAD, PENYLAN, CARDIFF, CF23 5JE	36	True	Permission be granted	03/04/2019
<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>
18/00977/MNR	01/05/2018	Silver	PROPOSED THREE BEDROOM, TWO STOREY DWELLING WITHIN THE CURTILAGE OF NO. 84 CYNCOED ROAD	PART OF LAND AT 84 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SH	335	False	Permission be granted	01/04/2019
18/02363/MNR	15/11/2018	Hosseini	VARIATION OF CONDITON 2 OF 17/02161/MNR (PROPOSED REAR EXTENSION, LOFT CONVERSION WITH DORMERS AND CONVERSION OF DWELLING TO FORM 4 NO. FLATS) TO SUBSTITUTE THE PLANS PREVIOUSLY APPROVED	301 ALBANY ROAD, ROATH, CARDIFF, CF24 3NY	140	False	Permission be granted	04/04/2019
A/19/00002/MNR	11/01/2019	JCDecauxUK	REMOVAL OF EXISTING INTERNALLY ILLUMINATED ADVERTISEMENT AND THE INSTALLATION OF AN INTERNALLY ILLUMINATED DIGITAL ADVERTISEMENT OF THE SAME DIMENSIONS	Land at Newport Road & Junction of Rover Way	91	False	Permission be granted	12/04/2019

18/02523/MNR	08/11/2018	The PCC of St Edwards Church, Roath	DEMOLITION OF PART OF THE 1990'S CONSTRUCTION WHICH PROVIDES THE PRINCIPAL ENTRANCE AND CONSTRUCTION OF A NEW LINK BUILDING BETWEEN THE 1968 PHASE OF THE CHURCH AND THE 1990'S SCHOOL ROOM TO PROVIDE AN EXTENDED COMMUNITY HALL. KITCHEN, STORE, TOILETS AND LOBBY. NEW RETAINING WALL. ALTERATIONS TO THE WEST GABLE OF THE 1968 PHASE OF THE CHURCH INCLUDING THE WEST WINDOW AND EXTERNAL CHURCHYARD TO THE NORTH AND WEST. NEW WINDOWS TO THE SOUTH ELEVATION OF THE SCHOOL ROOM.	ST EDWARD'S CHURCH, WESTVILLE ROAD, PENYLAN, CARDIFF, CF23 5DE	168	False	Permission be granted	25/04/2019
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## PLAS

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00355/DCH	28/02/2019	Khan	GROUND FLOOR REAR EXTENSION	8 DONALD STREET, ROATH, CARDIFF, CF24 4TQ	46	True	Permission be granted	15/04/2019
19/00496/DCH	05/03/2019	Field	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER WITH HIPPED ROOF END TO GABLE END TO MAIN ROOF AND EXTERNAL ALTERATIONS AND CHANGE OF USE OF THE GARAGE TO OFFICE/STORE.	61 TIMBERS SQUARE, ROATH, CARDIFF, CF24 3SH	41	True	Permission be granted	15/04/2019
18/02747/DCH	23/11/2018	Edwards	PROPOSED ROOF CONVERSION TO FORM ADDITIONAL BEDROOM WITH EN-SUITE, INCLUDING TWO PITCHED ROOF DORMERS TO REAR ELEVATION	8 HENDY STREET, ROATH, CARDIFF, CF23 5EU	143	False	Permission be granted	15/04/2019

19/00506/DCH	06/03/2019	Chaloner	PROPOSED LOFT CONVERSION WITH THE INSTALLATION OF VELUX ROOF WINDOWS AND REAR ANNEX ROOF DORMER OVER EXISTING BEDROOM AND W/C	75 ALFRED STREET, ROATH, CARDIFF, CF24 4TZ	28	True	Permission be granted	03/04/2019
<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>
19/00293/MNR	13/02/2019	KBS KEBAB	RETENTION OF PARTIALLY COMMENCED REAR OUTBUILDINGS AND ALTERATIONS.	KBS, 242 CITY ROAD, ROATH, CARDIFF, CF24 3JJ	61	False	Permission be granted	15/04/2019
18/03023/MNR	21/12/2018	Ahmed	CONVERSION INTO FOUR SELF CONTAINED FLATS WITH FIRST FLOOR REAR AND SINGLE STOREY SIDE EXTENSIONS AND LOFT CONVERSION WITH REAR DORMER AND EXTERNAL ALTERATIONS	58 AND 58A INVERNESS PLACE, ROATH, CARDIFF, CF24 4RZ	123	False	Permission be granted	23/04/2019
19/00134/MNR	25/01/2019	Copper Kite Delopements Ltd	CONSTRUCTION OF A NEW COACH HOUSES TO THE REAR OF NO.6, PARTRIDGE ROAD CONTAINING TWO FLATS, TOGETHER WITH EXTERNAL WORKS	6 PARTRIDGE ROAD, ROATH, CARDIFF, CF24 3QX	82	False	Planning Permission be refused	17/04/2019
19/00382/MNR	21/02/2019	Mr Ahmed Salman	SINGLE AND FIRST FLOOR REAR EXTENSIONS WITH LOFT CONVERSION INCLUDING REAR DORMER TO CONVERT PROPERTY INTO THREE FLATS	43 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RJ	56	True	Permission be granted	18/04/2019
18/02114/MNR	18/09/2018	Salisbury Management Limited	VARIATION OF CONDITION 2 OF APPLICATION 14/00610/DCI TO ALLOW SUBSTITUTION OF APPROVED PLANS	159 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BT	197	False	Permission be granted	03/04/2019
18/03043/MNR	11/01/2019	PROTHERO	PROPOSED CONVERSION OF PROPERTY TO 5 SELF CONTAINED FLATS	37 CLAUDE ROAD, ROATH, CARDIFF, CF24 3QA	91	False	Permission be granted	12/04/2019
19/00366/MNR	21/02/2019	Lane	CONSTRUCTION OF A NEW COACH HOUSE TO THE REAR OF NO.8 PARTRIDGE ROAD CONTAINING TWO FLATS, TOGETHER WITH EXTERNAL WORKS	8A PARTRIDGE ROAD, ROATH, CARDIFF, CF24 3QX	62	False	Planning Permission be refused	24/04/2019

19/00636/MNR	18/03/2019	Corporate Real Estate	WINDOW FRAMES RE-SPRAYED GREY. ONE ATM IS TO BE REMOVED AND NEW GLASS TO BE INSTALLED	HSBC BANK PLC, 94-96 ALBANY ROAD, ROATH, CARDIFF, CF24 3RT	30	True	Permission be granted	17/04/2019
A/19/00042/MNR	18/03/2019	Corporate Real Estate	REPLACEMENT OF THE EXISTING EXTERNAL SIGNAGE AND INSTALL NEW SIGNAGE	HSBC BANK PLC, 94-96 ALBANY ROAD, ROATH, CARDIFF, CF24 3RT	37	True	Permission be granted	24/04/2019
19/01089/MNR	01/04/2019	AJA Properties Cardiff Ltd	ESTABLISH US AS HOUSE IN MULTIPLE OCCUPATION - SUI GENERIS	72 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AT	22	True	Permission be granted	23/04/2019

## 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>
19/00531/DCH	07/03/2019	Mr Millett	REPLACE AND ENLARGE REAR CONSERVATORY	7 GOULD CLOSE, OLD ST MELLONS, CARDIFF, CF3 5BD	42	True	Permission be granted	18/04/2019

## 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>
19/00214/DCH	11/02/2019	Smith	REMOVE EXISTING DECKING AT REAR AND REPLACE WITH GROUND LEVEL AND RAISED PATIOS	17 PANTGLAS, PENTYRCH, CARDIFF, CF15 9TH	56	True	Permission be granted	08/04/2019
19/00436/DCH	27/02/2019	Gambie/Whitfield	ONE & TWO STOREY SIDE & REAR EXTENSIONS & RE-MODEL FOR REVISED OPENINGS, BALCONY & PORCH	MAES GWYN COTTAGE, GEORGETOWN, GWAELOD-Y-GARTH, CARDIFF, CF15 9HF	44	True	Permission be granted	12/04/2019
19/00351/DCH	20/02/2019	Crabtree	PROPOSED GROUND FLOOR KITCHEN AND FIRST FLOOR BEDROOM EXTENSION WITH BALCONY	BRON Y DE, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB	51	True	Permission be granted	12/04/2019

19/00576/DCH	11/03/2019	Fry	SINGLE STOREY REAR EXTENSION	73 MAES-Y-SARN, PENTYRCH, CARDIFF, CF15 9QR	37	True	Permission be granted	17/04/2019
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## RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/01095/DCH	02/04/2019	Pobjoy	MINOR ALTERATIONS INCLUDING TO REDUCE WIDTH OF EXTENSION, ALTER WINDOWS, RETAIN BOUNDARY FENCE WALL AND AMEND GUTTER, PREVIOUSLY APPROVED UNDER 17/01844/DCH	4 GARTH CLOSE, MORGANSTOWN, CARDIFF, CF15 8LF	28	True	Permission be granted	30/04/2019
<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>
19/00579/MNR	11/03/2019	Booth	DISCHARGE OF CONDITION 4 (MATERIALS) OF 17/01555/MNR	PLOTS 1 AND 2 LAND ADJOINING UPPER & LOWER BARNS, RADYR FARM, RADYR, CARDIFF	49	True	Refuse to Discharge	29/04/2019
A/19/00020/MNR	27/02/2019	Redrow Homes	3 NO. PLASDWR HOARDINGS	PLASDWR, NORTH WEST CARDIFF	56	True	Permission be granted	24/04/2019
19/00019/MNR	24/01/2019	Slice	CHANGE OF USE FROM SANDWICH SHOP (A1) TO A COFFEE SHOP (A3) WITH OUTDOOR SEATING AREA WITH GARDEN BUILDING	1A STATION ROAD, RADYR	78	False	Permission be granted	12/04/2019
19/00578/MNR	11/03/2019	Booth	MINOR ARCHITECTURAL ALTERATIONS TO EACH DETACHED DWELLING - PREVIOUSLY APPROVED UNDER 17/01555/MNR	PLOTS 1 AND 2 LAND ADJOINING UPPER & LOWER BARNS, RADYR FARM, RADYR, CARDIFF CF15 8EL	31	True	Planning Permission be refused	11/04/2019

**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>
19/00205/DCH	04/02/2019	Fairburn	TWO STOREY SIDE EXTENSION	3 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AQ	67	False	Permission be granted	12/04/2019
18/02795/DCH	30/11/2018	Ashmore	PROPOSED SINGLE STORY REAR EXTENSION	24 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EP	126	False	Permission be granted	05/04/2019
18/02796/DCH	30/11/2018	Ashmore	PROPOSED SINGLE STORY REAR EXTENSION	24 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EP	126	False	Permission be granted	05/04/2019
19/00450/DCH	28/02/2019	Mrs Martin	REMOVE EXISTING GARAGE AND REAR CONSERVATORY AND CONSTRUCT A WRAP AROUND ORANGERY STYLE CONSERVATORY	47 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LU	43	True	Permission be granted	12/04/2019
19/00430/DCH	26/02/2019	Cheadle	REPLACEMENT SHED	15 LON ISA, RHIWBINA, CARDIFF, CF14 6ED	48	True	Permission be granted	15/04/2019
19/00394/DCH	28/02/2019	JAMES	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION TO REPLACE EXISTING CONSERVATORY, REAR LEAN TO AND DETACHED GARAGE. PROPOSED LOFT CONVERSION, HIP TO GABLE EXTENSION AND REAR DORMER WITH JULIET BALCONY	76 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SE	49	True	Permission be granted	18/04/2019
19/00408/DCH	25/02/2019	Plant	GROUND FLOOR REAR EXTENSION, TWO STOREY SIDE EXTENSION & HIP TO GABLE END ROOF EXTENSION WITH REAR DORMER INCLUDING JULIET BALCONY	37 HEOL CAERHYS, RHIWBINA, CARDIFF, CF14 6AP	52	True	Permission be granted	18/04/2019
19/00217/DCH	05/02/2019	Backer	REMOVAL OF EXISTING GARAGE, SINGLE STOREY REAR AND SIDE EXTENSION WITH HIP TO GABLE AND REAR DORMER LOFT CONVERSION. NEW SHED AND RAISED PATIO TO REAR GARDEN	2 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SD	70	False	Permission be granted	16/04/2019

18/02801/DCH	28/11/2018	Simon	REMODELLING OF BUNGALOW INCLUDING SINGLE STOREY FRONT AND SIDE EXTENSION AND SECOND STOREY ADDITION TO REAR HALF OF PROPERTY, OVERCLADDING, NEW WINDOWS AND ROOF	40A RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UQ	140	False	Permission be granted	17/04/2019
19/00518/DCH	07/03/2019	Smith	RETENTION OF WOODEN SUMMERHOUSE	37 HEOL LEWIS, RHIWBINA, CARDIFF, CF14 6QB	47	True	Permission be granted	23/04/2019
19/00485/DCH	08/03/2019	Tyler	A HIP TO GABLE AND REAR DORMER LOFT CONVERSION	20 CAEDELYN ROAD, WHITCHURCH, CARDIFF, CF14 1BH	53	True	Permission be granted	30/04/2019
19/01039/DCH	27/03/2019	Mr Gareth Pasley	AMENDMENT TO FOOTINGS AS ADVISED BY TREE CONSULTANT - PREVIOUSLY APPROVED UNDER 18/01852/DCH	18 LON-Y-DAIL, RHIWBINA, CARDIFF, CF14 6DZ	8	True	Permission be granted	04/04/2019
19/00470/DCH	01/03/2019	Mr Thomas	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL, HIP TO GABLE AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	HILLCREST, 14 Y GOEDWIG, RHIWBINA, CARDIFF, CF14 6UL	32	True	Permission be granted	02/04/2019
19/00412/DCH	04/03/2019	young	PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION	15 HEOL LEWIS, RHIWBINA, CARDIFF, CF14 6QA	39	True	Permission be granted	12/04/2019
19/01038/DCH	27/03/2019	John	SINGLE STOREY REAR EXTENSION	34 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6LE	30	True	Permission be granted	26/04/2019
19/01158/DCH	12/04/2019	Ismail	MINOR ALTERATIONS TO LAYOUT, CHANGE IN FINISHING MATERIALS AND ALTERATIONS TO WINDOW SIZES - PREVIOUSLY APPROVED UNDER 19/00228/DCH	19 CAEDELYN ROAD, WHITCHURCH, CARDIFF, CF14 1BH	14	True	Permission be granted	26/04/2019

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18/02866/MNR	15/01/2019	David Ricketts & Co	RECONSTRUCTION ON SITE OF FORMER STORE TO FORM SINGLE-STOREY OFFICE SUITE	493 CAERPHILLY ROAD, RHIWBINA, CARDIFF, CF14 4SN	79	False	Permission be granted	04/04/2019
<b>RIVE</b>								
<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>
19/00247/DCH	07/02/2019	Mitchell	SINGLE STOREY REAR EXTENSION TO INCLUDE KITCHEN AND WASHROOM	8 LEWIS STREET, RIVERSIDE, CARDIFF, CF11 6JZ	55	True	Permission be granted	03/04/2019
19/00294/DCH	18/02/2019	Flood-Page	SINGLE STOREY REAR EXTENSION AND THE REPLACEMENT OF 3NO WINDOWS TO REAR ELEVATION	5 KYVEILOG STREET, PONTCANNA, CARDIFF, CF11 9JA	52	True	Permission be granted	11/04/2019
19/00258/DCH	08/02/2019	Mr Rumel Ahmed	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER	51 DE BURGH STREET, RIVERSIDE, CARDIFF, CF11 6LB	56	True	Permission be granted	05/04/2019
18/02927/DCH	18/12/2018	Rabaiotti	RETENTION OF FLAT ROOF AND REMOVAL OF FAKE TURF ROOF COVERING. RETENTION OF FRENCH DOORS AND INSTALLATION OF 'JULIET' BALCONY. RETENTION OF FIRST FLOOR BAY WINDOWS TO REAR. RETENTION OF WINDOWS TO SIDE AND REAR ELEVATIONS.	1 KYVEILOG STREET, PONTCANNA, CARDIFF, CF11 9JA	112	False	Permission be granted	09/04/2019
18/02936/DCH	07/01/2019	Morgan	SINGLE STOREY SIDE AND REAR EXTENSION	64 CONWAY ROAD, PONTCANNA, CARDIFF, CF11 9NW	101	False	Permission be granted	18/04/2019
19/00438/DCH	04/03/2019	Davies	LOFT CONVERSION WITH DORMER TO REAR AND JULIET BALCONY	7 LLANFAIR ROAD, PONTCANNA, CARDIFF, CF11 9PZ	50	True	Permission be granted	23/04/2019
19/00466/DCH	12/03/2019	Mr James Bellini	SINGLE STOREY REAR EXTENSION	108 LLANFAIR ROAD, PONTCANNA, CARDIFF, CF11 9QA	35	True	Permission be granted	16/04/2019

19/01061/DCH	28/03/2019	Mowbray	LOFT CONVERSION TO INCLUDE A FULL WIDTH FLAT ROOF DORMER TO REAR. TILED TO MATCH EXISTING MATERIAL. TWO VELUX WINDOWS TO FRONT ELEVATION, ONE UPVC WINDOW IN DORMER	13 FAIRLEIGH ROAD, PONTCANNA, CARDIFF, CF11 9JT	29	True	Permission be granted	26/04/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/19/00014/MNR	19/02/2019	Mitchells & Butlers	NEW SIGNAGE TO REPLACE THE EXISTING	BEVERLEY HOTEL, 75-77 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PG	56	True	Permission be granted	16/04/2019
18/03003/MNR	20/12/2018	Hecsgon Ltd	CHANGE OF USE FROM A SINGLE DWELLING INTO 4 FLATS	68 WYNDHAM CRESCENT, PONTCANNA, CARDIFF, CF11 9EF	116	False	Permission be granted	15/04/2019
18/02076/MNR	31/08/2018	Gunsekera	SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER TO CONVERT PROPERTY INTO TWO SELF CONTAINED FLATS.	12 CRADDOCK STREET, RIVERSIDE, CARDIFF, CF11 6EU	227	False	Permission be granted	15/04/2019

## 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>
18/02552/DCH	09/11/2018	Mr John Williamson	PROPOSED SINGLE STOREY PORCH TO FRONT, TWO STOREY SIDE EXTENSION, ROOF EXTENSION WITH REAR DORMER EXTENSION AND ROOFLIGHTS TO FRONT SLOPE	41 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3JJ	157	False	Permission be granted	15/04/2019
19/00306/DCH	14/02/2019	Mr Andrew	LEAN TO PORCH TO THE FRONT OF THE PROPERTY	27 GOODWICK ROAD, RUMNEY, CARDIFF, CF3 3HW	47	True	Permission be granted	02/04/2019

19/00976/DCH	22/03/2019	Greig	THE ADDITION OF A GLASS ROOM TO THE REAR ELEVATION OF THE PROPERTY	18 TRELAWNEY AVENUE, RUMNEY, CARDIFF, CF3 3JQ	39	True	Permission be granted	30/04/2019
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## SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00424/DCH	26/02/2019	Joy	GROUND FLOOR REAR & SIDE EXTENSION	2 TWEEDSMUIR ROAD, TREMORFA, CARDIFF, CF24 2RD	45	True	Permission be granted	12/04/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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A/19/00023/MNR	12/03/2019	Underwood	4NO EXTERNALLY ILLUMINATED DIBOND PANELS AND 1NO NON ILLUMINATED DIBOND PANEL	UNIT 7 & 7A, JUBILEE TRADING ESTATE, EAST TYNDALL STREET, SPLOTT, CARDIFF, CF24 5EF	49	True	Permission be granted	30/04/2019
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19/01078/MNR	02/04/2019	Virgin Media	NEW AIR CONDITIONING PLANT TO SERVE DIGITAL MEDIA EQUIPMENT	UNIT 29, PORTMANMOOR ROAD INDUSTRIAL ESTATE, PORTMANMOOR ROAD, SPLOTT, CARDIFF, CF24 5HB	28	True	Permission be granted	30/04/2019
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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19/00428/DCH	27/02/2019	Watts	PROPOSED FRONT PORCH, REAR EXTENSION AND EXTERNAL BAR STRUCTURE	10 VERBENA CLOSE, ST MELLONS, CARDIFF, CF3 0NE	49	True	Permission be granted	17/04/2019
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19/00646/DCH	25/03/2019	Hopkins	DOUBLE STORY EXTENSION TO SIDE, SINGLE STOREY EXTENSION TO REAR	9 CLEDDAU CLOSE, ST MELLONS, CARDIFF, CF3 0SG	29	True	Permission be granted	23/04/2019
19/00457/DCH	28/02/2019	Ms Helen Brunsdon & Mr Lee Calli	REMOVE GARAGE DOOR AND BLOCK UP WITH BRICKWORK TO MATCH EXISTING AND FORM A NEW WINDOW OPENING TO CREATE A GROUND FLOOR BEDROOM WITH WET ROOM FOR A DISABLED PERSON	229 HERITAGE PARK, ST MELLONS, CARDIFF, CF3 0DU	33	True	Permission be granted	02/04/2019

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19/00289/MNR	13/02/2019	What Stores	ALTERATIONS TO PREVIOUSLY APPROVED APPLICATION 14/01522/DCO INCLUDING ALTERATIONS TO FRONT ELEVATION EXTENSION, LOADING BAY CANOPY AND ACOUSTIC FENCE AND GARDEN CENTRE CANOPY.	FORMER KWIK SAVE/HYPERVALUE UNITS, 1-2 STRATHY ROAD, ST MELLONS, CARDIFF, CF3 0SH	69	False	Split decision (part app./part ref.)	23/04/2019
19/00567/MNR	12/03/2019	Tesco Stores Limited	PROPOSED CHANGE OF USE FROM NURSERY (CLASS D1) TO CLASS A1 (SHOPS AND RETAIL OUTLETS) OF THE FORMER NURSERY UNIT	Former Nursery unit, St Mellons District Shopping Centre, Crickhowell Road, Cardiff, CF3 0EF	49	True	Permission be granted	30/04/2019

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/00484/DCH	04/03/2019	Rowlands	SINGLE STOREY REAR EXTENSION	3 MAELOG ROAD, WHITCHURCH, CARDIFF, CF14 1HP	50	True	Permission be granted	23/04/2019
19/00505/DCH	06/03/2019	Duncan	PROPOSED LOFT CONVERSION WITH THE INSTALLATION OF VELUX ROOF WINDOWS	28 ALFREDA ROAD, WHITCHURCH, CARDIFF, CF14 2EH	48	True	Permission be granted	23/04/2019

19/00594/DCH	13/03/2019	Nichols	REAR EXTENSION ABOVE EXISTING SINGLE STOREY	15 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	41	True	Permission be granted	23/04/2019
19/00403/DCH	28/02/2019	Kemp	SINGLE STOREY AND FIRST FLOOR EXTENSIONS AND ALTERATIONS	23 PENDWYALLT ROAD, WHITCHURCH, CARDIFF, CF14 7EF	43	True	Permission be granted	12/04/2019
19/00390/DCH	22/02/2019	Mr Phil Pickin	SINGLE STOREY REAR EXTENSION AND PORCH TO FRONT	43 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JU	52	True	Permission be granted	15/04/2019
19/01119/DCH	03/04/2019	Coomber	NEW ROOF AND REAR DORMER. NEW INTERNAL WALLS TO CREATE TOILET ROOM IN THE LOFT SPACE	4 WESTFIELD ROAD, WHITCHURCH, CARDIFF, CF14 1QQ	27	True	Permission be granted	30/04/2019
19/00617/DCH	29/03/2019	Mrs Karen Ann Clarke	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE TOO INCREASE THE SIZE OF AN EXISTING CONSERVATORY	2 HEOL RHAYADER, WHITCHURCH, CARDIFF, CF14 2DH	28	True	Permission be granted	26/04/2019
19/00663/DCH	19/03/2019	Coray	PROPOSED CONSERVATORY	9 HEOL CHAPPELL, WHITCHURCH, CARDIFF, CF14 2DA	38	True	Planning Permission be refused	26/04/2019
19/00342/DCH	06/03/2019	Haines	DEMOLITION OF EXISTING LEAN-TO REAR EXTENSION AND ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION	28 OLD CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 1AE	29	True	Permission be granted	04/04/2019
19/00572/DCH	11/03/2019	Bridge	TWO STORY SIDE EXTENSION AND SINGLE STORY REAR EXTENSION, TO ENLARGE BEDROOMS AND KITCHEN	46 BIRCHWOOD GARDENS, WHITCHURCH, CARDIFF, CF14 1HY	35	True	Permission be granted	15/04/2019
19/00607/DCH	13/03/2019	Langham	THE DORMER IS SET BACK 300MM IN EXCESS OF SET BACK REQUIRED WITH HIP TO GABLE AS PD RIGHTS AND THE ROOF IS LOWER THAN THE RIDGE. EXTERNAL MATERIALS TO MATCH EXISTING. AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE. INTERNAL ALTERATIONS.	37 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	30	True	Permission be granted	12/04/2019
19/00523/DCH	06/03/2019	Roberts	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	32 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	37	True	Permission be granted	12/04/2019

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A/19/00006/MNR	16/01/2019	Holmes	EXTERNAL SIGNAGE INSTALLED TO FRONT ELEVATION OF BUILDING, TO INCLUDE TENSIONED FLEX FACE BANNER SYSTEM AND ALUMINIUM INFORMATION SIGNAGE	7 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LT	89	False	Split decision (part app./part ref.)	15/04/2019
18/03051/MNR	24/12/2018	Ray	SMALL TWO BEDROOM HOUSE ON INFILL SITE	PART OF LAND AT REAR OF 37 QUEEN STREET, TONGWYNLAIS, CARDIFF, CF15 7NL	102	False	Permission be granted	05/04/2019
19/00338/MNR	22/02/2019	Whitchurch Bowling Club	REMOVE TEMPORARY STRUCTURES AND REPLACE WITH SINGLE STOREY CHANGING ROOM AND GREEN KEEPERS STORAGE	WHITCHURCH BOWLING CLUB CLUB HOUSE, PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2AD	61	False	Permission be granted	24/04/2019
19/00300/MNR	25/02/2019	Rhwibina Dental Surgery	CONSTRUCT A TIMBER FRAMED GARDEN ROOM	PINES DENTAL SURGERY THE PINES, HEOL-Y-FORLAN, WHITCHURCH, CARDIFF, CF14 1AX	57	False	Permission be granted	23/04/2019
A/19/00044/MNR	19/03/2019	Cory & Co	NEW SIGNS	51 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DB	42	True	Permission be granted	30/04/2019
19/00509/MNR	06/03/2019	GE Healthcare	DEMOLITION OF 4 MATERIAL HANDLING CENTRE, MATERIAL HANDLING CENTRE ANNEXE AND WASTE SHELTERS 3 & 4	GE HEALTHCARE CARDIFF LABORATORIES, FOREST FARM ROAD, WHITCHURCH, CARDIFF, CF14 7YT	26	True	Prior Approval be granted	01/04/2019