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AGENDA

Committee PLANNING COMMITTEE

Date and Time of Meeting WEDNESDAY, 26 FEBRUARY 2020, 1.30 PM

Venue COMMITTEE ROOM 4 - COUNTY HALL

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

1 Apologies for Absence

2 Minutes

To approve as a correct record the minutes of the meeting held on 22 January 2020.

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:

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

19/02071/MJR, Rear of 35 Romilly Crescent and 70-72 Llandaff Road, Riverside

5 Development Control Applications

a 19/02071/MJR, REAR OF 35 ROMILLY CRESCENT AND 70-72 LLANDAFF ROAD, RIVERSIDE, CARDIFF

b 19/02797/MNR, 40 HURON CRESCENT, LAKESIDE, CARDIFF, CF23 6DT

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- c 19/03320/MJR, FORMER ST MELLONS YOUTH AND COMMUNITY CENTRE, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF
- d 19/03219/MJR, FORMER POLICE STATION, MAELFA, LLANEDERYN, CARDIFF, CF23 9PN
- e 18/03020/MJR, FORMER GREAT EASTERN HOTEL, 54 METAL STREET, ADAMSDOWN, CARDIFF, CF24 0LB
- f 19/02851/MJR, SITE ADJACENT TO ST MARY THE VIRGIN CHURCH, BUTE STREET, BUTETOWN, CARDIFF
- g 20/00044/MNR, 11-12 CHURCH STREET. CITY CENTRE, CARDIFF, CF10 1BG
- h 19/01533/MJR, 782-786 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FG
- i 19/01374/MJR, 195-197 CITY ROAD, ROATH, CARDIFF, CF24 3JB
- 6 Applications decided by Delegated Powers - January 2020**
- 7 Urgent Items (if any)**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 20 February 2020

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

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PLANNING COMMITTEE

22 JANUARY 2020

Present: Councillor Jones(Chairperson)

Councillors Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobsen, Jones-Pritchard, Keith Parry and Stubbs

34 : APOLOGIES FOR ABSENCE

None

35 : MINUTES

The Committee agreed to approve the minutes of the meeting held on 18 December 2019.

36 : DECLARATIONS OF INTEREST

COUNCILLOR	ITEM	REASON
Jones-Pritchard	19/02797/MNR	Personal as had viewed and expressed an opinion in a professional capacity

37 : PETITIONS

Application no 19/02291/MNR, 36 Beda Road, Canton

In relation to the above the Petitioner spoke and the Applicant responded.

38 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule to development control applications submitted in accordance with the Town and 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 Planning, Transport and Environment 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 74 of the Planning (Listed Building & Conservation Act 1990).

APPLICATIONS GRANTED

LANDORE COURT, 47-53 CHARLES STREET, CITY CENTRE

Proposed residential-led mixed use redevelopment involving the demolition of the existing office building and the provision of 150 no. residential apartments (use class

C3) with associated communal facilities and outdoor amenity areas, including a residents roof terrace, and 2 no. ground floor commercial units (use class A1/A2/A3/D1/D2), together with refuse storage, cycle parking, landscaping, public realm works and ancillary works and uses.

Conservation Area Consent.

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

19/2464/MJR – CATHAYS

LANDORE COURT, 47-53 CHARLES STREET, CITY CENTRE

Proposed residential-led mixed use redevelopment involving the demolition of the existing office building and the provision of 150 no. residential apartments (use class C3) with associated communal facilities and outdoor amenity areas, including a residents roof terrace, and 2 no. ground floor commercial units (use class A1/A2/A3/D1/D2), together with refuse storage, cycle parking, landscaping, public realm works and ancillary works and uses.

APPLICATIONS DEFERRED

19/02291/MNR – CANTON

36 BEDA ROAD

Ground floor rear extension, rear & side dormers and conversion from two to three flats.

REASON: In order for officers to bring back amended plans.

19/02797/MNR – CYNCOED

40 HURON CRESCENT

2 Storey rear extension and conversion of house to 2 separate dwellings.

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

39 : APPLICATIONS DECIDED BY DELEGATED POWERS - DECEMBER 2019

Noted

40 : URGENT ITEMS (IF ANY)

None

41 : DATE OF THE NEXT MEETING - 26 FEBRUARY 2020

The meeting terminated at Time Not Specified

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LOCAL MEMBER OBJECTION AND PETITION OF OBJECTION

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/02071/MJR** APPLICATION DATE: 24/07/2019ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: Portabella CF11 Limited

LOCATION: REAR OF 35 ROMILLY CRESCENT AND 70-72 LLANDAFF ROAD, PONTCANNA, CARDIFF

PROPOSAL: MIXED USE DEVELOPMENT COMPRISING 34 DWELLING UNITS WITH A MIXTURE OF 1-5 BEDS, PARKING AND UP TO 9 COMMERCIAL UNITS POTENTIALLY COMPRISING A1/A2/A3/B1 USES

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of a **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 9.6 of this report, planning permission be **GRANTED** subject to the following conditions :

PART1 - TIME LIMIT AND PLANS

1. 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.

PLAN SPECIFICATION

2. Subject to the provisions of the conditions below, the development shall be carried out in accordance with the following approved plans and documents:
 - (i) Site Location Plan (drawing no P100)
 - (ii) Proposed Site Plan (drawing no P02 Rev B)
 - (iii) House Type A1 - Plans (plots 7 - 9) (drawing no P03 Rev A)
 - (iv) House Type A2 - Plans (plots 10 - 11) (drawing no P04 Rev A)
 - (v) House Type B - Plans (plots 12 - 13) (drawing no P05 Rev A)
 - (vi) House Type C1 + C2 Plans (plots 14 - 17) (drawing no P06 Rev A)
 - (vii) House Type D1 - Plans (plots 1 - 2) (drawing no P07 Rev A)
 - (viii) House Type D2 - Plans (plot 3) (drawing no P08 Rev A)
 - (ix) House Type E - Plans (plots 4 - 5) (drawing no P09 Rev A)
 - (x) Flats - Ground Floor Plan (plots 18 - 28) (drawing no P10 Rev

- A)
- (xi) Flats - 1st Floor Plan (plots 18 - 22) (drawing no P11 Rev B)
 - (xii) Flats - 2nd Floor Plan (plots 23 - 27) (drawing no P12 Rev B)
 - (xiii) Flats - 3rd Floor Plan (plots 28) (drawing no P13 Rev A)
 - (xiv) Flats - Ground Floor Plan (Commercial) (drawing no P14 Rev A)
 - (xv) Flats - 1st +2nd Floor Plans (plots 29 - 33) (drawing no P15 Rev B)
 - (xvi) Proposed 'Loft' Flats - Floor Plans (Plot 6) (drawing no P16 Rev B)
 - (xvii) Proposed 'Loft' Flat - Floor Plans (Plot 34) (drawing no P17 Rev A)
 - (xviii) Proposed Elevations_1 (drawing no P18 Rev B)
 - (xix) Proposed Elevations_2 (drawing no P19 Rev C)
 - (xx) Proposed Elevations_3 (drawing no P20 Rev A)
 - (xxi) Proposed Elevations_4 (drawing no P21 Rev B)
 - (xxii) Proposed Elevations_5 (drawing no P22 Rev B)
 - (xxiii) Landscape Intents Drawing (dated 16 December 2019)
 - (xxiv) Bat and Bird Survey, Vaughans, Llandaff Road, Cardiff (prepared by Celtic Ecology and Conservation Ltd and dated August 2019)

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

PART 2: CONDITIONS TO BE DISCHARGED

LANDSCAPING

3. Notwithstanding the provisions of condition 2, no development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following: hard surfacing materials; proposed and existing functional services above and below ground; scaled planting plans (noting schedules of plants, species, plant sizes and proposed numbers/densities), and in the case of trees, tree pit section and plan views for each tree pit type with Root Available Soil Volume given, top soil and sub soil specifications, planting and 5 year aftercare methodology, details of ownership and responsibility for maintenance, and an implementation programme. These works shall be carried out in full accordance with the approved details prior to the occupation of any part of the development and shall be managed and maintained thereafter in accordance with the approved details.

Reason: To maintain and improve the appearance of the area and in the interests of visual amenity.

MATERIALS

4. No above-ground development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to occupation. Reason: To ensure a satisfactory finished appearance to the development.

ARCHITECTURAL DETAILING

5. No above-ground development of the proposed buildings fronting Llandaff Road and Glynne Street (blocks 1 and 2 respectively) shall take place until a scheme showing the architectural detailing of the those buildings has been submitted to and approved in writing by the Local Planning Authority and blocks 1 and 2 shall not be brought into beneficial use until the approved architectural detailing scheme is fully completed.
Reason: To ensure a satisfactory finished appearance to the development.

MEANS OF SITE ENCLOSURE

6. Notwithstanding the provisions of condition 2, no above-ground development shall take place until details of the means of site enclosure along each part of the site boundary (including details of the finished height, materials and colour of the means of enclosure) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly show the plot numbers and adjoining property numbers that each section of wall would front onto. The approved details shall be implemented prior to the development being brought into beneficial use.
Reason: To ensure that the amenities of the area are protected.

CYCLE PARKING

7. Notwithstanding the provisions of condition 2, details of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the development being put into beneficial use. Thereafter the cycle parking shall be maintained and shall not be used for any other purpose.
Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles.

LLANDAFF ROAD HIGHWAY WORKS PUBLIC REALM SCHEME

8. Notwithstanding the provisions of condition 2, no part of the development hereby permitted shall commence until a scheme of public realm improvement works to the footways adjacent to the site on Llandaff Road and Glynne Street has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the removal of the redundant existing vehicle crossovers and their reinstatement as footway, the creation of the new two way access and the reconstruction/resurfacing of the remainder of the footways abutting the site, including the retention and improvement of the existing bus boarder and surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture required as a consequence of the scheme. The agreed scheme shall be implemented in full to the satisfaction of the Local Planning Authority prior to beneficial occupation of the site.
Reason: To ensure the reinstatement of the footway and provide an improved pedestrian environment to facilitate safe commodious access to and use of the proposed development.

DETAILS OF ACCESS ROAD JUNCTION WITH ROMILLY CRESCENT

9. Notwithstanding the provisions of condition 2, no development shall take

place until details of the access and junction arrangement with Romilly Crescent have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the development being brought into beneficial use.

Reason: In the interests of highway and pedestrian safety, and to facilitate access to the proposed development.

FOUL DRAINAGE

10. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul water flows and shall be implemented in full in accordance with the approved details prior to the occupation of the development.

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.

CEMP

11. Prior to the commencement of development (excluding demolition), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of site hoardings and enclosure, site access, construction staff parking, traffic management proposals, wheel washing facilities and measures to control the emission of dust and dirt during construction, a strategy for the delivery of plant and materials, and a scheme for the re-use, recycling/disposal of waste. The construction phase shall be implemented in full accordance with the approved CEMP.

Reason: To manage the impact of construction in the interests of highway safety, protection of the environment and public amenity in accordance with policies T5, W2 and EN13 of the adopted Cardiff Local Development Plan.

SOUND INSULATION

12. A scheme of sound insulation works to the floor or ceiling structure between any ground floor commercial unit (Use Classes A1, A2, A3 or B1) and first floor residential units shall be submitted to and approved by the Local Planning Authority in writing and implemented in full as approved prior to the occupation of that unit.

Reason: To ensure that the amenities of future occupiers are protected.

ROAD TRAFFIC NOISE

13. A scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA LAeq, 16 hour during the day [07.00 to 23.00 hours] and 57 dBA LAeq, 8 hour 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 LAeq 16 hour during the day (0700 – 2300) and 35 dBA LAeq, 8 hour at night

(2300 – 0700). Any rear garden (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 day time noise level does not exceed 55 dBA LAeq 16 hour (0700-2300). No habitable room shall be occupied until the approved sound insulation and ventilation measures (where necessary) have been installed or the rooms designed to meet internal ambient noise level of 40dB LAeq, 16 hours during the day (0700 – 2300) and 35dB LAeq, 8 hour at night (2300 – 0700).

Reason: To ensure that the amenities of future occupiers are protected.

PLANT NOISE

14. Prior to occupation of any commercial unit hereby permitted (Use Classes A1, A2, A3 or B1), an environmental noise assessment of plant noise shall be carried out and submitted to the Local Planning Authority. Where a rating level of any noise source from a fixed plant or equipment at the unit exceeds -10dB below the background level (LA90) as determined by a BS4142 (current edition or as amended) assessment, a scheme of noise mitigation shall be submitted to and approved by the Local Planning Authority in writing and shall be implemented in full as approved prior to the occupation of that unit.

Reason: to ensure that amenities of future and nearby occupiers are protected.

FUTURE KITCHEN EXTRACTION

15. If at any time the use of any of the commercial units (Use Classes A1, A2, A3 or B1) hereby approved is to involve the preparation and cooking of hot food, details of the extract ventilation and de-odorising filter system for that unit shall be submitted to and approved by the Local Planning Authority in writing prior to the occupation of that commercial unit. All equipment shall be so mounted and installed so as not to give rise to any noise nuisance (in conjunction with condition 14 (PLANT NOISE)). The extract and de-odorising filter system shall be installed in accordance with the approved scheme prior to occupation of that commercial unit and the system shall be maintained in accordance with the approved scheme thereafter.

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

CONTAMINATED LAND MEASURES – ASSESSMENT

16. Prior to the commencement of development, an assessment of the nature and extent of contamination and a report of its findings shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall 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;
- (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 shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (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.

CONTAMINATED LAND MEASURES– REMEDIATION & VERIFICATION PLAN

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

CONTAMINATED LAND MEASURES – REMEDIATION AND VERIFICATION

18. The remediation scheme approved by the above condition shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 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.

CONTAMINATED LAND MEASURES – UNFORSEEN CONTAMINATION

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

IMPORTED SOIL

20. 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 which shall be first submitted to and approved in writing by the Local Planning Authority.

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

IMPORTED AGGREGATES

21. 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 which shall be first submitted to and agreed in writing by the Local Planning Authority.

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

USE OF SITE WON MATERIALS

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

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

BATS AND BIRD MITIGATION AND ENHANCEMENT

23. Notwithstanding the provisions of condition 2, a scheme of bat and bird mitigation and enhancement shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include:

- details of the make, model, suitable positioning and future maintenance of the bat boxes identified in section 9.2.1 of the 'Bat and Bird Survey Vaughans, Llandaff Road, Cardiff' by Celtic Ecology and Conservation Ltd, dated August 2019
- details of the make, model, suitable positioning and future maintenance of the following biodiversity enhancement measures required by the County Ecologist, namely, 2 no bat boxes for crevice-dwelling bats, 4 no Swift nest boxes, 2 no double House Martin cup, and 2 no House Sparrow terraces.

The bird and bat features shall be integrated into the buildings rather than attached to the outside, unless otherwise agreed in writing, as they

are more secure in the long-term and less prone to interference by the public. The scheme shall be implemented in full accordance with the approved details prior to first occupation of the development and the features shall thereafter be retained.

Reason: To secure the protection of bats, which are European Protected Species, in accordance with Regulation 9 of the Conservation of Habitats and Species Regulations 2017 and in accordance with policy EN7 of the adopted Cardiff Local Development Plan (January 2016).

PART 3: COMPLIANCE CONDITIONS

FLEXIBLE USES

24. The Class A1, A2, A3 and B1 floor space hereby permitted shall not exceed a combined total floorspace of 570 sq m (gross) and shall be accommodated in up to 9 no commercial units.

Reason: For the avoidance of doubt and in accordance with the submitted.

RESTRICTION OF PERMITTED DEVELOPMENT

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), no development described in Schedule 2, Parts 1, Class A, B, C, D, E, F of that Order shall be carried out unless permission is subsequently granted for it on an application to the Local Planning Authority.

Reason: To ensure that the amenity of adjoining neighbours is protected.

PREVENTION OF ROOF TERRACES

26. The flat roofs of the dwellings on plots 3 - 5, 7 - 17 inclusive shall not be used at any time as a roof terrace and access shall only be permitted to the roof for the purpose of maintenance, window cleaning and means of escape in an emergency.

Reason: To protect the amenities of adjoining neighbours.

BALCONY / ROOF TERRACE PRIVACY SCREENS

27. The 1.8m high privacy walls proposed on the terrace of plots 1 and 2 (shown on drawing number P07 Rev A), the 1.8m high privacy screens proposed on the terrace of flat 11 and the resident roof terrace (shown on drawing no P13 Rev A), and the 1.8m high privacy screens proposed on the terraces of flats 1, 2, 4, 5 (shown on drawing P15 Rev B) shall be provided prior to occupation of the those flats and use of the resident's roof terrace, and shall be thereafter retained in perpetuity.

Reason: To protect the amenities of the area in accordance with policy KP5 of the Cardiff Local Development Plan.

OBSCURE GLAZING - PRIVACY

28. The ground floor WC window of plot 3 shown on drawing no P08 Rev A 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. The frosted windows identified on the living/dining/ kitchen rooms of flat 4 shown on drawing P11 Rev B and flat 9 shown on drawing on P12 Rev

B shall be implemented as such and thereafter be so maintained. The living/dining/kitchen window of flat 2 and the bedroom window of flat 4 shown on drawing no P15 rev B shall be glazed with obscure glass and thereafter be so maintained. The windows identified to be frosted to half height shown on bedroom 1 of flat 3 and the living /dining/ kitchen of flat 5 shown on drawing no P15 B shall be implemented as such and thereafter be so maintained. The rooflights to be fixed and frosted shown on bedroom 2 of Plot 6 shall be implemented as such and thereafter be so maintained.

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

LIGHTING

29. An external lighting scheme for the interior of the site shall be implemented prior to occupation of any of the dwellings hereby approved.

Reason: To ensure safety and security for residents.

DELIVERY TIMES

30. There shall be no arrival, departure, loading or unloading of delivery vehicles to any of the ground floor commercial units (Use Classes A1, A2, A3 or B1) hereby permitted outside of 0800 – 1800 hours.

Reason: To ensure that the amenities of occupiers of local premises in the vicinity are protected.

REFUSE COLLECTION TIMES

31. There shall be no collection of waste associated with any of the commercial units hereby permitted outside of 0800 – 1800 hours.

Reason: To ensure that the amenities of occupiers of local premises in the vicinity are protected.

RETENTION OF REFUSE FACILITIES

32. The refuse facilities set out the 'Proposed Site Plan' (drawing no P02 Rev B) shall be provided before the development is brought into beneficial use and shall be thereafter retained for future use in perpetuity.

Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with policy W2 of the Cardiff Local Development Plan.

OPENING HOURS TO THE PUBLIC

33. No member of the public shall be admitted to or allowed to remain on any Class A3 premises hereby permitted and in any associated external seating area between the hours of 23:00 - 08:00 on any day.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.

FOOD AND DRINK FLOORSPACE

34. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any Order amending, revoking or

re-enacting that Order with or without modification), the Class A3 (Food & Drink) floorspace shall be used as a restaurant, café or coffee shop and for no other purpose within Use Class A3 (Food & Drink), and none of the commercial premises hereby approved shall be used as a bar or public house or other use where alcohol sales are the primary purpose, or as a hot food takeaway where the primary business is the sale of hot food for consumption off the premises.

Reason: To prevent the use of the premises as a drinking establishment where the primary purpose is the sale and consumption of alcoholic drink on the premises to protect the amenities of adjacent occupiers.

LANDSCAPING IMPLEMENTATION

35. 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.

MAXIMUM CAR PARKING PROVISION

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order), no alteration shall be made to the approved car parking layout (showing 40 no surface car parking spaces and 7 no garage parking spaces) shown on the approved 'Proposed Site Plan' (drawing no P02 Rev B) that would result in the creation of additional car parking on the site for use by occupiers or the public.

Reason: To ensure car parking is maintained at or below the approved maximum level in support of adopted policy.

ELECTRIC VEHICLE CHARGING SCHEME

37. A scheme for electric vehicle charging shall be provided, which shall include – as a minimum - the provision of feeder pillars for a minimum of 2 parking spaces and the provision of infrastructure (ducts) to all dwellinghouses that have adjoining parking spaces. The scheme shall be implemented prior to the occupation of any dwellinghouse.

Reason: To promote the use of electric vehicles.

CONNECTION WITH THE PUBLIC SEWERAGE NETWORK

38. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network unless a connection has been otherwise approved by Cardiff Council as a SuDS Approval Body (SAB) under the SAB application process. 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.

FLOOD ACCEPTABILITY MEASURES

39. Prior to occupation, new residents shall be advised of the flood risks and consequences, the flood emergency plan, and the NRW early flood warning alert system. A flood emergency plan shall be put in place for future occupiers prior to occupation of the first residential unit for access and egress into the site to be obtained via the southern access road in an extreme event.

Reason: To manage the flood hazard from the northern access road to be affected in the scenario of an extreme flooding event in line with advice from Natural Resources Wales dated 15 August 2019.

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: The highway works conditions and any other works to existing or proposed public highway (to be undertaken by the developer) are to be subject to an agreement under Section 278 and/or Section 38 of the Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 5: That the developer note the following advice from DCWW:

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

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION 6: That the developer be advised of the following advice from Waste Management:

- Since July 2015 the developers of all new residential units are required to purchase the bin provision required for each unit. The bins have to meet the Council's specifications and can be purchased directly by contacting the Waste Management's commercial team on 029 2071 7500
- By law (Environmental Protection Act 1990, section 34) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. Owners or developers of commercial developments/ properties who require Cardiff Council to collect and dispose of their waste can contact the commercial services department on 029 2071 7500.

RECOMMENDATION 7: That the developer be advised of the following advice from NRW: **Warning: An European protected species (EPS) Licence is required for this development.**

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb

EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

RECOMMENDATION 8: On the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 was enacted. This affects all new developments where the construction area is of 100m² or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process. It is recommended that the developer engages in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such is offering a free pre-application service for the first year. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

If you require further information please review:

<https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

Or, alternatively you can review the legislation set by Welsh Government here:

<https://gwedhill.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 9: That the developer be advised of the requirements of the Section 10 of the 'Bat and Bird Survey Vaughans, Llandaff Road, Cardiff' by Celtic Ecology and Conservation Ltd, dated August 2019, in respect of licensing, supervision and timescales and lighting.

RECOMMENDATION 10: 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 11: Express Consent of Neighbour

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

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This is an application for full planning permission, as amended, for the redevelopment of a site to the rear of Llandaff Road, Glynne St, Romilly Crescent, Tuberville Place for a mixed use development comprising 34 dwelling units, commercial units and parking. It should be noted that the planning application does not include the demolition of the commercial and industrial buildings on site; this was the subject of a separate application for prior notification of proposed demolition (19/02010/MJR), which was approved 25/10/19. Demolition is now underway and is scheduled for completion in March.
- 1.2 A range of residential units are proposed within the development; 16 houses (11 no 4 bedroom and 5 no 5 bedroom), 2 no FoGs (flats over garages - 2 bedroom) and 16 flats (2 no 1 bedroom and 14 no 2 bedroom). The 16 flats are proposed in the upper floors of two buildings positioned either side of the main entrance off Llandaff Road. These would comprise a 3-4 storey building (block 1) at the corner of Llandaff Road and Glynne St (accommodating 11 flats over first – third floors) and a smaller, three storey building (block 2) facing Llandaff Road (accommodating 5 flats over 1st and 2nd floors). Commercial units are proposed at ground floor of blocks 1 and 2, with a total gross internal floorspace of 570m². The units are designed to be flexible, both in terms of their uses (potentially comprising A1, A2, A3 or B1 use classes) and the number of units, being designed to be flexible to division and providing for up to 9 units.
- 1.3 Within the site, the new dwellings would be arranged around the perimeter of the site to create two central spaces. The 16 houses would all be three storeys, with rear annexes. The FoG at plot 6 would be 2 ½ storeys and that at plot 34, 1 ½ storeys.
- 1.4 The site would be accessed via entrances off Llandaff Road and Romilly Crescent, as at present. The width of the existing access road off Llandaff Road would be increased to 5.5m to facilitate two way traffic, with footways either side. Public realm improvements are proposed along the Llandaff Rd and Glynne St frontage, with the buildings set back to create a south facing landscaped space, including 2 new street trees (required to be delivered by condition). The 5.2m wide Romilly Crescent entrance would be resurfaced and designated as 'in only' access. The lane off Romilly Crescent would be designed as a shared space area, and a 1.2m wide pedestrian safe zone and a landscaped 'build out' provided to reduce vehicle speeds.
- 1.5 Forty surface car parking spaces and 7 no garage parking spaces are proposed for residents and staff. Cycle parking is proposed at a ratio of 1 space per bedroom for both flats and houses. Some houses would have cycle sheds in their rear gardens, accessed via a side/rear gate. Terraced houses with no side access would have dedicated cycle storage sheds near their dwelling or storage within the garage under plot 6 FoG, whilst two houses would share cycle storage with the flats in a shared cycle storage facility adjacent to plot 17. For the commercial uses, twelve staff cycle spaces would be located within the shared cycle storage facility and visitor cycle stands would be provided in front

of the commercial units on Llandaff Road. Each plot would have access to outdoor amenity space; each house would have a rear garden, and provision for the FoGs and flats would be variously provided for by balconies, roof terraces and a resident's roof terrace.

- 1.6 Refuse vehicles would enter the site off Romilly Crescent. Refuse collection would be via communal storage facilities within the development, with the flats and houses having separate communal facilities. A bulky refuse storage facility is also proposed. Separate waste storage areas are proposed for commercial users. An illustrative landscaping scheme is submitted, comprising trees and shrubs, landscaped forecourts to houses with hedging and turf/planting, rain gardens and 'SAB' planting, soakaways in back gardens and the use of permeable paving to ensure betterment of the current position in terms of surface water run-off and storm flows. Two street trees and planting are also proposed within the site adjacent to Llandaff Road.
- 1.7 Two sets of amended plans have been submitted. The November 2019 submission included the following key amendments:
 - dwelling numbers reduced from 35 to 34, through the omission of one of the flats over garages (F.O.G)
 - amendments to waste proposals
 - external car parking spaces reduced from 51 to 44 (excluding 7 garages)
 - cycle parking strategy revisited to provide 1 cycle parking space per bedroom
 - 'IN' only access proposed from Romilly Crescent
 - confirmation that 9 retail units are proposed, flexible to division and potentially comprising use class A1/A2/A3/B1 use classes
 - sun path analysis provided of the relationship between the nursery at no 72A Llandaff Road and the proposed buildings (plots 29 - 34)
 - description amended to include specific reference to the number of commercial units (up to 9) and the range of potential uses (A1/A2/A3/B1)
- 1.8 The December 2019 amended plans submission included the following key amendments:
 - reduction in the number of surface car parking spaces to 40 and reconfiguration of spaces to provide improved access
 - increase in garden path widths
 - improved relationship between plots 2, 3 and 4 and reconfiguration of associated car parking and landscaping
 - landscaping build out in lane off Romilly Road increased in size
 - parking and landscaping adjacent to plot 6 reconfigured
 - bay window added to plot 6 bedroom 1 and rooflights to bedroom 2 to be fixed and frosted (one side) to address amenity concerns
 - frosted glass proposed to prevent overlooking between the two flat blocks.
- 1.9 The application is supported by:
 - a Pre-Application Consultation (PAC) report
 - Design and Access Statement (as amended November 2019)
 - Transport Statement (November 2019, as amended December 2019)

- a Flood Consequences Assessment
- Building Inspection in respect of bats and breeding birds (May 2019)
- Bat and Bird Survey (August 2019)
- Building Surveys - Executive Summary report on each of the existing buildings
- Sun path analysis on the impact of the nursery and nursery play ground at 74 Llandaff Rd
- A schedule of accommodation
- An illustrative landscaping scheme
- Visual representations /CGIs of the scheme for presentation to Planning Committee.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises an irregularly shaped, infill site of approx. 0.578ha, located to the rear of Llandaff Road, Glynne St, Romilly Crescent and Turberville Place. There were a number of vacant, one and two storey older commercial buildings on site on submission of the application, the majority of which are situated on the site boundary adjacent to residential gardens. The buildings have a combined total gross internal floorspace of 4000m² and include the main buildings fronting onto Llandaff Road and Glynne Street (comprising no 70A Llandaff Road Dental Lab and Gilmor's) and others in the 'interior' of the site, including two car repair garages, offices, light industrial, retail and a restaurant/café. As noted above, these buildings were the subject of an application for prior notification of proposed demolition, approved 25/10/19 (19/02010/MJR), and demolition is now underway and scheduled for completion in March 2020.
- 2.2 There is an existing pedestrian and vehicular access to the interior of the site off both Llandaff Road and Romilly Crescent. The Llandaff Road access is via a narrow, unadopted lane beneath an archway located between the Dental Lab building and Gilmor's. This is suitable for single file traffic only. The Romilly Crescent access is via an unadopted lane between residential dwellings at nos 35 and 37 Romilly Crescent, which extends for approx. 40m before entering the developable part of the site. This access is wider, allowing for two cars to pass, but not larger vehicles.
- 2.3 The site comprises an 'enclave' with two main spaces- a southern space fronted by Llandaff Road and a northern space behind Turberville Place, separated by a narrowing. The site is entirely sealed, with no trees or other formal soft landscaping; all surfaces are currently concrete, tarmacadam or built form. The land is flat.
- 2.4 The site and many of the existing buildings adjoin the rear gardens of existing residential dwellings. Nos 76 – 86 Llandaff Road, 27 – 59 Romilly Crescent, 15-21 Turberville Place and 48-56 Glynne Street all have rear gardens that back onto the site. The Llandaff Road dwellings and most of those on Romilly Crescent benefit from unusually long rear gardens. However, the dwellings on Glynne St and Turberville Place have very short gardens. Gilmor's warehouse, proposed for demolition and located at the junction of Llandaff Road and Glynne

Street, directly adjoins no 56 Glynne Street, with the wall being a 'party wall'. A nursery/church community hall with associated external play area at no 74 Llandaff Road is positioned adjacent to the middle western and northern boundary. The nursery building has windows that overlook the site.

- 2.5 The site is situated in a predominantly residential area, with some commercial premises located on both Romilly Crescent and Llandaff Road. The area is characterised by buildings of mixed heights, forms and architectural styles. The site is located in a highly sustainable location, within walking distance (approx 220m) of Cowbridge Road East District Centre and bus stops.
- 2.6 The lane into the site off Romilly Road falls within the Conway Road Conservation Area. The site has no specific land use designation or allocation in the LDP. None of the buildings on the site are locally or statutorily listed. The site largely falls within flood zone C1, with the remainder falling within flood zone A. The site falls within the Central Area in respect of parking standards

3. **RECENT PLANNING HISTORY OF RELEVANCE**

Site History

- 3.1 06/01731/W - DEMOLITION EXISTING BUILDINGS, CONSTRUCTION 22 NO. HOUSES AND 35 NO. FLATS – refused 12/3/2009

Application for prior notification of proposed demolition - 19/02010/MJR – DEMOLITION OF STRUCTURES ON SITE TO MAKE WAY FOR FUTURE DEVELOPMENT – approved 25/10/19.

19/03229/MJR – DISCHARGE OF CONDITION 3 (SCHEME TO MINIMISE DUST EMISSIONS) OF 19/02010/MJR – discharged 22/01/20

- Adjacent history of relevance 15 Tuberville Place
- 3.2 18/00370/DCH - SINGLE STOREY EXTENSION TO REAR OF THE PROPERTY TO PROVIDE ADDITIONAL ANCILLARY ACCOMMODATION – approved 08/10/2018

4. **POLICY FRAMEWORK**

Local Policy

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

KP3(B): SETTLEMENT BOUNDARIES

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

KP6: NEW INFRASTRUCTURE

KP7: PLANNING OBLIGATIONS

KP8: SUSTAINABLE TRANSPORT

KP13: RESPONDING TO EVIDENCED SOCIAL NEEDS

KP14: HEALTHY LIVING

KP15: CLIMATE CHANGE

KP16: GREEN INFRASTRUCTURE

KP17: BUILT HERITAGE

KP18: NATURAL RESOURCES

Detailed Policies:

H3: AFFORDABLE HOUSING

H6: CHANGE OF USE OR REDEVELOPMENT TO RESIDENTIAL USE

EN7: PRIORITY HABITATS AND SPECIES

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

T1: WALKING AND CYCLING

T5: MANAGING TRANSPORT IMPACTS

T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

R1: RETAIL HIERARCHY

R4: DISTRICT CENTRES

R6: RETAIL DEVELOPMENT (OUT OF CENTRE)

R8: FOOD AND DRINK USES

C1: COMMUNITY FACILITIES

C3: COMMUNITY SAFETY/ CREATING SAFE ENVIRONMENTS

C5: PROVISION FOR OPEN SPACE, OUTDOOR RECREATION, CHILDREN'S PLAY AND SPORT

C6: HEALTH

C7: PLANNING FOR SCHOOLS

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

Supplementary Planning Guidance (SPG) and other local guidance

4.2 Relevant SPG approved following the adoption of the Cardiff Local Development Plan:

Food, Drink and Leisure Uses (approved November 2017)

Green Infrastructure (approved November 2017)

Infill Sites (approved November 2017)

Managing Transport Impacts (Incorporating Parking Standards) (April 2018)

Planning for Health and Well-being (November 2017)

Planning Obligations (approved January 2017)

Residential Design Guide (approved January 2017)

Safeguarding Building and Industrial Land and Premises (November 2017)

Tall Buildings (approved January 2017)

Waste Collection and Storage Facilities (approved October 2016)

Conway Road Conservation Area Appraisal (2007)

National Planning Policy

4.3 Planning Policy Wales (**Edition 10, December 2018**) and the Wales Spatial Plan set out the land use policies of the Welsh Government. These are supplemented by a series of Technical Advice Notes and Circulars.

4.4 Key statements contained within Planning Policy Wales include:

- *Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated (para 1.17)*

- *All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being (para 2.2)*
- *Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies in line with the Act's Sustainable Development Principle (para 2.8)*
- *Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals (para 2.21)*
- *Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales (para 3.4)*
- *Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport (para 3.6)*
- *Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution (para 3.7)*
- *The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement (para 3.9)*
- *In areas recognised for their particular landscape, townscape, cultural or historic character and value it can be appropriate to seek to promote or reinforce local distinctiveness. In those areas, the impact of development on the existing character, the scale and siting of new development, and the*

use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important (para 3.10)

- *Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take (para 3.11)*
- *New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities (para 4.1.34)*
- *Planning authorities must require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance (para 4.1.52)*
- *Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links (para 4.2.22)*
- *Infill and windfall sites can make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes (para 4.2.23)*
- *Whilst employment and residential uses can be compatible planning authorities should have regard to the proximity and compatibility of proposed dwellings to existing industrial and commercial uses to ensure that both residential amenity and economic development opportunities are not unduly compromised (para 5.4.15)*
- *The Welsh Government's specific objectives for the historic environment seek to ...preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous... (para 6.1.16)*
- *There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds (para 6.1.15)*
- *Preservation or enhancement of a conservation area can be achieved by a development which either makes a positive contribution to an area's character or appearance or leaves them unharmed. Mitigation measures can also be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area (para 6.1.16)*
- *The presence of a species protected under European or UK legislation, or under Section 7 of the Environment (Wales) Act 2016 is a material consideration when a planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat and to ensure that the range and population of the species is sustained. Planning authorities should advise anyone submitting a planning application that they must conform with any statutory species protection provisions affecting the site, and potentially the surrounding area, concerned (para 6.4.22)*

- *Planning authorities should be aware of the risk of surface water flooding, usually caused by heavy rainfall, and ensure developments are designed and planned to minimise potential impacts. Development should not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS (para 6.6.27)*

Technical Advice Notes (TANs) and other legislation

4.5 Key TANs include:

- TAN 1: Joint Housing Land Availability Studies (2015):
- TAN 2: Planning and Affordable Housing (2006)
- TAN 4: Retail and Commercial Development (2016)
- TAN5: Nature Conservation and Planning (2009)
- TAN 8: Renewable Energy (2005)
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 15: Development and Flood Risk (2004)
- TAN 18: Transport (2007)
- TAN 21: Waste (2014)
- TAN 23: Economic Development (2014)
- TAN 24: The Historic Environment (2017)

Section 72 (1) of Planning (Listed Buildings and Conservation Area) Act 1990: In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 **Housing Strategy** request an on site affordable housing contribution of 20% of the 35 units (7 units) to be delivered in a stand-alone block to Welsh Government Development Quality Requirement standards. Further to the submission of the amended plans, Housing Strategy advise that if it is agreed that affordable housing cannot be delivered successfully and sustainably to the correct standard, then they would be prepared to discuss a financial contribution of **£757,596** in lieu of the on-site provision of 3 x 4 bedroom houses, 3 x 2 bedroom flats and 1x 1 bedroom flat, as calculated in accordance with the Planning Obligations SPG.
- 5.2 **Neighbourhood Regeneration** initially requested a financial contribution of **£47,830.91** towards off-site community facilities. This request was reduced to **£46,833.19** following the November 2019 amended plans submission and reduction in the number of dwellings from 35 to 34.
- 5.3 **Schools Services** request a financial contribution of **£120,761** for secondary school places advising:
- The catchment English-medium primary school is Severn Primary School. The school has spare capacity and so no contribution is sought.
 - The catchment Welsh-medium primary school is Ysgol Gymraeg Treganna. Even though this school is currently full the catchment figures show that

there is capacity in this school. There is also capacity in neighbouring Welsh medium primary schools. No contribution is sought.

- The catchment English-medium secondary school is Fitzalan High School which is already oversubscribed within its catchment area and is projected to become even more so. A contribution would be sought.
- There is pressure on Welsh-medium secondary places across the city; the current year 7 being at capacity. The catchment Welsh-medium secondary school is Ysgol Gyfun Gymraeg Plasmawr which is at capacity and so an obligation would be sought.

5.4 **Pollution Control (Contaminated Land)** note that the site has been formerly commercial/industrial with uses including commercial garages, warehousing, works and laundry, and recommend conditions to require contamination assessment and any necessary mediation, and to control the importation of soils/imported materials.

5.5 **Pollution Control (Noise)** request conditions to control construction site noise, to require sound insulation, to control road traffic noise, plant noise, kitchen extraction, opening hours, delivery times and refuse collection times, and agreed the recommended conditions.

5.6 In response to the initial consultation, the **Council's Tree Officer** welcomes the indicative provision of new trees and associated soft landscaping that would help de-seal which is currently an entirely sealed site, but note that the trees would need to be small and/or fastigated given the proposed planting beds. Advises that it would be preferable to reduce the number of trees whilst substantially increasing the growing space for them. Advice is provided on tree planting to tie in with SuDS and a detailed upfront landscape design and specification is requested. In response to the December submission of the landscaping intent drawing, the Tree Officer confirmed they have no in principle objections, but require full landscaping details to be submitted (to be secured by condition).

5.7 The **County Ecologist** supports the methodology, conclusions and recommendation of the bat survey report and advises that the mitigation measures should be secured by condition and the general recommendations captured in an advisory notice. In line with the statutory duty set out in section 6 of the Environment (Wales) Act 2016, the County Ecologist also requires specific enhancement features, nesting or roosting opportunities for birds and bats to be incorporated across the development, to be secured by condition.

5.8 In response to the initial consultation, **Parks Development** provide design comments, noting that no existing street trees would be affected by the development, that they concur with the comments provided by the Tree Officer and that they welcome the provision of new trees and associated soft landscaping. Parks advise that clarity is required over the ownership and maintenance responsibility of trees and other planting, noting that they are unclear whether any SuDS features or internal landscape would be managed by the residents or a company acting on their behalf, warning that without this clarity and a long term plan the quality and impact of the vegetation could be

lost over time. They note the comments from residents regarding the boundary walls and loss of vegetation, and question if it would be possible to design the boundary walls to support vegetation to soften the development, provide improved screening and support improved green infrastructure. Parks advise that the current layout provides limited communal space opportunities, with the courtyard likely to be dominated by car access. With regards Open Space Provision, Parks advise that the development generates an open space contribution of 0.21 ha of on-site open space or an off-site contribution of **£89,541**, noting that the use of the contribution would be confirmed at s106 stage in consultation with ward members and noting that the closest areas of recreational open space are Plasturton Gardens, Llandaff Fields and Pontcanna Fields.

5.9 In response to the November amended plans consultation, Parks Development amended their s106 request to **£87,673** to reflect the reduction in units from 35 to 34. They advise that comments in respect of trees remain similar, but that certainty is needed that the trees and planting shown on plots 7 - 13 would not conflict with car parking and access.

5.10 **Economic Development** initially advised of their concern over change of use requests for employment sites and property to residential developments and would oppose a change of use request for this site to residential with a loss of circa 3857 sq m of Class B1 employment space without an adequate provision of B1 space within the development. They advise that they recognise that mixed use development may be considered appropriate, but if mixed use schemes with a reasonable proportion of B1 business space are not feasible or forthcoming on the site then they are keen for the developer to contribute towards the refurbishment of a B1 scheme within the vicinity to mitigate the impact of this change, noting that if the site is lost to a residential use it is unlikely that it will revert back to an employment site.

5.11 In response to the November amended plans consultation, **Transportation** advise that:

- the submission is acceptable other than in relation to proposed car parking.
- they note that the application includes 44 surface car parking spaces, all of which are allocated to the 34 residential dwellings, such that 14 dwellings would have 2 spaces, 16 would have 1 spaces and 4 dwellings along with the 9 commercial units would have no car parking and that under the SPG parking standards a maximum of 37 car parking standards is permissible.
- 4 parking spaces should be removed and adjacent spaces rearranged, as access to them is unacceptably restricted due to the proximity of structures, and that a site wide provision of 40 car parking spaces would be appropriate and should be conditioned, taking into consideration the above, whilst being mindful of the number of onsite commercial units and local pressures on parking, noting that a maximum of one space per dwelling should be provided, with the remaining six spaces allocated to the operational needs of the commercial units and/or visitors.
- the development is very sustainably located in transport terms with good access to local services, leisure and employment, and as such the use of

active travel (walking and cycling) and bus public transport offer viable daily alternatives to the ownership and use of the private car.

- given this, conditions are recommended to prevent the creation of additional car parking above the agreed 40 no spaces and to secure the policy compliant provision of cycle parking at one space per bedroom.
- Notwithstanding the proposed one-way site access arrangement, it is noted that the existing lane from Romilly Crescent is circa 5.5m wide and currently successfully operates as two directional for all traffic, that while they are not suggesting that the proposed one-way operation is in any way objectionable or unacceptable, they would have no concerns if the existing bi-directional arrangement was maintained and the surface shared by all users.
- Loading for the commercial units may legally be undertaken from the double yellow lines alongside the site on Llandaff Road and Glynne Street, and advise that this is not considered to be an issue in this instance. Accordingly, they resist the provision of an on street loading bay for the limited number of commercial units proposed, but note that this is something that can be reviewed in the future as may be necessary. They also advise that loading operations could be undertaken from the courtyard, albeit this would likely result in the temporary obstruction of a number of resident parking bays, and conclude that, either way the absence of specific on-site loading facilities is considered to be acceptable and therefore not objectionable in this instance.
- In light of the change of use of the site to residential dwellings, details of the revised access and junction arrangements with Romilly Crescent should be submitted to and agreed with the Council to ensure the proposed detailed junction/access arrangements are appropriate to the form of development and incoming occupiers.
- a highway works public realm improvement condition should be sought in relation to the Llandaff Road and Glynne Street footways adjacent to the proposed commercial units to both ensure that any damage to the footways resulting from construction activities is rectified to the satisfaction of the council, and that the public realm along this frontage is appropriate to the new public use.
- a construction management plan condition is recommended
- s106 - It is noted that the applicant has offered to include/provide electric vehicle charging points for each dwelling, along with Nextbike bike provision on Llandaff Road. A financial contribution of **£22,000** is therefore sought towards the provision of an 8/10 bike Nextbike hire station, to be placed in the vicinity of the site/public realm on Llandaff Road. However given the current lack of a universal EV charging standard, I would suggest the offered provision of EV charging points for the dwellings be in the form of a feeder pillar and power supply adjacent to each of the identified car parking spaces. Incoming residents who already use or chose to acquire an electric vehicle in the future would then arrange for a vehicle specific charger to be installed and connected to the already existing power supply.
- Subject to the above comments, conditions and S106 requirements, and given the sustainable location of the site and otherwise acceptable form of development, they conclude that any objection on Transportation grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge.

- 5.12 In response to the December submission, Transportation advises that the amended site layout plan successfully addresses their parking concerns and that all other comments/ conditions/ s106 remain as previously advised.
- 5.13 In response to the initial consultation, **Waste Management** advised that the bin storage areas for the flats and commercial areas are acceptable, that storage for houses without the rear access should be stored in their small frontage, and that refuse storage once implemented should be retained for future use. Advice is provided in respect of the purchase of bins for residential units and the need for a commercial contract for all commercial waste. Following meeting, it was agreed that all the house bins would be stored in a communal area.
- 5.14 Following the November amended plans consultation, Waste Management confirmed that the amended plans showing the communal bin stores for all units and dwellings are acceptable, but raise concerns that the tracking diagram for the refuse collection vehicle doesn't seem to work and should be re-done, as the vehicle used could be bigger than the one asked for in the SPG.
- 5.15 Further to the December amended plans consultation, Waste Management confirmed that plans detailing waste storage and the tracking details are now acceptable, and that they have no objection to the proposed development.
- 5.16 Drainage Services advise that the development falls under SAB and that they provided comments on the design late December noting that it is not yet a live SAB application and that if the applicant chooses to apply for planning approval there is the risk that a SAB will not be approved and that they will not be able to commence construction and that they await a response to their latest comments. No comments were provided on the amended plans.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 In response to the initial submission, **DCWW** note that the intention is to drain foul water to the mains sewer and surface water to a soakaway, but that the final design will be subject to a SAB application under Schedule 3 of the Flood and Water Management Act. They recommend a condition to require that no surface water and/or land drainage be allowed to connect directly or indirectly with the public sewerage network. Advice is provided in terms of connections to the public sewer.
- 6.2 In response to the November amended plans submission, DCWW advise that foul water details have not been addressed, but confirm that they have advised the developer that there is adequate capacity in the network and that any existing on site drainage is reused to serve the development owing to the fact that they cannot permit any new connections direct to either 975x600 brick work sewer in Romilly Crescent or Llandaff Rd. Given this, they recommend a condition requiring a foul and surface water drainage scheme to be submitted and agreed and advice for the developer in respect of connections to the public sewer. DCWW later confirmed they are happy with the proposed conditions.

- 6.3 In response to the initial submission, **South Wales Police** welcome the general layout, noting that it provides good street level surveillance and welcomes the commitment to providing secure cycle storage for all dwellings. It is noted that the DAS is inadequate in terms of community safety concerns and in view of this SWP provide further advice and recommendations. This includes the following recommendations: that the undercroft parking be changed to lock up garages, that the surface design incorporates changes in road surface and physical features to limit speeds to 20mph to reduce the potential for injury, that a lighting scheme be secured, to require all rear gardens have boundaries of a min of 1.8m high and that all door and windows will be PAS24:2016 compliant in line with buildings regs, that all service meters are externally accessible towards front elevations and that the development should be built to Secure by Design standards. SWP have no further comments to make in response to the amended plans.
- 6.4 In response to the initial consultation, **NRW** advise they have significant concerns with the development and advise the LPA should only grant permission if the scheme can meeting their requirements, namely, that additional bat survey work is required to be undertaken prior to determination. (A Building Inspect in Respect of Bats dated May 2019 was submitted as part of the initial submission but no bat activity surveys were carried out.) They confirm that they have no concerns regarding flood risk and are satisfied that the FCA has demonstrated that the risk and consequences of flooding can be managed appropriated. They support the FCA proposal that an emergency plan is agreed with the local authority for access and egress into the site to be obtained via the southern access road in an extreme event to ensure that no site users area at risk in an extreme event. With regards Land Contamination, NRW advise that they do not consider that the controlled waters at this site are of the highest environmental sensitivity, but they strongly suspect that contamination is present based on land use and note that a preliminary risk assessment has not been submitted. On this basis, they advise that the LPA must decide whether to obtain such information prior to determination or as a condition of the permission.
- 6.5 Further to the submission of a Bat and Bird Survey August 2019 (Issue 1), NRW note that the report identifies that bats are present at the application site and confirm they have no objection to the application subject to an informative in respect of bat protection being attached to any planning permission granted. They explain that:
Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:
- (i) the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*
 - (ii) There is no satisfactory alternative and*

(iii) The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

On the basis of the above report, we do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Therefore, we do not object to the proposal but in line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we request that the [following] informative is attached to any planning permission granted by your Authority.

7. REPRESENTATIONS

- 7.1 The application was advertised on site and in the press as a major application, and neighbours and local members were notified.
- 7.2 A 128 signature strong petition of **OBJECTION** has been received, objecting on the following grounds:
- the likely negative effects on traffic flows and congestion in the area
 - the impact on on-street parking
 - the unacceptable proximity of part of the proposed development to some residents' properties, particularly those on Turberville Place.
- 7.3 In response to the initial consultation, 28 letters of objection and representations were received from owners/occupiers of the following addresses: 6, 16, 17 (x3), 18, 19 (x2), Turberville Place, 31 (x2), 39 (x2), 41(x2), 49, 51, 63 Romilly Crescent, 10 Glynne St, 69 Llandaff Rd, 23 Conway Road, 22 Springfield Place, and objectors on behalf of Cardiff Chinese Christian Church / community hall at 74 Llandaff Rd (9 Woodvale Avenue and 2 Triscome Drive x 3, 3 Douglas Close, 68 Ty Draw Rd) and the Cardiff Civic Society, raising the following summarised objections / points:

Use

- accept the need for more housing and the use of brownfield sites
- the provisions of the Safeguarding Business and Industrial Land and Premises SPG apply
- the site is an incubator for SMEs and adds to cultural diversity and the development would result in the loss of established creative businesses and independent eateries, it is unlikely that the new premises will provide opportunities for equivalent operations/existing operators. Cheap rent should be provided to provide for independent businesses, and the Council should ensure that independent businesses are prioritised, with rates set accordingly
- 31 businesses on the site have had to move so the site has not become available for proven lack of demand. Surveys do not estimate the viability of repair/ restoration and assume that all of the buildings should be

demolished, repairing some of the buildings would create a more interesting mixed use development

- chain takeaways which detract from the character of the area and can encourage littering and wider social problems should be resisted
- existing buildings on site should be preserved, the red brick building is of architectural significance and should be listed
- the need for housing is not disputed, but the priority is for affordable housing and there is no provision for this
- need to ensure that drainage and sewerage, water pressure, waste management system, electricity and phone lines to neighbouring properties will not be adversely affected

Amenity

- harm to residential amenity from loss of privacy from overlooking, and consequent harm to mental health and enjoyment of homes
- particular harm to privacy resulting from the close proximity of houses (plots 8 to 12) to the backs of nos 17 - 21 Turberville Place - below the 21m separation distance required by Cardiff local planning guidance. A 10.5m separation distance is required between a new dwelling and an adjacent existing boundary
- the houses to the rear of 19 Turberville Place would be at the very minimum distance allowable, as facing rooms are a bathroom and kitchen - which are not counted as habitable rooms, but they and their neighbours are proposing to convert them to a habitable rooms, requiring further separation. Concern that the separation distances may prevent local residents from changing the internal layouts of their properties
- the garden of 16 Turberville Place would be overlooked by 6-7 gardens, which is over-intrusive even though the garden is large
- the harm to privacy would be exacerbated by the proposed full length bedroom windows with Juliette balconies and the fact that they open onto a flat roofed building which could be developed as a patio
- the high level windows proposed in plots 6-7 should be velux windows
- the rear of the existing former laundry building is in close proximity to the rear of nos 17-19 Turberville Place, but is only one storey, does not comprise living space, its use has been non-intrusive, provided cultural value, is low density, does not negatively harm the enjoyment of existing householders, provides a secluded setting and has limited obscure glazing
- the houses should be single storey and restrictions should be imposed to prevent any future alterations to the building to incorporate balconies, roof gardens, terraces or windows at the rear
- request for further details of the louvered windows for the FoGs on plots 6-7 and assurance they can't be removed
- loss of light and sunlight to 17 - 19 Turberville Place and 41 Romilly Cresc, request for a right to light study, noting that the development would block the horizon from east to west
- an acoustic survey should be undertaken and suitable limits prescribed should an air source heat pump be utilised
- harm to amenity from commercial units on Llandaff Road, with particular concern over any future pub/bar that would open late and be disruptive,

with question as to whether a separate planning permission would be needed

- harm to amenity of Cardiff Chinese Christian Church and users (pre-school nursery, parent and toddler group, Sunday church services, Sunday school, Chinese classes) of the community building at 74 Llandaff Rd from close proximity of the buildings and 2.5m wall to their boundary wall, resulting in overlooking to their outdoor area and a third of their meeting hall, overshadowing, loss of a view, loss of enjoyment of the sky, loss of outlook, loss of natural light and sunlight contrary to Right to Light Act and potential for the nursery to be non-compliant in terms of Care Inspectorate Wales standards, with consequent impact on children's health and mental well-being and leading to a 'boxed in' environment.
- concern over the location of the communal refuse area in close proximity to the nursery, resulting in bad odours and over the location of parking, resulting in exhaust fumes
- harm to amenity from noise, disruption
- need to prevent pest infestations affecting neighbouring properties
- need to prevent properties being affected by construction – initial inspection and window cleaning

Design

- overdevelopment of the site, resulting from the desire to maximise the number of dwellings on site and developer profits
- design is out of character with Turberville Place
- objection to demolition of existing garden walls and new walls to the rear of Turberville Place, and associated harm to existing gardens/planting. The new wall should respect existing boundaries and prevent any further loss of light.
- the plans prevent the opportunity of the occupants of 17-19 Turberville Place to extend their properties by means of a double extension that would normally constitute permitted development rights as a result of the restricted separation distance

Green Infrastructure and sustainability

- the developers should compensate immediate neighbours by providing green space /infrastructure as a visual amenity, to address the Climate Emergency and for health benefits
- support for new trees - hornbeam should be planted for carbon absorption and sustainability
- harm to bats and nesting birds from demolition on site
- an Environmental and/or Biodiversity Impact Assessment should be requested, noting the Council has declared a Climate Emergency
- conditions should be imposed to require solar panels, water butts, bird and bat boxes/nest sites, hedgehog holes in boundaries and small ponds, and native and nature friendly planting, and mitigation for the loss of ivy which provides nesting/roosting sites for birds and a food source for bees
- increase in pollution /need to reduce or mitigate increase in traffic fumes
- impact of demolition and construction

Access

- overprovision of parking - it is not appropriate for houses to have 2 parking spaces
- insufficient parking provision for future residents and their visitors, and employees and customers of commercial units, exacerbating existing parking pressure
- concern that 'one way' access through the site has been ill considered, with the result it will become a two way street and rat run
- increased traffic to the detriment of the safety of pedestrian (including those using the community hall at 74 Llandaff Rd), cyclists and vehicles
- Glynne St and Springfield Place already suffer from rat running and speeding
- a controlled access is required to stop the access road becoming a rat run and resulting in congestion
- request for traffic calming measures and a review of neighbouring streets to introduce measures to encourage active travel and reduce parking problems, including introduction of a 'modal filter' at the mid point of Glynne St and Springfield Place to allow residents to drive one way out of the street and eradicate through traffic, and provide opportunities for cycle parking and planting
- impact of lack of loading/ unloading areas for commercial units
- supports Cllr Gordon's request for the site to be a model low traffic neighbourhood or 'Home Zone' prioritising people on foot
- there is a small strip of land running across the rear of Turberville Place, which previously provided an access route but which is no longer in use/accessible, but which residents would like re-instated.

Enclosures

- a secure site boundary must be maintained during building work with notice provided of demolition/construction work to ensure the safety of pets and security
- rebuilt walls should be at least 6 feet high
- a new masonry wall is proposed to the rear of the gardens of Turberville Place of between 1.8m and 2.5m high, with concerns over its impact on their existing wall, with a request that the new wall be at least 2.5m or 3m high to provide reasonable privacy
- concerns raised over the wall to the rear of nos 27-31 Romilly Crescent, with a request that a replacement wall be built to ensure security
- proposals for the height and quality of boundary walls are not clear, with a request for stone wall construction, heights of no less than the current wall heights and higher to increase privacy, and early implementation to reduce vermin and security risks
- loss of security from demolition of Vaughns Laundry wall and consequent harm to mental health and garden
- query as to what will replace the gate at the Romilly Crescent entrance – request for a replacement gate prior to occupation of the houses to prevent unauthorised access

Process and miscellaneous matters

- suggestions at pre-app stage have been taken on board
- suggestions at pre-app stage have been ignored
- not all Glynne Street residents have been consulted
- concern to hear that the application may not go to Planning Committee on grounds that there are not enough objections, noting that some objections have been categorised as 'concerns', 'objections', 'neutral' and that these should be changed to objections if they do not carry the same weight
- request for a site visit
- neighbours advise that nos 20 and 21 Turberville Place are rented properties, so their owners may not respond despite tenants having allegedly raised concerns
- concern that 2 house sales have been lost as a result of the planning application and reassurance sought over the programme of works/ length of construction, the handling of asbestos, dust and hazardous materials, the management of buildings on site which are now vacant and may collapse in close proximity to neighbour properties and residents
- request for information as to proposals for the overhead cables than run from the wooden pole on the site across the garden of 39 Romilly Crescent and neighbouring properties.

7.4 In response to the first amended submission in November 2019, 2 letters of objection and 1 letter of support were received from owners/occupiers of the following addresses 35 Romilly Crescent and 6, 19 Turberville Place, raising the following summarised key objections that haven't been previously raised:

USE

- support for the application, noting that the development would be a welcome addition to the area that has been run down for years, would make both ends of the site more secure and safe
- do not object to the development of a brownfield site for much needed homes, the issue is one of a degree of sensitivity to adjoining residents
- the application does not comply policy H6 and EC3

AMENITY

- the objections from no 17-21 Turberville Place have not been addressed and still stand
- a loft flat has been removed at the entrance from Romilly Crescent to mitigate overlooking but they have added a side facing balcony
- the covering letter notes that a waste strategy has been agreed - this involves siting communal waste bins alongside a nursery, which is double the amount in the first proposal which was already inappropriate

ACCESS AND PARKING

- the revised proposal asserts that the number of car parking spaces has reduced from 51 to 44 - there are 44 open car parking spaces and 7 garages under the loft flats, making 51 parking spaces which is not a reduction
- there are no designated non-allocated visitor parking spaces

PROCESS

- difficulty making sense of technical drawings, noting it would be helpful if each objection raised was dealt with in turn
- notice of intention to speak at Planning Committee

- comments have been ignored.

7.5 In response to the second amended submission in December 2019, no further letters of objection were received.

7.6 Local Ward Members Cllr Gordon and Singh object to the application on the following summarised grounds:

- most residents appear to welcome the mixed development aspect and the access through the site from Romilly Crescent to Llandaff Rd
- the proposed access should focus on sustainable, active travel and be a model innovative Home Zone where the space between the houses is not delineated between modes and has a clear hierarchy, and where priority is for people on foot and then cyclists, and cars travel at very slow speeds
- the residents' main concerns are with the loss of privacy to the homes that back onto the site. Plots 8-12 are too close to 5 houses on the NW side of Turberville Place - the rear bedrooms of plots 8 - 12 are within 17m of the rear rooms of Turberville Place, significantly less than the usual requirement of 21m. Most facing rooms are bathrooms, but 2 residents are planning to convert these to bedrooms, resulting in facing habitable rooms within 17m of each other
- object to the Juliet balconies which will cause overlooking to the older houses and gardens and note there should not be any flat roofs that could be used as roof terraces and result in overlooking
- The site is characterised by very high brick walls that make the back gardens of houses in Turberville Place, Romilly Crescent and the Bright Stars Nursery very secluded
- object to the lowering of the boundary walls and suggest that new/retained boundary walls should be at least 3m high, with existing walls retained given their character and the habitat they provide for birds, bees and insects
- Many walls are covered in ivy and vine and provide 'green walls' as a living ecosystem for insects, birds and bats
- Bats are regularly seen by residents and further surveys are requested.

8. **ANALYSIS**

8.1 The key issues for consideration are:

(i) The acceptability of development in land use policy terms

8.2 At the time of submission, the application site was occupied by a variety of older commercial industrial and warehouse buildings, totalling 4,000 sq m of B1 Business floorspace. The application proposes a mixed use development of 34 dwellings and up to 9 commercial units (the latter totalling 570 sq m and potentially comprising Use Classes A1, A2, A3 and B1). The surrounding area is predominantly residential and Cowbridge Road District Centre lies within close proximity.

8.3 The application site falls within the settlement boundary as defined by the Adopted Local Development Plan proposals map and has no specific land use allocation or designation. As such, the existing commercial uses on the site are afforded no specific land use policy protection.

- 8.4 Whilst the demolition of the existing buildings on the site is required to allow the redevelopment of the site, the demolition of those buildings is not included in the description of development, as the principle of the demolition of the buildings has already been established. An application for prior notification of proposed demolition (19/02010/MJR) was approved 25/10/19 and demolition is now underway. Given this, the merits or otherwise of the demolition of the buildings and the associated loss of the employment uses are not required to be considered under this application.
- 8.5 The redevelopment of this sustainably located, soon to be vacant, brownfield site within Cardiff's settlement boundary for much needed housing is welcomed. The site has been occupied by a range of uses, including car repair garages and light industry, and the extinguishment of these uses through the redevelopment of the site would be welcomed, as they have the potential to create nuisance for adjacent residents and act as a bad neighbour.
- 8.6 In relation to the acceptability or otherwise of the proposed Class A1, A2, A3 uses, the application site is not located within a designated centre as defined by policies R2, R4 and R5, and is classed as 'out of centre' in terms of retail policy. The Class A uses proposed should therefore be assessed against Policy R6: Retail Development (Out of Centre). The proposed B1 uses on this site, which is not identified for employment use, falls to be considered under policy EC7. The nearest designated centre to the application site is Cowbridge Road East district centre where commercial uses are favoured. However, it is noted that the frontage to Llandaff Road already comprises a commercial frontage, with a restaurant use formerly within the site, and provided the retail uses are of a scale and nature that offer a complementary function for the proposed residential development that would have a negligible impact on designated centres, the Class A element of the scheme raises no land use policy concerns. Assessed against the above policy framework and taking into account the location of the application site within the settlement boundary, in a highly sustainable location, in close proximity to the city centre and Cowbridge Road East District Centre, well served by public transport, the previous use of the site, and the context and setting of the surrounding area, the application raises no land use policy concerns.

(ii) Design and Impact on Heritage Assets

- 8.7 The general duty placed on Local Planning Authorities when considering planning applications for buildings located within Conservation Areas is to pay special attention to the desirability of preserving and enhancing the character and appearance of those areas (section 72, Planning (Listed Buildings and Conservation Area) Act 1990). Policies KP17 (Built Heritage) and policy EN9 (Conservation of the Historic Environment) provides protection for the full range of assets that make up Cardiff's historic environment. In terms of wider design considerations, policy KP5 (Good Quality and Sustainable Design) requires that all new development should respond 'to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals'. Policy C3 (Community Safety/

Creating Safe Environments) requires the development to be designed to promote and safe and secure environment and minimise opportunities for crime.

- 8.8 The DAS notes that the project vision is to capture the essence of the existing site and create a bespoke, mixed use development, using a mix of uses, building variety and irregularity to create interest, as the original buildings did. The scheme is designed to reflect the site's existing character as an 'enclave', with a strong frontage proposed to Llandaff Road and Glynne Street leading to a variety of dwellings around the perimeter of the site, all accessed off the existing route that runs between Llandaff Road and Romilly Crescent. The buildings are positioned to create a two landscaped spaces fronted by residential units and separated from each other by a linking lane. The buildings are of a modern appearance, mainly designed in terraced blocks, with a diversity of form, predominantly in brick (red, buff and black) with elements in stone, black render and blackened timber, with pitched slated roofs. The dwellings would have small forecourts with railings, hedges and parking. The new buildings have been designed to 'pull back' from the boundaries with adjoining dwellings to create better neighbouring amenity, particularly for those on Turberville Place, some of which have had two storey industrial buildings in a poor state of repair on their boundaries.
- 8.9 The two new buildings proposed either side of the site entrance would create a strong, well-designed, active street frontage in a prominent location, and are welcomed. They would replace the existing buildings that are scheduled for demolition and would, thus, help avoid a vacant site in a prominent location. As noted in section 1, building 1 would comprise a 3 - 4 storey detached building at the corner of Llandaff Rd and Glynne Street and building 2, a detached three storey building facing Llandaff Rd at 74 Llandaff Rd. Both buildings would have commercial uses at ground floor, creating active frontages, and would face onto the landscaped, south facing social space created by setting back the buildings, which would provide a welcome addition to the street scene.
- 8.10 The scale and massing of these two buildings is appropriate to their context. (All heights are noted to be approximate.) Building 1 would be 3 storeys and 10.1m high along its Llandaff Rd elevation, stepping back and up another storey to 12.4m. The building would step down as it turns the corner onto Glynne St, and step down further to 9.5m adjacent to the Glynne St residential terrace (which has a ridge height of 7.8m high). Building 2 on the other side of the proposed access along Llandaff Rd would be two storeys along its main street elevation, stepping up and back to three storeys, with a ridge height of 12.1m. It would have a 2 1/2 rear annexe, with a ridge height of 9.7m, beyond which would be the 1 1/2 storey F.o.G formed by plot 34 (described later).
- 8.11 The sixteen, three storey houses proposed in the interior of the site would be positioned in a series of four 'terraces', which together with the 2 FoGs, would vary in height, scale and massing to create variety and interest, and to respond to their particular context. The dwellings at plots 1 and 2, to the rear of 76-82 Llandaff Rd, would be the tallest, with a ridge height of 11.1m and a two storey rear annexe. Plot 3, attached, would be lower with a ridge height of 9.8m and

a single and two storey annexe. The semi-detached plots 4 and 5 to the rear of 37 - 41 Romilly Crescent would be lower still, with a ridge height of 9.4m and single storey rear annexe.

- 8.12 The terrace opposite (plots 7 – 13), to the rear of the Turberville Place, would comprise 7 dwellings of 3 different styles, and would be lower in height than the above terraces, reflecting their more sensitive position in respect of neighbouring dwellings. Plots 7 - 11 would have a ridge height of 9.3m and a single storey rear annexe. The two dwellings at the end of the terrace would have a gable roof form, rising from an eaves height of 6.7m to a ridge height of 10.2m, with a single storey rear annexe. The terrace of four dwellings to the south of the above terrace (plots 14 – 17), whilst varied in materials and detailing, would be of a similar scale and massing to plots 7-11, with a ridge height of 9.3m and single storey rear annexe.
- 8.13 As noted above, the 'flat over garage' at plot 34 form part of the rear annexe to the Llandaff Rd building and would be positioned adjacent to the nursery and its playground area at 74 Llandaff Rd. It would be 1 1/2 storeys high, with a pitched roof with a ridge height of 8.0m and an eaves height of 5.4m. The F.o.G formed by plot 6 to the rear of nos 33-35 Romilly Crescent would have a pitched roof, with a ridge height of 9.2m and an eaves height of 5.8m.
- 8.14 Overall the scheme is considered to offer good design and provide a welcome addition to the local area. Assessed against the Infill Sites SPG:
- **Sustainable buildings** – In line with the SPG, the mixed use development would help create sustainable communities, adding variety and vibrancy to the area, a beneficial use of a site that is subject to demolition, and providing a positive contribution to the regeneration of the area. The commercial uses have been designed to be adaptable for a range of future uses, proposing a range of use classes (A1, A2, A3 and B1) in buildings that can be adapted to accommodate up to 9 units. The developer's contribution to electrical vehicle charging welcome would be secured by condition and would contribute to the sustainability of the site.
 - **Quality of living** – the scheme would result in a good place to live, with distinctive architecture, and appropriate internal space standards and external amenity space for future residents (see section iii). Dwellings would be positioned around and overlook two landscaped courtyards connected by a shared space route, creating legibility and security. The design of the prominent corner and frontage buildings along Llandaff Road and Glynne St, and the provision of the landscaped area of public realm to its frontage, will aid the legibility of the area and provide a positive and vibrant street frontage along an existing frontage that has been in a poor state of repair, is currently vacant and scheduled for demolition.
 - **Inclusive design** – An inclusive design approach has been taken. All dwellings and commercial uses would be designed with level thresholds, all dwellings would be Part M compliant and designed in the spirit of Lifetime Homes and new crossovers would have tactile paving and drop kerbs. The route through the site has been designed as a shared space, with road narrowings and build-outs introduced to reduce traffic speeds. The

recommended landscape condition would allow the details of the shared spaces to be controlled.

- **Character and context** – The proposals would significantly enhance both the street scene and the interior of the site. The architectural style, and variety colour and materials of the buildings would add richness to both the Llandaff Rd and Glynne St frontages and the interior of the site, referencing materials and colours used in the local area. The area of public realm and landscaping to the site frontage is welcomed. A condition is attached to require samples of materials and architectural detailing to ensure design quality is delivered.
- **Height, scale and massing** – The height, scale and massing of the scheme is acceptable in design terms. The 2 – 4 storey development is commensurate with the scale of development surrounding the site. The height and massing of the two frontage buildings are appropriate to their prominent corner location and context, with the highest four storey element being positioned at the corner of the frontage, in line with good urban design principles. The upper floors of both frontage buildings are set back at upper floors to reduce their visual prominence and impact on the adjoining buildings. The top of these frontage buildings is lower in height than apex of the Chapel diagonally opposite and the ridge line of the three storey block of flats (1980s) diagonally opposite at Alexandra Court, Llandaff Rd. The rear annexe of the Llandaff Rd building responds to the context of the adjacent nursery building, with the 1 1/2 storey FoG formed by plot 34 being lower than the main 2 storey annexe. A sunlight assessment of the impact on the nursery playground has been provided and demonstrates an acceptable level of impact (further details are provided below). Within the site, the scale and massing of the proposed dwellings have been used to a welcome create variety and interest. The impact on neighbouring properties is considered further below.
- **Building plot and building line** – the Llandaff Rd building line would be set back to create a landscaped area of public realm, which is welcomed. The Glynne St building line would be set back marginally (up to 0.5m) to create widened access, which is also welcomed. Both buildings would reinstate the strong frontage that would be lost from the approved building demolition.
- **Density** – the density of the site is appropriate to its location, responds to the existing development in the area and represents an efficient use of brownfield land, helping to reduce demand for greenfield sites.
- **Open spaces, trees, biodiversity and landscaping** – the scheme would deliver trees and soft landscaping both along the Llandaff Rd street frontages and in the interior of the site, to what is currently a ‘sealed’ site, with no formal soft landscaping. A condition is recommended to require full landscaping details to be submitted for approval. The proposed provision of amenity space for future residents is appropriate to its context. A scheme of bat and bird mitigation and enhancement is required to be delivered by condition, further to the consideration of a nesting bird and bat survey, and it is noted that NRW and the County Ecologist have no objection.
- **Boundary treatment** – the existing gates, which are in a poor state and cluttered with signage, would be removed and the site would be ungated

once completed. A condition is attached to require full details of boundary treatments along shared boundaries with existing residents to be submitted for future approval.

- **Designing out crime** - The proposal would positively contribute to community safety, by introducing a beneficial use to a soon to be vacant site and, once developed, would provide active frontages and passive surveillance both on the street frontages and within the site. Conditions are proposed to require street lighting, to provide secure cycle parking and to control the design of boundary enclosures. The previously proposed 'car ports'/ undercroft parking have been replaced with secure garages in line with SWP advice. SWP have no objection and have welcomed the general layout.

8.15 With regards the impact on the conservation area, it is considered that the proposal would have a marginal, but positive effect on the character and appearance of the Conway Road Conservation Area, noting that the only part of the site that falls within it is the narrow lane off Romilly Crescent. The Conservation Area would be enhanced as a result of the access improvements off Romilly Crescent (to be secured by condition), the resurfacing of the rear lane and the removal of the existing gates which are in a poor state of repair and covered in signage. There are no locally listed or statutorily listed buildings on the site. However, as noted previously, the demolition of the buildings on site does not form part of this application, nor the loss of the buildings and their land uses fall within the scope of its assessment.

8.16 It is considered that the proposal accords with the principles of policies KP5 and EN9 of the Cardiff LDP, and the Residential Design Guide, Infill Sites and Tall Buildings SPG and accords with Section 72(1) of the Planning (Listed Buildings and Conservation Area) Act.

(iii) Impact on the amenity of neighbouring occupiers, future occupiers and the Area

8.17 Policy KP5 seeks to ensure that 'no undue effect on the amenity of neighbouring occupiers' results from development. Each building on the site has been carefully assessed in terms of the impact on privacy, light/sunlight or outlook, taking into consideration the objections received.

8.18 There would not be any undue effect on the amenity of neighbouring occupiers at 76 - 86 Llandaff Rd from plot 1, taking into consideration their unusually long rear gardens (over 26m), the height of the dwelling at plot 1 (described in section ii above) and the absence of any windows on the facing side elevation. Whilst a first floor roof terrace is proposed, this would be set back behind a 1.8m high privacy wall to prevent overlooking and a condition is recommended to require that all privacy walls/screens are implemented and retained thereafter. Conditions are also recommended to remove permitted development rights to prevent future alterations to the proposed dwelling without separate permission, and to require details of site boundaries to be submitted and agreed.

- 8.19 The proposed dwellings at plots 2 and 3 would not have an undue effect on the amenities of nos 43 - 57 Romilly Crescent, taking into consideration the long rear gardens of the Romilly Crescent dwellings (over 29m), the proposed building heights (described in section ii above), the absence of facing windows on plot 3 above ground floor, the recommended condition to prevent the flat roof of plot 3 from being used as a roof terrace and the recommended conditions described above (removing PD rights and in respect of site boundaries). Whilst a first floor roof terrace is proposed on plot 2, this would be set back behind a 1.8m high privacy wall to prevent overlooking and a condition is imposed to require that all privacy walls/screens are implemented and retained thereafter.
- 8.20 The relationship between plots 4 and 5 and nos 37 - 43 Romilly Crescent would also be acceptable in amenity terms, taking into consideration the long gardens of the Romilly Crescent dwellings (over 20m), the 33m separation distance between the facing two storey walls, the 10.5m separation distance between rear windows above ground floor to the Romilly Crescent garden boundaries and the recommended conditions noted above (removing PD rights, to prevent the use of flat roofs as terraces and to require details of site boundaries).
- 8.21 The relationship between the 2 1/2 storey FoG at plot 6 and neighbouring dwellings at 31 -35 Romilly Crescent would also be acceptable in amenity terms, taking into consideration the existing 'More than M.O.Ts' building height (7.5m), the proposed building height (9.2m ridge height, 5.8m eaves height) and its gabled roof form (see cross section DD 1), that the proposed building would be set back 1m from the shared boundary compared with the existing buildings position *along* the boundary, that the proposed FoG is narrower at 7m wide than the existing building (9m wide), the absence of any windows facing the rear of 33-35 Romilly Crescent, the fact that the 3 no rear first floor windows overlooking the garden of 31 Romilly Crescent would either be high level or obscurely glazed, that the 2 no velux windows overlooking the garden of 31 Romilly Crescent would be fixed and frosted, that there would not be any first floor windows facing the rear gardens across the lane, that there would be an actual privacy distance of approx 15m from the mezzanine floor bedroom velux windows to the facing gardens across the rear lane (see cross section Y-Y), and given the recommended condition noted above to remove permitted development rights.
- 8.22 The impact on amenities of the Turberville Place properties to the rear of plots 7 - 17 has attracted significant objection and is carefully considered below. The relationship between plots 7 - 11 and nos 16 - 21 Turberville Place would be acceptable in terms of residential amenity and would not result in undue harm to privacy, outlook or daylight/sunlight, taking into consideration: the height (approx 7.2m) of the existing RD + Solo Heat building to be demolished and its close proximity at 1.2m from the shared boundary wall, the presence of some first floor windows at one end of the existing building facing nos 17 and 18 Turberville Place (albeit that objectors note that these are obscurely glazed), the height of the proposed dwellings (described in section ii), the approx 24.1m first floor separation distance to the main rear wall of the Turberville Place dwellings, the approx 17.4m first floor separation distance to the rear wall of the

rear annexes of the Turberville Place dwellings, the 10.5m separation distance between the rear windows above ground floor of plots 7 - 11 to the Turberville Place garden boundaries in line with SPG and the conditions recommended to prevent the ground floor flat roofs being used as roof terraces and to remove permitted development rights. Whilst the first floor separation distance between plots 7 - 11 and the rear annexe of the Turberville Place dwellings at 17.4m falls below the 21m standard set out in SPG, this is considered to be acceptable in this instance, given the local context, where even lower separation distances of 12 - 15m are not unusual, given that the proposed dwellings respect the SPG's 10.5m separation distance from a rear window above ground floor to a garden of a facing dwelling and given the much closer proximity of the existing two storey buildings to be demolished (within 1.2m of the boundary wall). The context of the site and urban grain of the area is a material planning consideration.

- 8.23 Whilst the gardens of nos 15 and 16 Turberville Place would face the rear elevation of plots 12 - 17, the impact on residential amenity in terms of privacy and overbearing impact would be acceptable, taking into consideration the dwelling heights described in section ii above, that plots 12 and 13 would be set back from the shared boundary by an 11.8m separation distance between the rear first floor windows to the garden boundary (above the SPG standard of 10.5m), that plots 14 - 16 would respect the 10.5m separation distance from rear window above ground floor to the garden boundary, plots 17 would be just under at 10.2m, given the mainly two storey height and position immediately adjoining the shared boundary of the existing buildings to be demolished, in addition to the protection that would be provided by the recommended conditions described above (preventing the creation of roof terraces and removing PD rights).
- 8.24 The relationship between the side elevation of plot 17 and nos 52-56 Glynne St would be acceptable, given the proposed 10.5m – 11.6m separation distance to their rear garden walls to proposed upper floor windows, the separation distance of the existing two storey building to be demolished at 7.4 - 8.4m from their rear garden walls, the position immediately on the shared boundary of single storey buildings to be demolished and that the first and second floor windows of plot 17 would not be habitable rooms, but rather stairs/landing windows.
- 8.25 The relationship between the terraced dwellings on the opposite side of Llandaff Rd would be acceptable, noting their position across a main road from separation distances which are not unusual in the local context, the two storey height of the buildings to be demolished, the proposed building heights noted in section ii above, the proposed set back of upper floors and the increased set back from the existing building line to form the public realm area. Whilst facing terraces are proposed on the upper floors, these would be set back from the building edge by 1.0 - 1.5m to result in overlooking distances of approx 18 - 20m, which is considered acceptable given the existing levels of overlooking.
- 8.26 The relationship between the nursery and nursery play ground to the rear of Block 2 has also been the subject of significant objection and has been given

Careful consideration, noting the building's close proximity to the site boundary, the presence of facing windows along the side elevation of the nursery building and the extent of the play ground area. The relationship would be acceptable in terms of privacy, outlook, daylight and sun light, taking into consideration the building heights set out in section ii, the 2.4m separation distances between the proposed FoG and nursery building, that the FoG building would directly face only a small proportion of the nursery building (5.2m of the 23.2m side elevation), that the Applicant could erect a 2m boundary wall under permitted development rights, the recommended conditions (removing PD rights and requiring boundary details to be agreed) and taking into consideration the conclusions of the sunlight analysis (including 14 no shadow diagrams) submitted in support of the application, in response to the objections received. This concludes that:

- Affected windows would be WC and cloakroom windows, and that these rooms benefit from other windows on the front elevation
- The main part of the frontage – that lies adjacent to the 3 storey element - to the nursery is a car park and is not an amenity / play space
- whilst the development marginally increases the amount of overshadowing of the play yard area for a short period in the year, this is only minimal and at times of year outside the SPG guidance criteria. It also does not fully shade the play area. Moreover, the nursery itself, and its enclosing walls, contribute significantly to overshadowing of the play area. Notably, the taller new build element casts shadow into the car park area (which is not as amenity space) but not significantly more than the original tall element(s) which are to be demolished and replaced.
- at noon, by which the sun is higher and due south the amount of extra overshadows is insignificant in March, negligible in April and hardly perceptible in June. By 3pm when the sun is addressing the site from the south west, in main the play yard is enjoying more sun because the development is pulled slightly from the boundary. In June it is the same and in September is very marginally worse.
- It is worth of note that in December the development does not affect received sunlight at all, at any time of day.

8.27 A further material consideration in assessing residential amenity, is the fact that the site has been occupied by a range of uses, including car repair garages and light industry. The extinguishment of these uses through the redevelopment of the site would be welcomed, as they have the potential to create nuisance for adjacent residents and act as a bad neighbours.

8.28 Turning to the amenity of future occupiers, the internal floor area of all the flats would satisfy the minimum space standards set out in the Flat Conversions SPG (March 2019) and the outlook from all living areas would be acceptable. The outdoor amenity space proposed for the 16 no houses would be acceptable, noting that it would range from 35m² to 129 m², with an average provision of 56m² (compared to the SPG requirement of 50m²), the that refuse and cycle storage for some houses would be provided for outside of the gardens effectively reducing the functional requirements of the amenity space, given the local context where established gardens do fall below this 50m²

standard (including some of the Turberville Place and Glynne St gardens) and noting that the requested financial contribution towards Public Open Space would be secured in full by s106. The FoG at plot 6 would have a balcony and that at plot 34 access to the south facing amenity space on Llandaff Rd. The provision of amenity space for the 16 flats would also be acceptable, being provided in private terraces or by access to the 85m² resident's roof terrace. There would not be any undue impact on the amenities of future occupiers as a result of loss of privacy or overbearing impact, taking into consideration the separation distances, building heights, window relationships and recommended conditions, including those in respect of obscure glazing and privacy screens.

8.29 Any potential harm to the amenity of adjoining or future residents from the proposed commercial uses has been carefully considered, and conditions are recommended to prevent any Class A3 uses from being used as bars or pubs, to prevent takeaway uses, to control opening hours, delivery hours and refuse collection times, to require sound proofing above the commercial premises, and to control road traffic noise, plant noise and kitchen extraction. A condition is also proposed to require a Construction Environmental Management Plan to help protect residential amenity during construction.

8.30 Accordingly, it is considered that the proposal would not have an undue impact on the amenities of neighbouring or future occupiers or the area and, therefore, accords with policy KP5.

(iv) Whether the proposal would make satisfactory provision for access, parking and circulation, and waste management

8.31 Policy KP5 seeks to achieve a 50:50 modal split between journeys by car and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy KP6 states that 'development will not be permitted which could cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks'. Policy T5 supports this key policy by seeking to ensure 'that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement networks and routes'.

8.32 The site is considered to be in a highly sustainable location, being located close to a broad range of existing facilities and services in Pontcanna, Canton and the City Centre, and will be easily accessible to pedestrians and cyclists, with a number of bus stops being located within a short walking distance of the site. As a result, the use of active travel and bus public transport offer viable daily alternatives to the ownership and use of the private car. A Transport Statement accompanies the development which concludes that the total daily combined trips generated by the houses and apartments would be less than the volume of traffic generated by the existing use of the site, such that there would be no impact on the local highway network. Tracking diagrams have been submitted which demonstrate that a refuse vehicle could enter the site from Romilly Crescent and exit onto Llandaff Rd in a forward direction, and a 3.5 tonne panel van can enter and exit in a forward direction onto Llandaff Road.

The reduction in surface car parking spaces to 40 allows for a maximum of one space per dwelling, with the remaining six spaces available to the operational needs of the commercial units and/or visitors, which is considered acceptable in this context, given the pressures for parking locally. Transportation have confirmed that loading for the commercial units may legally be undertaken from the double yellow lines alongside the site on Llandaff Road and Glynne Street, and advise that the absence of a specific on-site loading facility is not considered to be an issue in this instance. The interior of the site has been designed as a shared space area, with the central access road narrowed in places to reduce speeds and prevent against rat running. The proposed junction improvements at Romilly Crescent and a public realm scheme on Llandaff Rd are welcomed and will enhance the local area. The developer has also offered to include/provide electric vehicle charging points for each dwelling, along with Nextbike bike provision on Llandaff Road, which is welcomed and will increase the sustainability credentials of the development.

8.33 The OM Transportation has confirmed that the proposal is an acceptable form of development and that any objection on Transportation grounds would be unsustainable. Conditions are recommended to limit the maximum surface car parking provision to 40 no spaces, to require details of cycle parking, to deliver the junction improvements at Romilly Crescent and the landscaped public realm scheme on Llandaff Rd, to require a Construction Environmental Management Plan and to require an electric vehicle charging scheme. In response to the developer's welcome offer to provide a Next bike stand, a financial contribution of **£22,000** is sought towards the provision of an 8/10 bike Nextbike hire station, to be placed in the vicinity of the site/public realm on Llandaff Road, which would be secured by s106.

8.34 The waste management proposals are acceptable in respect of both the commercial and residential waste streams, and Waste Management have not raised any objection to their location, communal nature or vehicle tracking.

(v) Impact on trees, landscaping, wildlife and habitats

8.35 There would not be an unacceptable impact on the above matters. Following the submission of an updated bird and bat survey, neither the County Ecologist nor NRW have raised any objection, subject to the recommended conditions and advisory notices, to provide bat and nesting bird mitigation and enhancement. The illustrative landscaping details are welcomed and would introduce trees and soft landscaping to a sealed site, and a condition is recommended to require full landscaping details to be submitted for approval.

(vi) Impact on air quality, noise and contaminated land

8.36 There would not be any unacceptable impact with respect to the above matters. The Contaminated Land team have no objection, subject to the recommended conditions to control contamination, unforeseen contamination, imported soil and aggregates, and the use of site won materials and advice in respect of contamination and unstable land. Pollution Control (Noise) raise no objection and recommend conditions to control sound insulation, road traffic noise, plant

noise, kitchen extraction, refuse collection times, delivery times and opening hours. A condition is also recommended to prevent takeaways and pubs/bars.

(vii) Water Resources, Drainage and Flood Risk

8.37 Policies EN10 and EN14 require water sensitive design solutions that do not increase the risk of flooding elsewhere to be incorporated within new development. It is proposed to drain foul water to the mains sewer and surface water to a soakaway. The development would require SuDS for surface water, designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards, which would be required to be approved by the local authority acting in its SuDS Approving Body (SAB) role. DCWW have confirmed no objection, subject to a condition to require foul drainage details, and have also confirmed that they are content with the recommended surface water condition which allows them to control surface water connections to the public sewer, any connections being controlled through SAB approval.

8.38 The site largely falls within flood zone C1, with the remainder falling within flood zone A, and the application is supported by a Flood Consequences Assessment. NRW have confirmed they have no concerns regarding flood risk and are satisfied that the FCA has demonstrated that the risk and consequences of flooding can be managed appropriately. They support the FCA proposal that an emergency plan is agreed with the local authority for access and egress into the site to be obtained via the southern access road in an extreme event, to ensure that no site users area at risk in an extreme event. A condition to this effect is recommended.

(viii) Other Legal Considerations

8.39 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. It is noted that SWP welcome the general layout proposed, noting that it provides good street level surveillance and secure cycle storage. The initially proposed undercroft car parking have been changed to lockable garages and conditions are attached to require external lighting and for boundaries to be submitted and approved, in line with SWP advice. It is also noted that the layout of the interior of the scheme has been designed to reduce vehicle speeds.

8.40 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. The DAS notes that all houses would have an ambulant WC on the principal entrance storey, that all dwellings level access thresholds at entrance doors, that all dwellings would be

Part M compliant and designed in the spirit of Lifetime Homes, that the flats in the four storey block would have a lift and the smaller flat block an ambulant standard common stair accompanied by requisite railings guardings and railings, that new crossovers would have tactile paving and drop kerbs, and main access points to commercial units would have level thresholds.

- 8.41 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.
- 8.42 The Environment (Wales) Act 2016 - The Environment (Wales) Act 2016 enshrines in law principles and policies for managing natural resources in a sustainable way. Amongst other things, it introduces a new biodiversity duty on public authorities to seek to maintain and enhance biodiversity when exercising their functions, and in so doing to promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions. This duty and the resilience of ecosystems have been considered and discharged in the evaluation of this application through the proposed conditions to secure bat and bird mitigation and enhancement measures, and landscaping details in the context of a currently sealed site, providing local opportunities for wildlife and enhanced biodiversity.
- 8.43 Flood and Water Management Act 2010 – Section 12 (3) of the Flood and Water Management Act 2010 places a duty on risk management authorities (e.g. a county council for the area) to have regard to the national and local strategies and guidance when exercising any other function in a manner that may affect a flood risk or coastal erosion risk. The relevant strategies and guidance have been taken into consideration in the determination of this application (see the analysis section above).
- 8.44 Environmental Impact Assessment - Having regard to the schedule 2 paragraph 10 (b) (Urban development projects) of the Town and Country Planning (Environmental Impact Assessment)(Wales) Regulations 2017 it is considered that the proposal would not have a significant impact on the environment and therefore does not require an Environmental Assessment.

(ix) Response to third party and other objections

- 8.45 The objections raised by third parties and other objectors have been duly noted. The following comments are provided in respect of matters raised that have not been addressed in the above analysis:
- the control of pests is not a planning matter. That said, a condition is recommended to require details of means of enclosure between the site and adjacent occupiers is proposed
 - only adjoining Glynne St residents have been consulted by neighbour letter. The application has also been advertised by press and site notices

- the application will go before Planning Committee and a site visit has been arranged to take place in advance of the meeting
- all comments are given equal consideration where they raise material planning matters
- neighbour letters are addressed to the owner/occupiers. Tenants are advised to contact their owners; it is not the Council's responsibility to do so. The objections from tenants and owners are treated on an equal basis
- the stability of buildings due to be demolished, and construction site health and safety are not planning matters. The demolition of the existing building falls outside of the scope of this application
- it would not be reasonable for planning to control the length of the construction phase. A standard time limit condition is recommended.
- Further to the request for information about the proposals for the overhead cables than run from the wooden pole on the site across the garden of 39 Romilly Crescent and neighbouring properties, the developers have confirmed that they have met with Openreach on site who confirmed that they are old telephone lines and that the pole is no longer in use and that all the properties along Romilly Crescent use lines that are positioned to the front of the properties, such that Openreach will remove the old telephone lines when the pole is removed.

9. **S106 Requirements and Viability**

- 9.1 National Policy and CIL regulations outline the legal requirements for a valid Planning Obligation. Policy KP7 is also relevant and the Council's position reflects careful consideration of the national and local planning policy framework, together with relevant guidance contained within the Council's Supplementary Planning Guidance (SPG).
- 9.2 The total planning obligations requested amount to **£1,034,863**, broken down as follows and calculated in accordance with Council policy and guidance:
- £757,596 towards off-site affordable housing
 - £46,833 towards off-site community facilities
 - £120,761 towards secondary school places
 - £87,673 towards Public Open Space
 - £22,000 towards the provision of a 8/10 bike Nextbike hire station to be placed in the vicinity of the site/public realm on Llandaff Road
- In addition, the Applicant has been asked to undertake a scheme of public realm/highway improvements on Llandaff Road and Romilly Crescent.
- 9.3 Whilst Economic Development requested a financial contribution towards the refurbishment of a B1 scheme within the vicinity to mitigate the loss of employment arising from the demolition of the business and industrial units, this is not considered to meet the CIL tests, as the demolition of the buildings does not fall within the scope of the application.
- 9.4 To assist the consideration of planning obligations, the Applicant provided a viability statement prepared by Savills. In accordance with the established

practice of obtaining an independent assessment of viability appraisals presented in support of planning applications, the Council commissioned the District Valuer (DV) to prepare an assessment of the viability appraisal. The DV's report dated 12 February 2020 confirmed that the scheme viability would provide a surplus of £149,020 with no affordable housing allocation, no s106 contribution and reasonable profit level, but would not be viable with the full s106 contributions requested.

- 9.5 Notwithstanding the viability exercise carried out by the Applicant and verified by the District Valuer, the developer has agreed to provide a s106 payment of **£247,000** with the contributions to be payable on 50% occupation and to also undertake the requested public realm works to Llandaff Road and highway works to Romilly Crescent (to be secured via the recommended conditions 8 and 9, respectively).
- 9.6 It is considered that the **£247,000** should be split as follows and which should be payable on 50% occupation of the proposed dwellings:
- £22,000 towards the provision of a 8/10 bike Nextbike hire station to be placed in the vicinity of the site/public realm on Llandaff Road
 - £87,673 towards Public Open Space (This will include the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality. Consultation will take place with Ward Members to agree use of the contribution and this will be confirmed at s106 stage.)
 - £112,451 towards affordable housing
 - £6,951 towards existing community facilities within proximity to the site. (Consultation will take place with Ward Members to agree use of the contribution and this will be confirmed at s106 stage.)
 - £17,925 towards secondary school places
- 9.7 It is considered that the above section 106 Heads of Terms fully satisfy the requirements of Circular 13/97 Planning Obligations and the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations, and this offer is recommended to members of Planning Committee.

10. **CONCLUSION**

- 10.1 The application would deliver a high quality major, mixed use development that would: result in the beneficial development of a prominent brownfield site that is subject to demolition, extinguish uses adjacent to existing occupiers that have the potential to act as bad neighbours, deliver much needed new housing in a highly sustainable location, deliver up to 570m² of commercial uses to the benefit of the local economy and would assist in the regeneration and improvements to the visual amenity of the local area through the creation of attractive and active replacement frontage buildings, and the delivery of requested highway and public realm improvements. Notwithstanding the conclusions of the viability exercise carried out by the Applicant and verified by the District Valuer, the development would also deliver a welcome s106 package that would help meet local needs and promote cycling.

10.2 The objections raised, particularly in respect of residential amenity have been carefully considered, and it is considered that there are no demonstrable or compelling reasons which indicate sufficient harm to warrant refusal of the application, with all material factors, policy implications, objections and issues raised through consultation satisfactorily addressed. It is recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement.



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Project Name : Land Between Llandaff Road & Romilly Crescent, Pontcanna
 Project Ref : SP579

Drawing Title : Site Location Plan
 Drawing Number : P100
 Scale : 1:1250 @ A4

Revision: PLANNING Drawn by: rb Date: July 2019



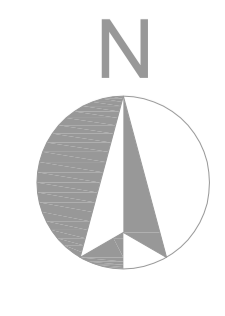
- REFUSE**
- A communal refuse store for all houses:-
 - 2 x 1100L General Waste Bins
 - 2 x 1100L Recycling Bins
 - Caddies will be kept 'on plot'
 - The walls to the communal refuse will be 1.8m high with slatted sides for natural ventilation and a pergola roof
- CYCLES**
- Cycle storage in rear gardens with side access to be bespoke cycle "sheds" capable of storing the necessary number of cycles as stated within the council's SPG
 - 4-Bed House
Shed size: 2.15m x 1.0m
 - 5-Bed House
Shed size: 2.5 x 1.5m
 - Cycle parking areas within garages to be up to 5 bikes using wall mounted semi-vertical/ two tiered bike racks (wall and floor fixed)

Rev B 12.12.19 - 4 parking spaces omitted; parking allocations removed
 Area in front of Plots 1-5 redesigned; Dimensions to side access to houses added; Parking/landscaping adjacent to Plot 6 reconfigured; Landscaping bed in access lane from Romilly Crescent made bigger; Landscaping/drainage feature in front of Unit 1 added
 Section line Y-Y added through Plot 6

Rev A 15.10.19 - Reduced the number of dwellings from 35 to 34 (omitted plot 7)
 Moved access road from Llandaff Road to get 1m in front of Unit 1;
 Changed parking spaces under flats (Plots 6 + 34) into garages;
 Added elevation lines V-V, W-W and X-X;
 Made Plots 4 + 5 smaller by 1m; Some trees omitted;
 Amended communal bin store as agreed with the LPA

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Project Name :	Land Between Llandaff Road & Romilly Crescent, Pontcanna	
Project Ref :	SP579	
Drawing Title :	Proposed Site Plan	Scale :
Drawing Number :	P02	1:200 @ A0
Revision:	B	Drawn by: rb Date: July 2019

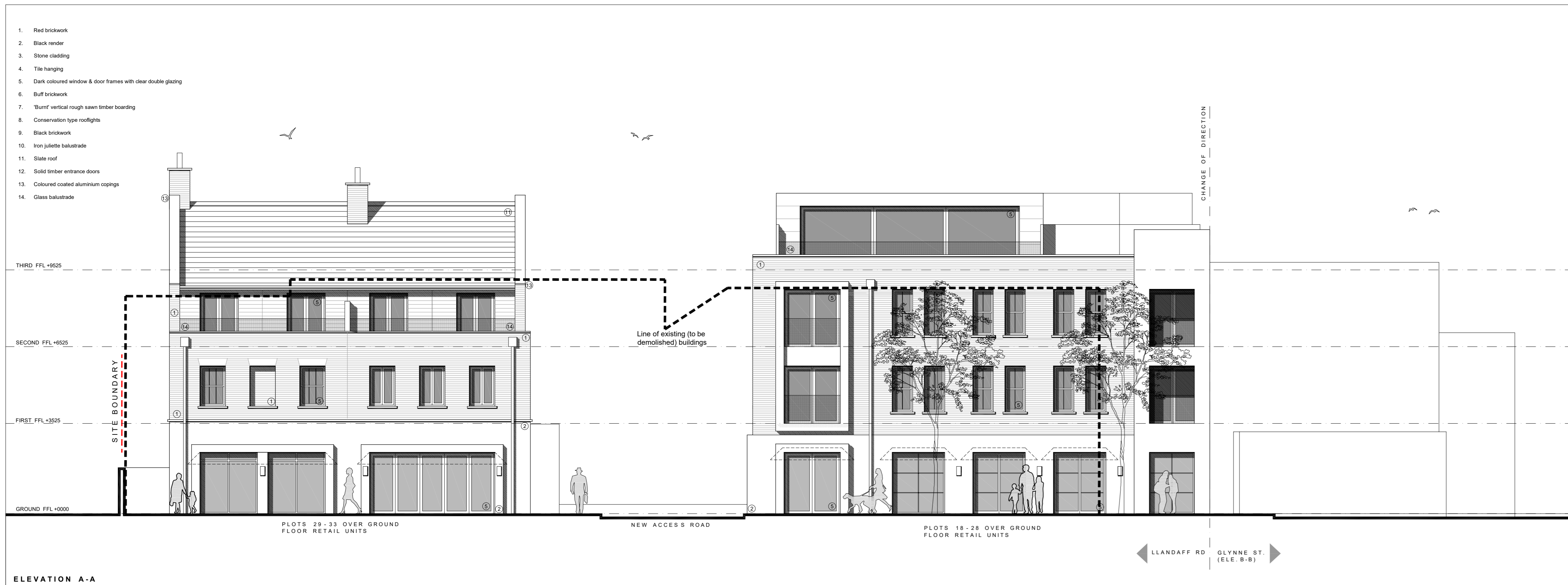




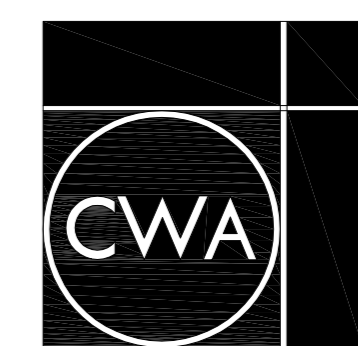
LLANDAFF ROAD

GLYANE STREET





- Rev B 16.12.19 - Windows to Flat Block 2 (Elev C-C) to be frosted to half height
- Landscaping/parking adjacent to Plot 6 reconfigured (Elev D-D (1))
- Rev A 16.10.19 - Total number of dwellings reduced from 35 to 34
- Plot numbers changed accordingly
- Elevation A-A: Parapet heights dropped and glass balustrade shown behind
- Elevation C-C: Roof height to FOG dropped; Garage doors added
- FOG extended by approx 1.5m;
- Parapet to Llandaff Rd dropped
- Elevation D-D (1): Plot 6 redesigned to mitigate overlooking
- Garage doors added to FOG

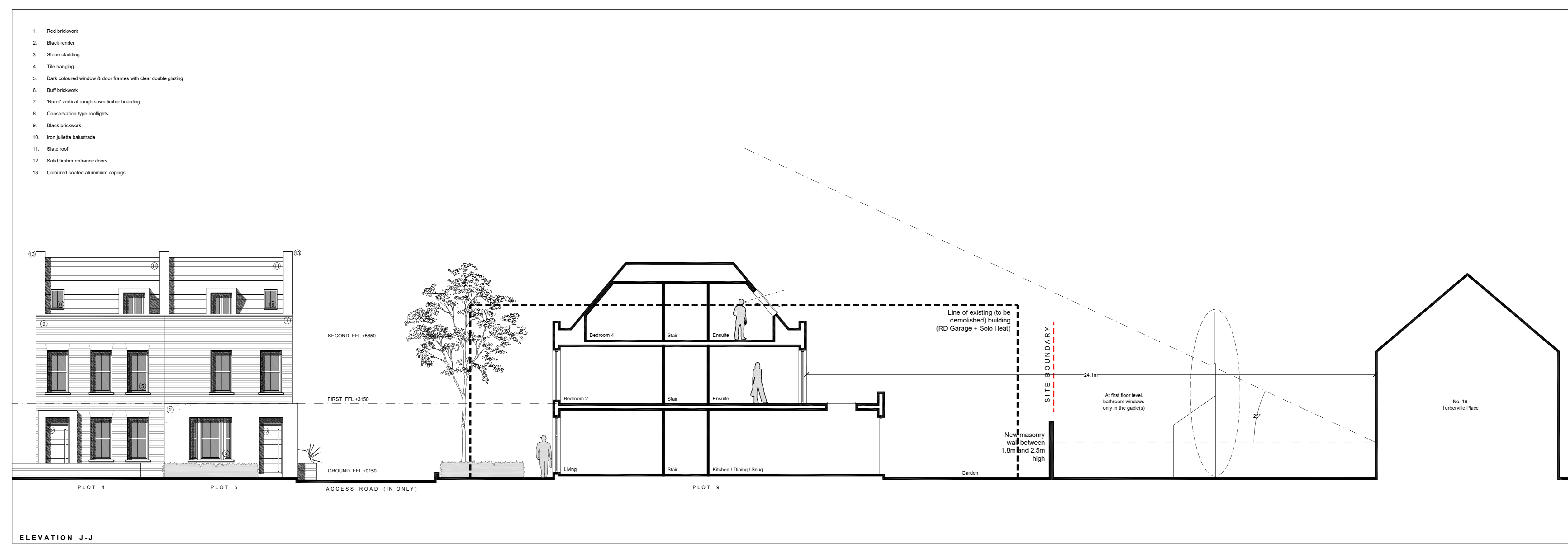
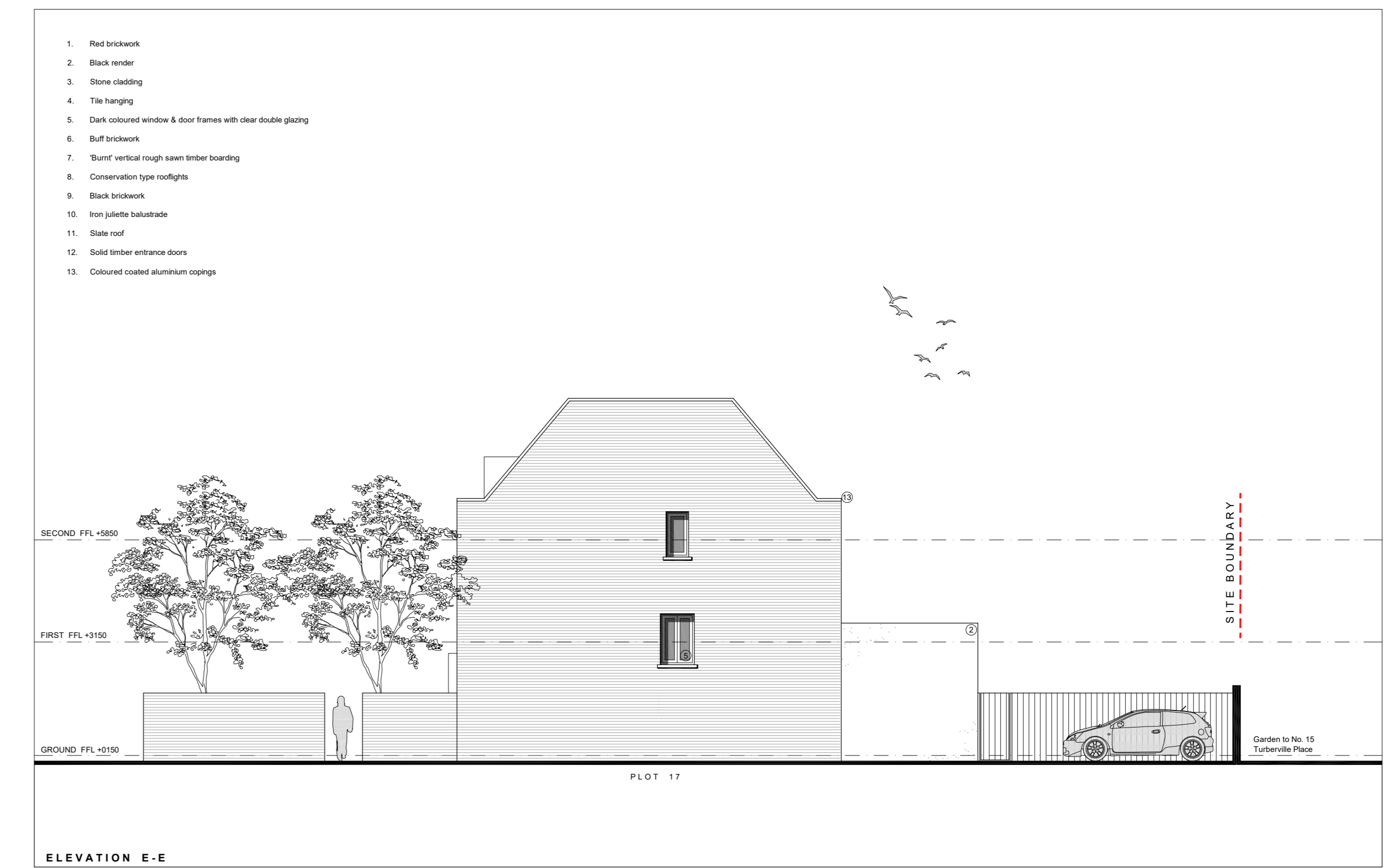


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Project Name : Land Between Llandaff Road & Romilly Crescent, Pontcanna
 Project Ref : SP579

Drawing Title : Proposed Elevations_1
 Drawing Number : P18
 Scale : 1:100 @ A0

Revision: B
 Drawn by: rb
 Date: July 2019



Rev C 15.01.20 - Two storey rear element to Tuberville Place amended to reflect site plan (Elevation J-J)

Rev B 16.12.19 - 1st + 2nd floor windows to Flat Block 1 to be frosted (Elev D-D (2))

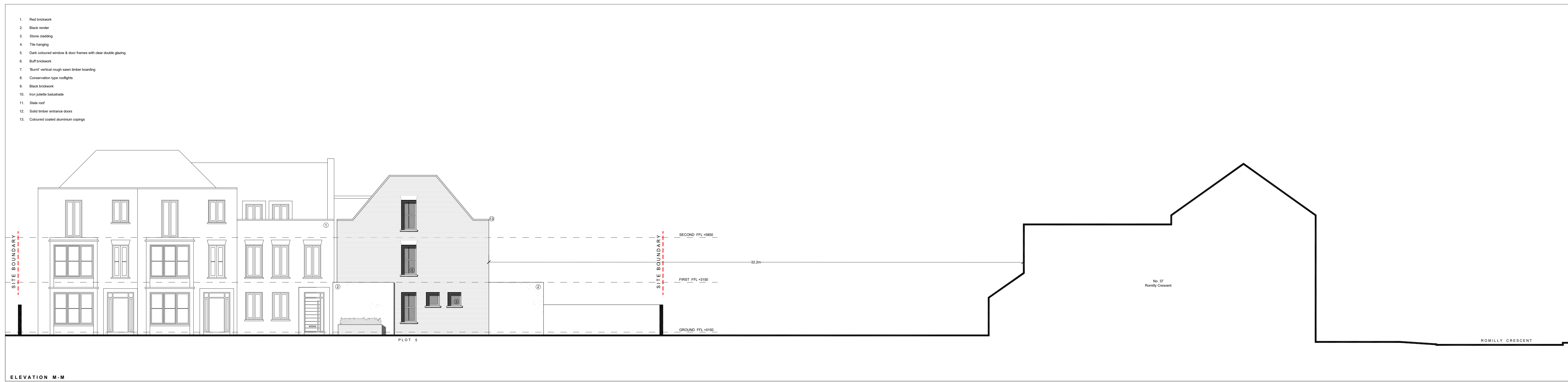
Rev A 16.10.19 - Total number of dwellings reduced from 35 to 34
 Plot numbers changed accordingly
 Elevation D-D (2): Parapet heights dropped to Flat Block 1
 Elevation F-F: Parapet height to Flat Block 1 dropped to same height as front
 FOG ridge height dropped (Plot 34);
 Elevation G-G: Line of Plots 4 + 5 in foreground amended to suit site plan
 Elevation H-H: Windows to ensuites to Plots 1 + 2 added;
 Rooflight added to Plot 3

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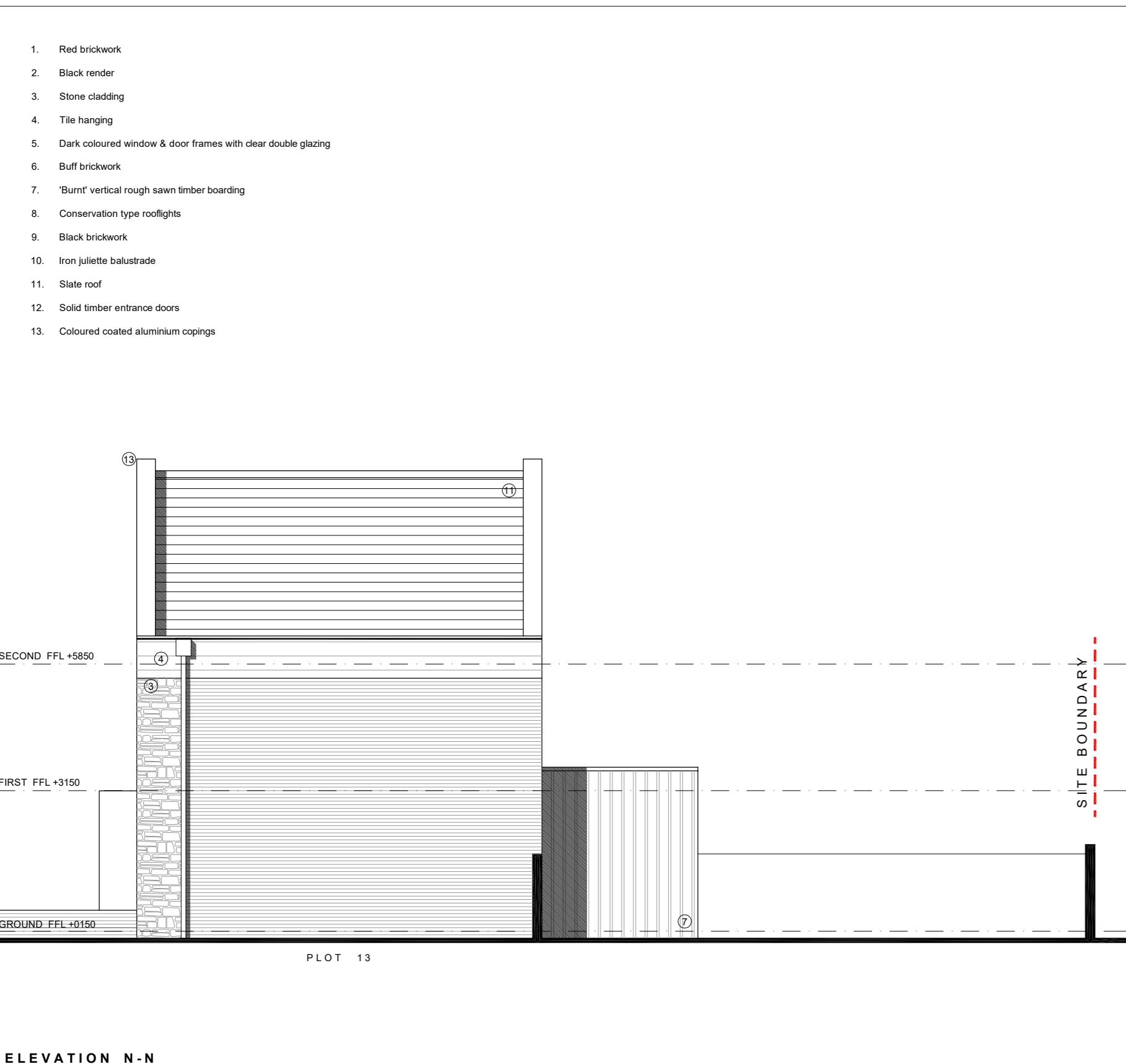
Project Name : Land Between Llandaff Road & Romilly Crescent, Pontcanna
 Project Ref : SP579

Drawing Title : Proposed Elevations_2
 Drawing Number : P19
 Scale : 1:100 @ A0

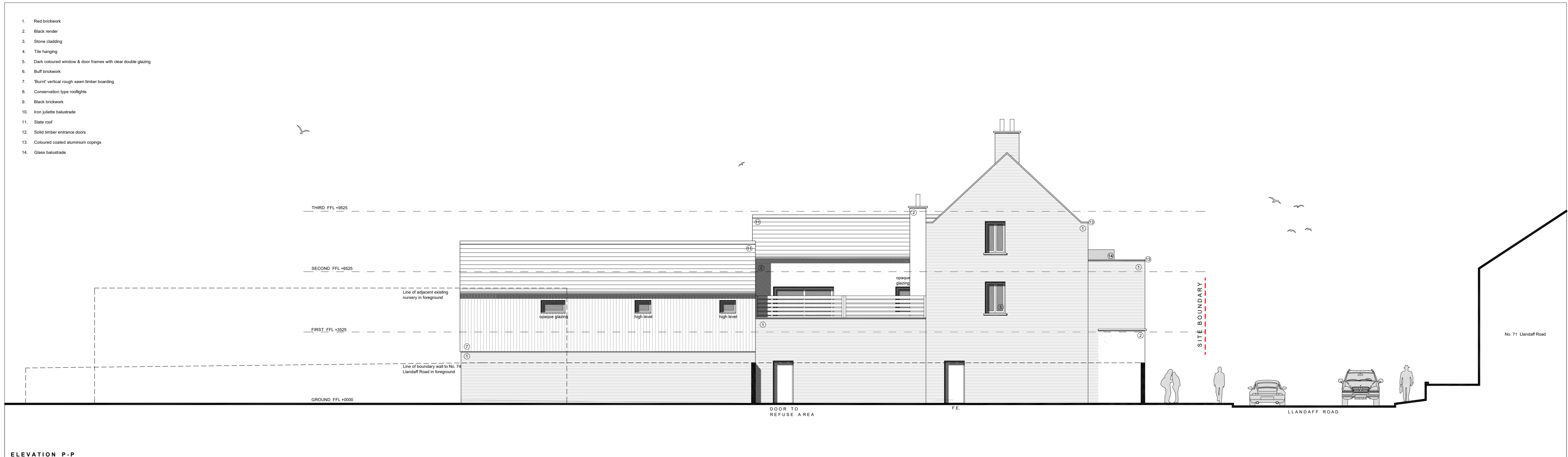
Revision: C
 Drawn by: rb
 Date: July 2019



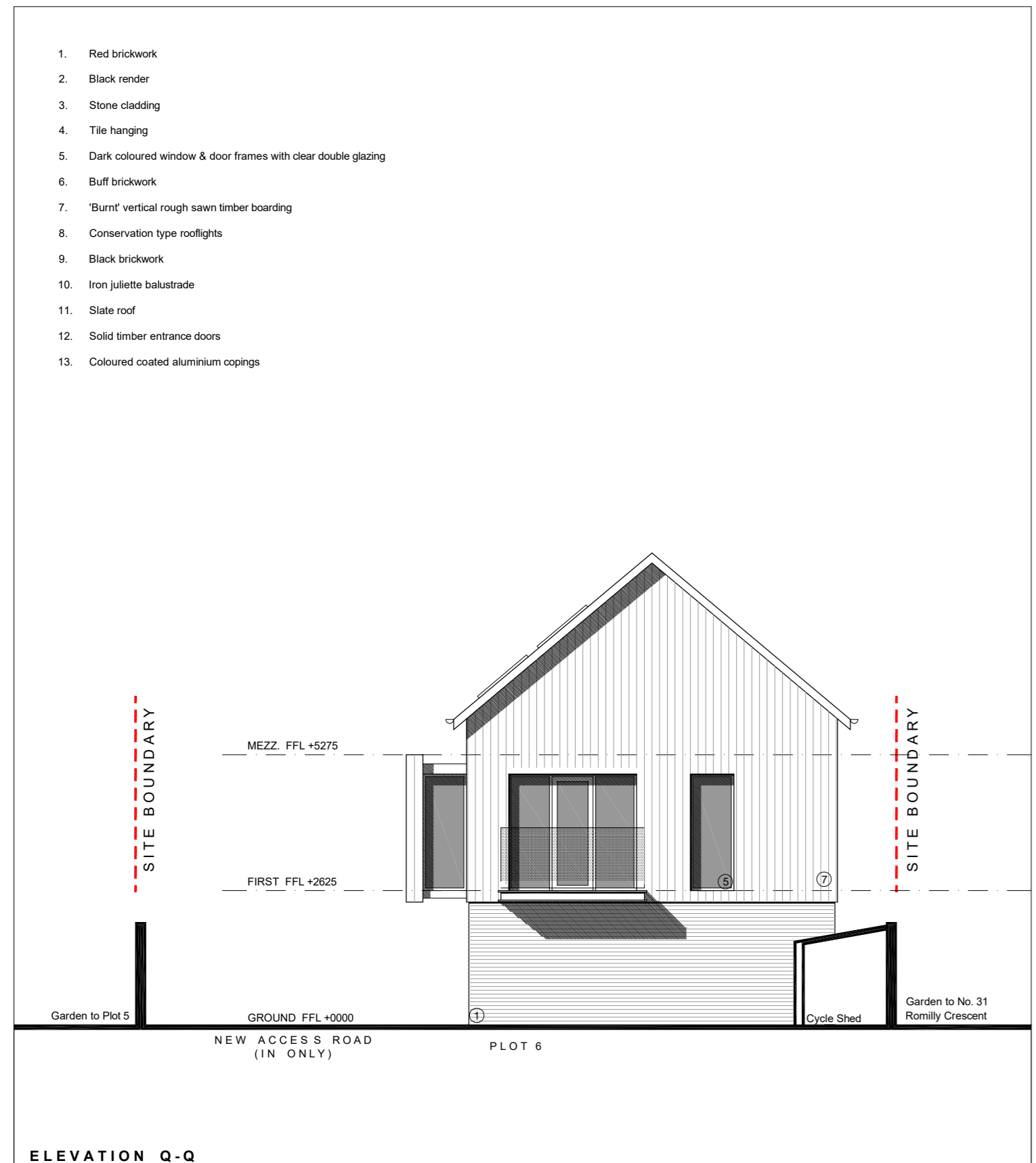
ELEVATION M-M



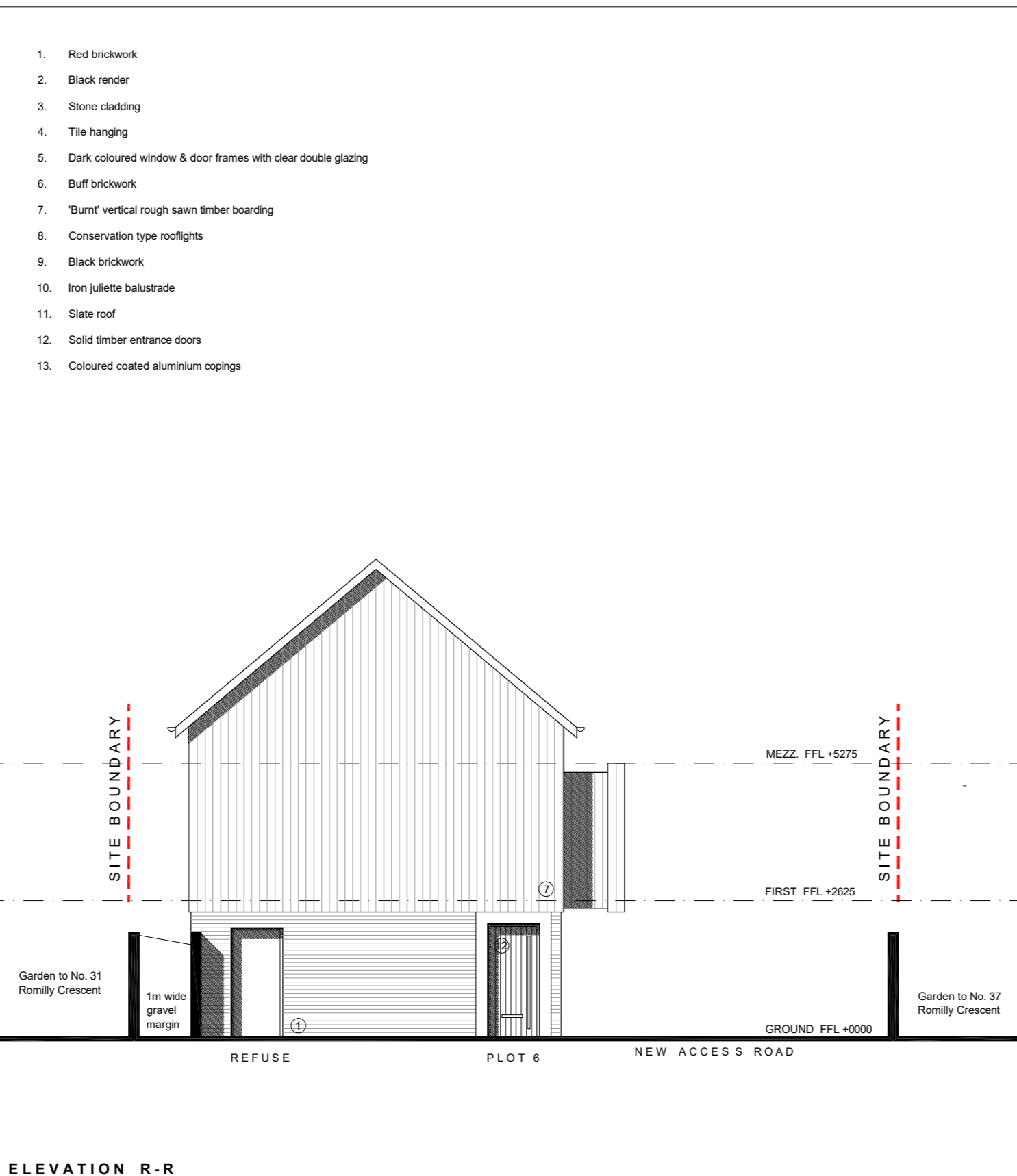
ELEVATION N-N



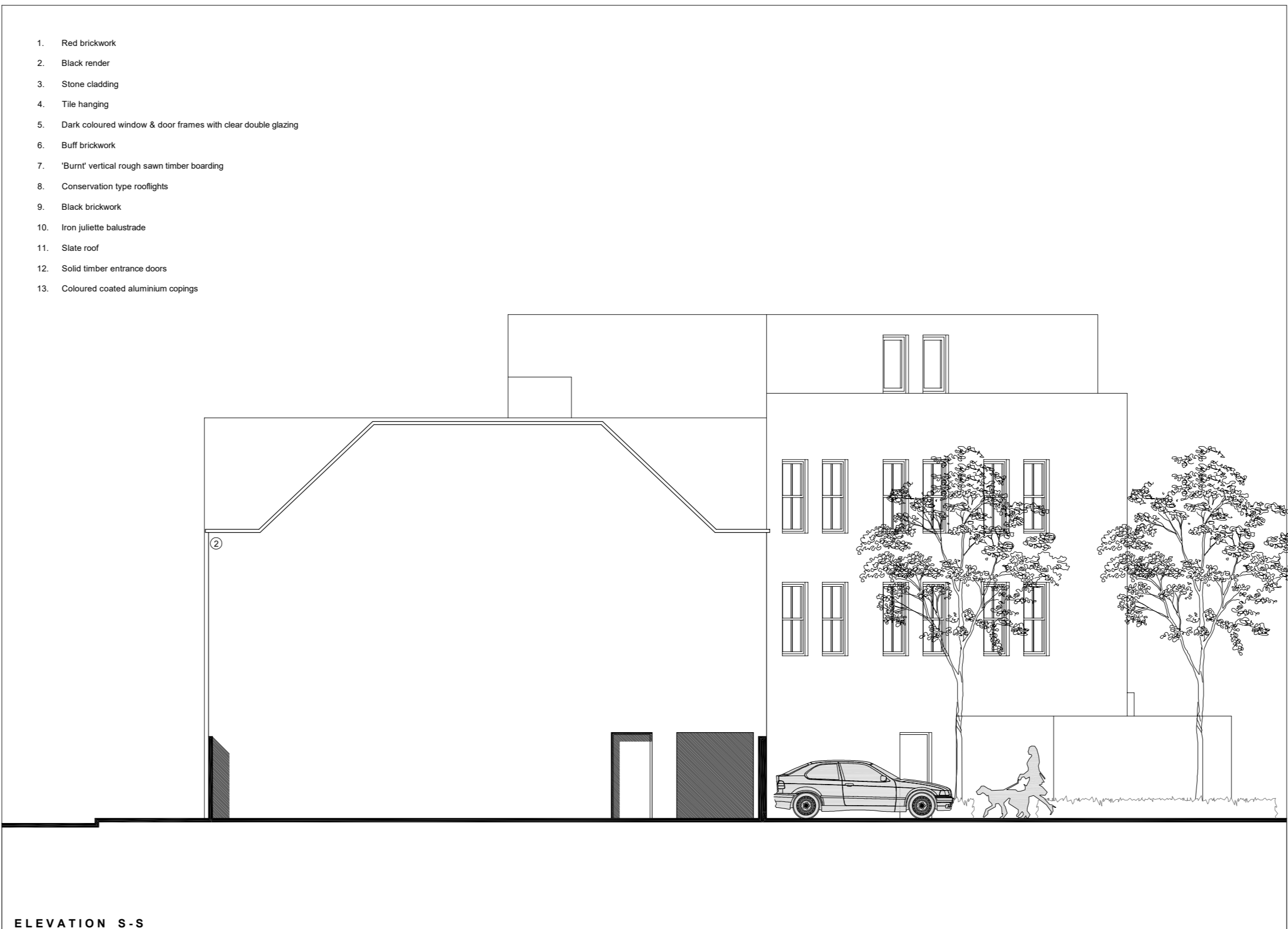
ELEVATION P-P



ELEVATION Q-Q



ELEVATION R-R

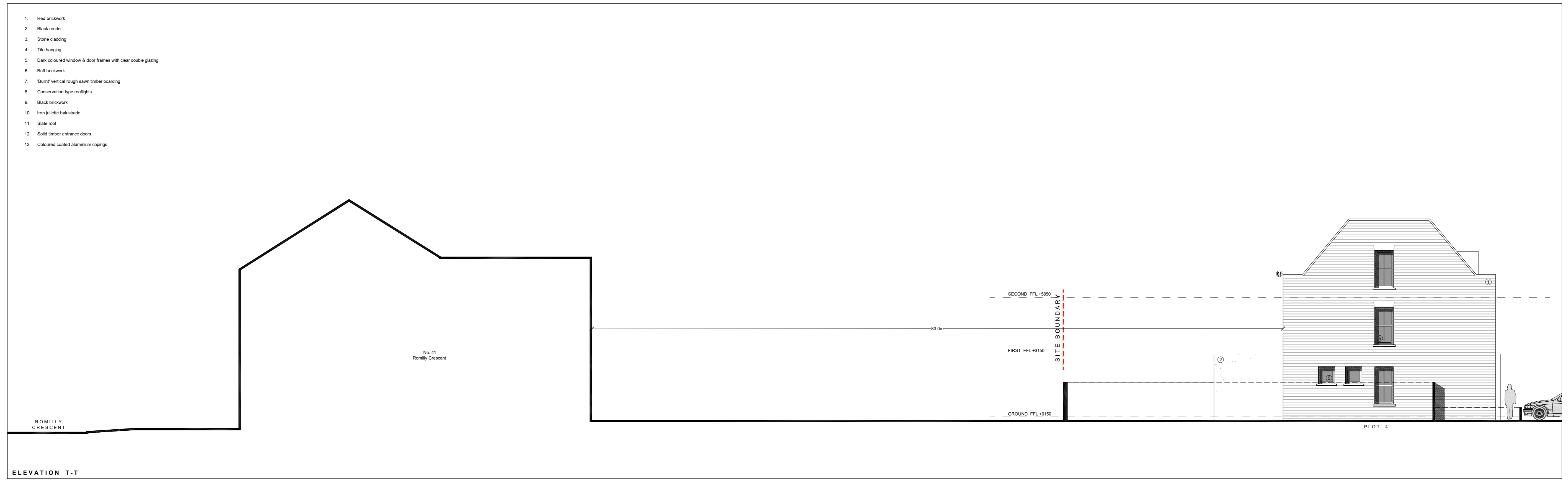


ELEVATION S-S

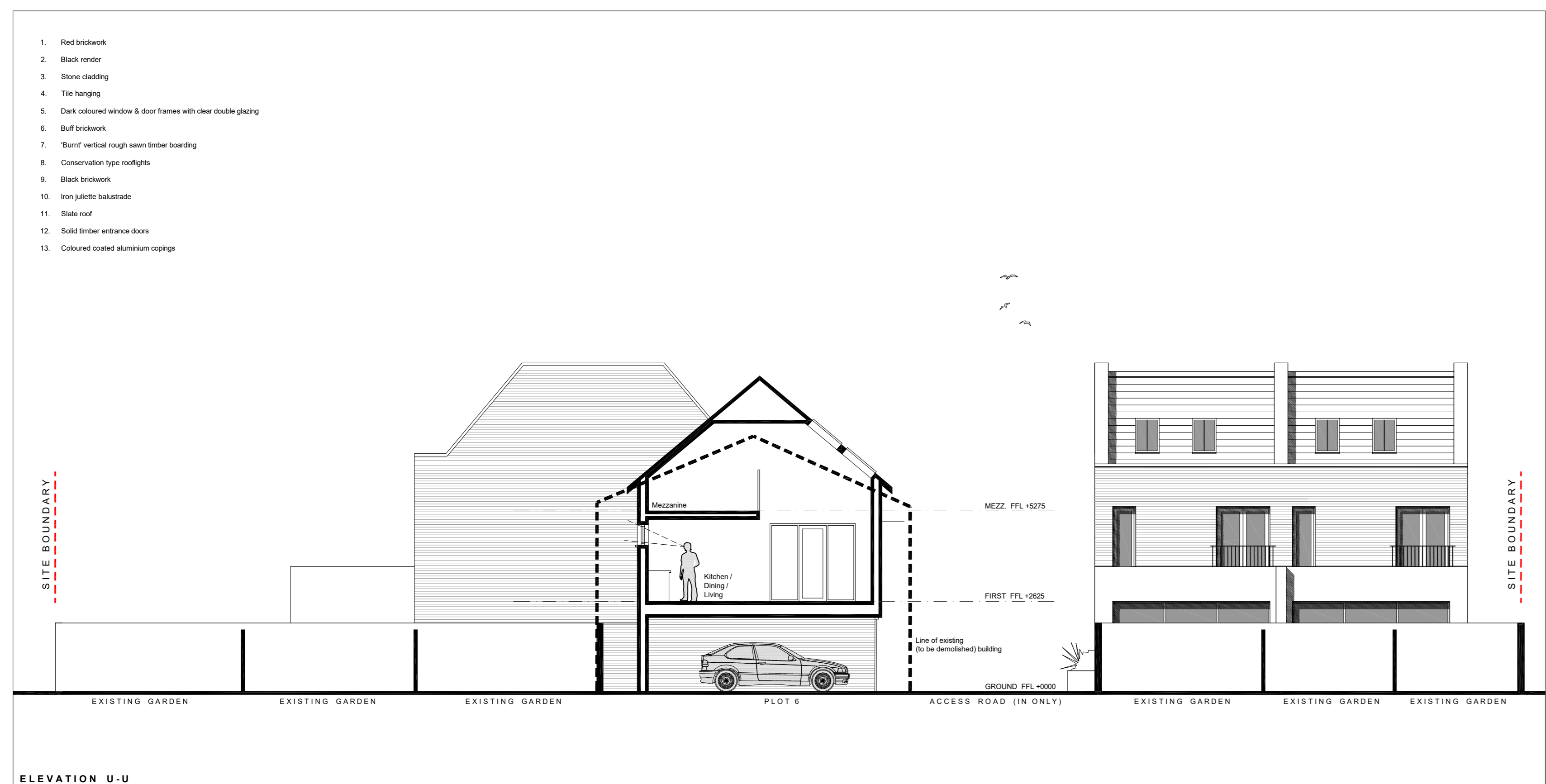
Rev B 16.12.19 - 'Bay window' added to Plot 6
 Rev A 16.10.19 - Total number of dwellings reduced from 35 to 34
 Plot numbers changed accordingly
 Elevation M-M: Plots 4 + 5 house depth reduced by 1.0m
 Elevation P-P: Roof height to FOG dropped;
 Parapet to Llandaff Rd dropped;
 Gable window added to match floor plans

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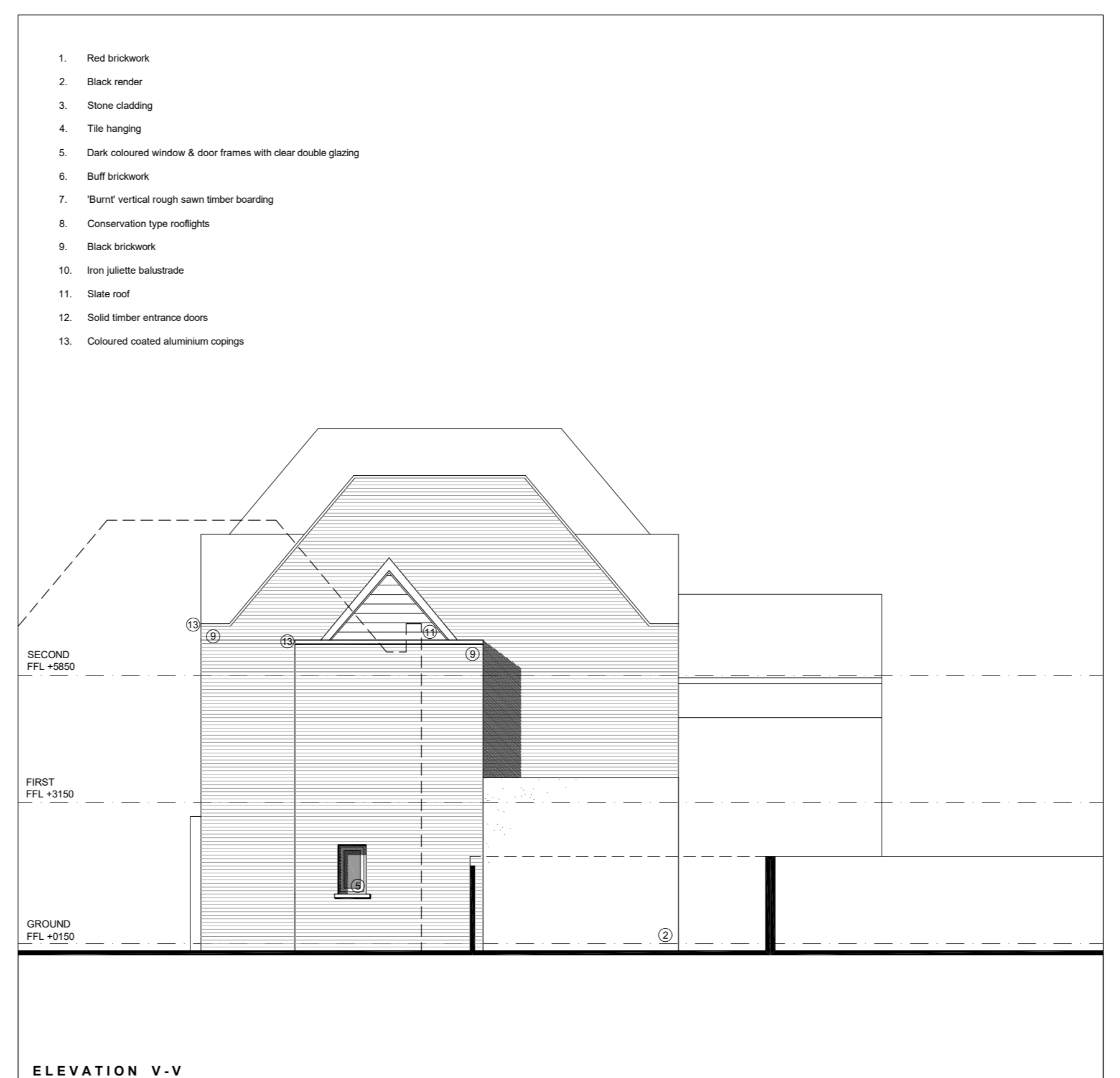
Project Name :	Land Between Llandaff Road & Romilly Crescent, Pontcanna SP579		
Drawing Title :	Proposed Elevations_4	Scale :	1:100 @ A0
Drawing Number :	P21	Revision:	B
Drawn by:	rb	Date:	July 2019



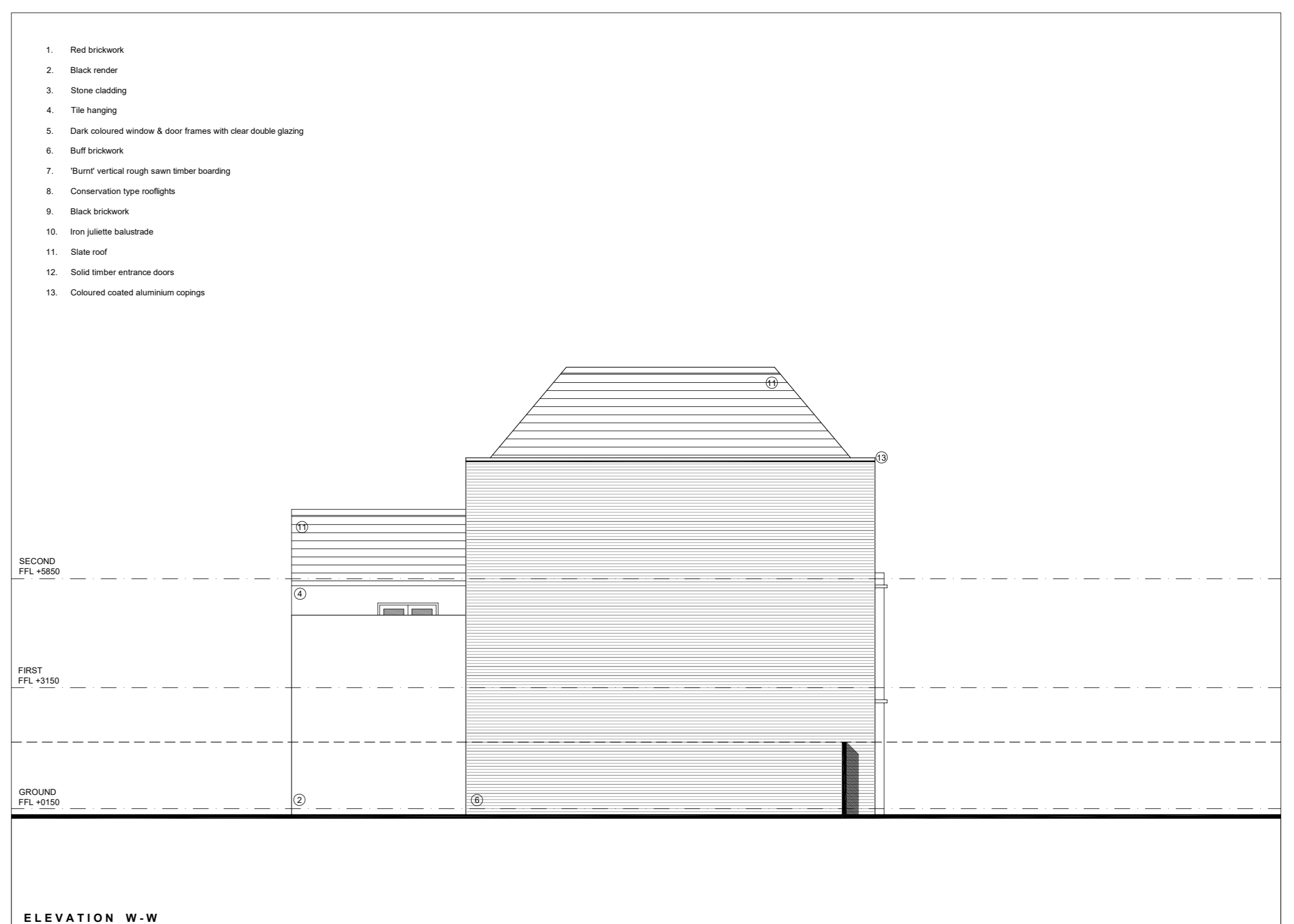
ELEVATION T-T



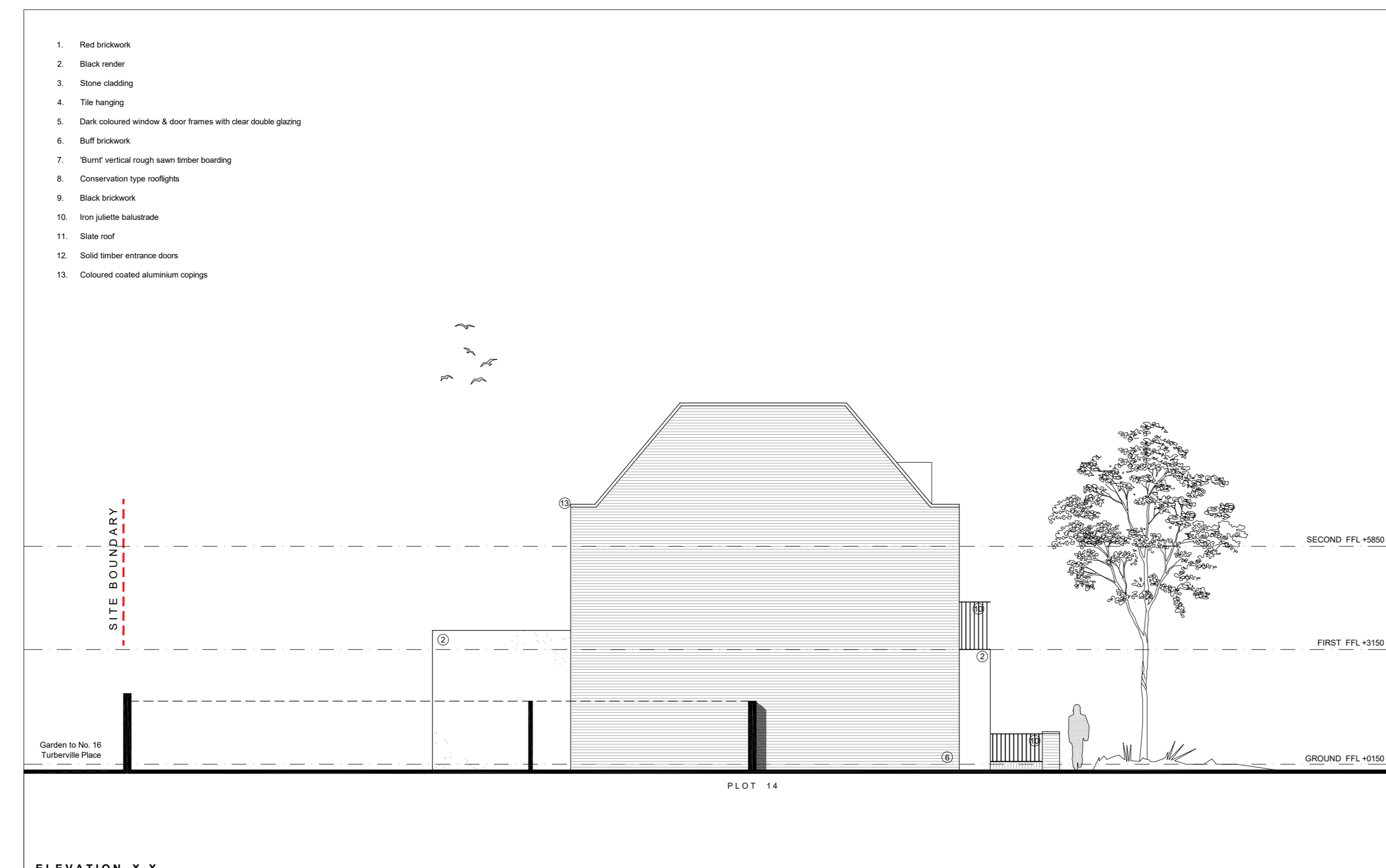
ELEVATION U-U



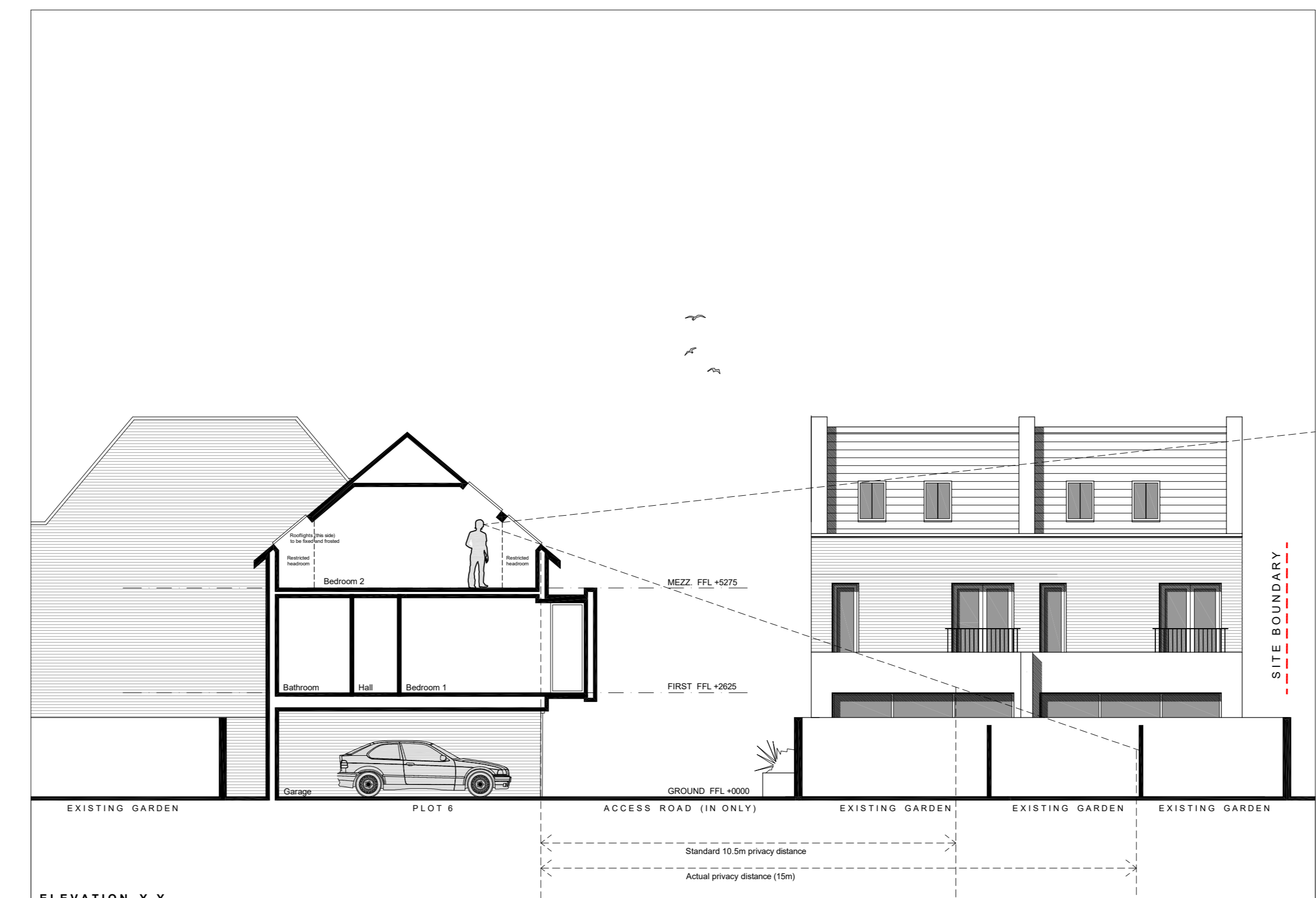
ELEVATION V-V



ELEVATION W-W



ELEVATION X-X



ELEVATION Y-Y

Rev B 16.12.19 - Elevation Y-Y added
 Rev A 16.10.19 - Total number of dwellings reduced from 35 to 34
 Plot numbers changed accordingly
 Elevation U-U: Plot 6 redesigned (section amended)
 Elevations V-V, W-W and X-X added

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Project Name :	Land Between Llandaff Road & Romilly Crescent, Pontcanna
Project Ref :	SP579

Drawing Title :	Proposed Elevations_5	Scale :	1:100 @ A0
Drawing Number :	P22		

Revision:	B	Drawn by:	rb	Date:	July 2019
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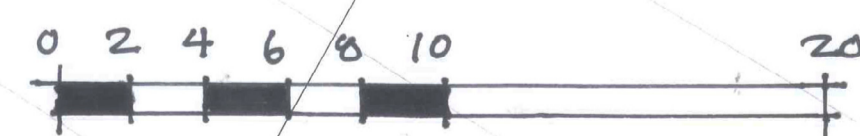
- Non SAB Tree Palette**
- Acer campestre 'Streetwise'
 - Ilex aquifolium 'J.C. Van Tol'
 - Sorbus aria 'Majestica'
 - Tilia cordata 'Streetwise'
- 'SAB' Tree Palette**
- Acer x freemanoo 'Armstrong & Autumn Blaze'
 - Acer x zoechense 'Annae'
 - Alnus x spaethii
 - Gleditsia triacanthos var. inermis 'Imperial'
 - Liquidambar orientalis

- MACADAM
- HERTAGE PAVING
- PERMEABLE PAVING WITH FILTER FUNCTION
- TURF / SHRUBS
- 'SAB' PLANTING
- NON 'SAB' SHRUBS / HERBES
- 'SAB' TOLERANT TREES. SUITABLE FOR "RAIN GARDENS"
- INDIGENOUS NATIVE SPECIES (NON SAB)
- * MARKED SCS. : TO HAVE STRUCTURAL SOIL CELLS

GLYNNE ST

LLANDAFF ROAD

LANDSCAPE INTENTS DRAWING



LOCAL MEMBER OBJECTION

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/02797/MNR** APPLICATION DATE: 28/10/2019ED: **CYNCOED**

APP: TYPE: Full Planning Permission

APPLICANT: MR MUHALAB TB JAJELDIN
 LOCATION: 40 HURON CRESCENT, LAKESIDE, CARDIFF, CF23 6DT
 PROPOSAL: 2 STOREY REAR EXTENSION AND CONVERSION OF
 HOUSE TO 2 SEPARATE DWELLINGS

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

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

- BDY2/3/a – Ground Floor Proposed
- BDY2/4/a – First Floor Proposed
- BDY2/5 – Front and Side Elevations Proposed
- BDY2/6/a/b – Rear & Side Elevations Proposed
- BDY9/15/a rev 01/20c – Site Plan

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

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

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to the beneficial occupation of the extensions hereby approved, the secured covered cycle storage facilities shall be provided as shown on plan no. BDY9/15/a rev 01/20c. The cycle storage facilities shall be retained thereafter and used for no other purpose.

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.

5. The external surfaces of the rear extensions hereby permitted shall match the materials used on the existing property.
Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.
6. Details of the means of site enclosures shall be submitted to and approved in writing by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.
Reason: In the interests of visual amenity and residential amenity, in accordance with Policy KP5: Good quality and sustainable design of the Cardiff Local Development Plan (2006-2026).
7. The materials to be used in the construction of the frontage driveway/hardstand shall be porous or permeable or provide direct run-off to a porous or permeable area or surface within the curtilage of the dwelling-house.
Reason: In the interests of water sensitive design in accordance with Policy KP5 and EN10 of the Cardiff Local Development Plan 2006-2026.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no structure or extension shall be placed within the curtilage of any dwelling or alteration to any roof.
Reason: To ensure the orderly development of the area with adequate space about buildings and in the interests of the visual amenity of the area.
9. No development shall take place until construction details of the footway improvement works to the frontage of the site, have been submitted to and approved in writing by the Local Planning Authority. These works shall include the stopping up of the existing footway crossover on Torrens Drive, together with the provision of a new footway. Those details shall be implemented prior to the development being put into beneficial use.
Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site and facilitate the safe movement of pedestrians.

RECOMMENDATION 2: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.

RECOMMENDATION 3: That the applicant be advised that all development including fascias, rainwater goods and footings shall take place solely on the applicants land and shall not encroach onto adjoining land.

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/developer be advised to contact Highways@cardiff.gov.uk in regard to proposed works within the adopted highway regarding construction of new crossover/s to the frontage and removal of the existing crossover to the rear of the site.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought for the construction of a two-storey rear extension and a single storey rear extension to enable the conversion of the property into 2 separate dwellings.
- 1.2 The proposed first floor rear extension is to be approximately 3m deep, 4.2m wide and 6.5m high with a hipped roof. The single storey rear extension is 3m deep, 9.9m wide and 3.7m high with a sloping roof. The submitted plans show the provision of a new hardstand for two off-street parking spaces positioned to the front of the site and demolition of the rear garage and adjacent parking space (and associated works to remove crossover and reinstate footway) to allow the creation of an enlarged amenity area for both dwelling units.
- 1.3 The submitted plans show that it is proposed to sub-divide the existing single dwelling into two separate dwelling units. The submitted plans show one dwelling to have a living room and kitchen on the ground floor, bathroom and three bedrooms (one with attached en-suite and dressing room) on the first floor. The adjacent proposed dwelling would have a kitchen/lounge, utility room and a bathroom on the ground floor and two bedrooms on the first floor.

2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises a two-storey semi-detached property on the junction of Huron Crescent and Torrens Drive. The existing property consists of a 5 bedroom dwelling, which has previously been extended with a two-storey side extension and rear conservatory.
- 2.2 The surrounding area consists of primarily two-storey semi-detached and detached dwellings with a number of flat developments within the wider area.
- 2.3 The site is not within a Conservation Area nor with an area of Flood Risk.

3. **SITE HISTORY**

- 3.1 18/02994/DCH – 2 Storey rear extension and conversion of house to 2 separate

dwellings. Refused

- 3.2 01/00542/N – Two storey extension to side of semi to form bedrooms. Granted

4. **POLICY FRAMEWORK**

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

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

Policy KP5 (Good Quality and Sustainable Design)

Policy KP13 (Responding to Evidenced Social Needs)

Policy EN10 (Water Sensitive Design)

Policy T5 (Transport Impacts)

Policy W2 (Provision for Waste Management Facilities in Development)

- 4.3 Supplementary Planning Guidance: Residential Extensions and Alterations (2017)

- 4.4 Supplementary Planning Guidance: Infill Sites (2017)

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

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

- 4.7 Technical Advice Note 12: Design

- 4.8 Planning Policy Wales Edition 10 (2018)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation – No objections in regard to amended details showing the provision of two off-street parking spaces to frontage of property. Request condition 9 regarding details of proposed new frontage crossover and closing up of crossover and new footway to rear of site.

- 5.2 The Operational Manager, Waste Management – No objections

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 N/A

7. **REPRESENTATIONS**

- 7.1 Neighbours have been consulted, letters and e-mails have been received from the occupiers of 38 and 43 Huron Crescent, 70, 72, 74 and 76 Torrens Drive + the occupiers of Flat D 151 Habershon St and 5 Butterfield Drive (writing in on behalf

of family members who live locally to site), objecting for the following summarised reasons;

- i) Overdevelopment of site
- ii) Privacy/overlooking
- iii) Parking problems/highway safety, raise concerns regarding parking of cars onto pavements and close to the highway junction restricting visibility and access within the surrounding area.
- iv) Loss of light/overshadowing
- v) Potential use of the property as a HMO
- vi) Noise and disturbance from occupiers
- vii) Proposal would create a terraced property out of keeping with the street scene.

7.2 Councillor Robert Hopkins, raises objections for the following summarised reasons:

- i) Previous similar application has been refused;
- ii) Proposal would create a linked or terraced property out of keeping with the street scene;
- iii) Concerns regarding separation of garden area into two and future desirability of scheme;
- iv) Non Subservience and overbearing nature of proposed extensions;
- v) Overshadowing;
- vi) Loss of privacy;
- vii) Concerns regarding highway safety and proposed parking provision.

8. **ANALYSIS**

8.1 This application was deferred by Planning Committee at its meeting on 22nd January 2020 in order to undertake a site visit. The site visit took place on 17th February 2020 and the application is reported back for determination.

8.2 The main planning issues relate to:

- i) The effect of the proposal upon the character and appearance of the area;
- ii) The effect of the development on the amenity and privacy of neighbouring occupiers;
- iii) The standard of amenity provided for future occupiers;
- iv) Highway safety/parking issues.

8.3 The application site lies within the defined settlement boundary in an existing residential area. Policy KP13 notes that '*a key part of the successful progression of the city will be to develop sustainable neighbourhoods*' and defines that '*providing a range of dwelling sizes, types and affordability*' is a key factor to achieving such an aim.

8.4 Cardiff Council's Infill Sites SPG while not directly applicable to this proposal (as it does not involve infilling in a gap between dwellings or replacement of an existing

building) assists in providing guidance on appropriate residential development. It indicates that such development should amongst other things:

- Protect residential amenity, both of new and existing occupiers; and
- Responds to the context and character of the area.

- 8.5 The proposed rear single storey and first floor rear extensions are considered acceptable in regards to their scale and design and will not prejudice the general character of the area. It is noted that the property has previously been extended to the side elevation with a two-storey extension and there is an existing rear conservatory to the property.
- 8.6 The scale of the development and its relationship with the existing dwelling and that of neighbouring properties is considered acceptable. The submitted plans show the single storey element would project up to the boundary with no. 38 Huron Crescent (adjoining property) and up to the adjacent footway. The two-storey element of the extension would be sited approximately 2.1m from the boundary with no. 38 Huron Crescent and approx. 3.8m from the adjacent footway and 11 metres from the rear boundary (which abuts onto a electricity substation). It is considered that the proposal would not be overbearing or generally unneighbourly which would justify concern for the Local Planning Authority.
- 8.7 The submitted plans show that there are no first floor windows sited in the side elevations facing no. 38 Huron Crescent or on to the elevation facing Torrens Drive and a condition is recommended, so that no additional windows are to be inserted into the side elevations in the future, so as to protect the privacy of adjoining occupiers (see condition 3). The first floor rear elevation is sited approximately 11 metres from the rear boundary, adjoining onto a electricity substation. It is considered that privacy will not be compromised as the proposal complies with the Councils privacy distance guidelines.
- 8.8 The subdivision of the property into two separate dwellings is considered to be policy compliant. Subdivision of residential properties is supported by Policy H5 of the LDP as subdivision of a residential building into smaller residential units can be an important source of housing. National Planning policy encourages the provision of additional housing stock within previously developed land for housing development. Paragraph 4.2.17 of Planning Policy Wales notes that use of such land *'...can assist regeneration and at the same time relieve pressure for development on greenfield sites.'*
- 8.9 Both dwelling units would have adequate internal space with an acceptable internal layout and outlook for future occupiers.
- 8.10 Guidance in the Infill Sites SPG advises that any such development *'must consider both new and future occupiers amenity'* and *'all new residential dwellings, as well as existing dwellings affected by development should maintain useable and appropriate external amenity space'* and *'Houses and ground floor flats that will serve as family accommodation should include enclosed and secure private amenity areas. Depending on context, such amenity areas should measure at least 10.5m in depth or 50m² overall'*. Amended plans show that there is sufficient

amenity space provided for both properties. Both properties would have a rear private amenity space approximately 11m long, with each area being approximately 55 sqm.

- 8.11 The Operational Manager, Transportation raises no objections to the amended scheme, which show the creation of a parking hardstand with space for the provision of 2 off-street parking spaces within the frontage of the property and includes the removal of the existing parking space to the rear of the site (with works including the removal of the existing rear crossover and reinstatement of the footway). The submitted plans also show the provision of five cycle storage spaces in total within the rear amenity areas of both properties.

It is noted that the existing 5 bed property has one off-street parking space (+ detached garage within the rear curtilage of the dwelling). This proposal does not increase the number of bedrooms in total and it is proposed to create two new parking spaces within the frontage of the property. The approved Managing Transport Impacts Supplementary Planning Guidance states that there is no minimum parking provision for a development of this type in this location.

- 8.12 Members should note that a separate licence would be required from Transportation under the Highways Act 1980 for works within the adopted highway.

- 8.13 Having regard to the previous refusal of planning permission members should note that application ref: 18/02994/DCH was refused for the following reasons;

1. *The proposed rear extensions would due to their length, height and massing sited in close proximity to the footway have a prejudicial impact upon the character and appearance of the surrounding area, contrary to Policy KP5 of the Cardiff Local Development Plan 2006-2026.*
2. *The first floor side facing window would be sited a substandard privacy distance from adjoining properties and would have a prejudicial impact upon privacy, contrary to Policy KP5 of the Cardiff Local Development Plan 2006-2026.*

In the case of the previous refusal and in an attempt to overcome the reasons for refusal, the applicant has reduced the width of the first floor extension by approximately 3.8m in order to reduce the impact of the extension on the street scene. The side facing first floor window has been removed from the scheme, with only first floor windows proposed facing towards the rear amenity area.

- 8.14 In regards to comments made by neighbours which are not covered above, the following should be noted:

- i) The proposal is not considered to be an overdevelopment of the site. The proposed extensions are considered of an acceptable scale and design and the amended plans show sufficient amenity space is available for both properties.
- ii) See para 8.6.

- iii) See para 8.10 + Note concerns regarding parking on pavements and close to junctions and would advise that this is dealt with under the Councils Parking Enforcement Service or South Wales Police.
- iv) It is not considered that the proposed extensions would overshadow the adjacent neighbouring properties to an unacceptable degree.
- v) The application is for the provision of two separate C3 dwellinghouses. The future use of either of the properties as a C4 or Sui Generis HMO would require the submission of a new change of use application.
- vi) Noise and disturbance from occupiers would be dealt with legislation enforced by the Councils Shared Regulatory Services Department.
- vii) Note that the side extension is existing and the sub-division of the property into two dwellings would create a small terrace of three properties. While somewhat unusual when you consider the immediate environment. The arrangement is considered acceptable noting the residential context of the surrounding area.

8.15 In regard to the comments made by Councillor Hopkins, would comment as follows;

- i) Noted, the scheme before committee has been altered to overcome the previous reasons for refusal
- ii) See para 8.14(vii) of committee report
- iii) The submitted site plan shows that there would be sufficient amenity space provision for occupiers of both proposed dwelling units.
- iv) The proposed extensions are considered to be of an acceptable scale and design and would not prejudice the amenities of the adjoining neighbours
- v) The submitted plans show that there are to be no ground floor or first floor windows facing no. 38 Huron Crescent and is recommended that condition 3 is inserted to ensure that no windows are installed in the first floor side elevation facing onto Torrens Drive so as to protect the privacy of neighbouring occupiers.
- vi) Amended plans submitted show the provision of two off-street parking spaces within a hard surfaced area to the frontage of the property, noting that this is not an unusual situation in regard to the existing street scene. The Operational Manager, Transportation raises no objections to the proposed amended scheme

8.16 Other Legal Considerations

Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

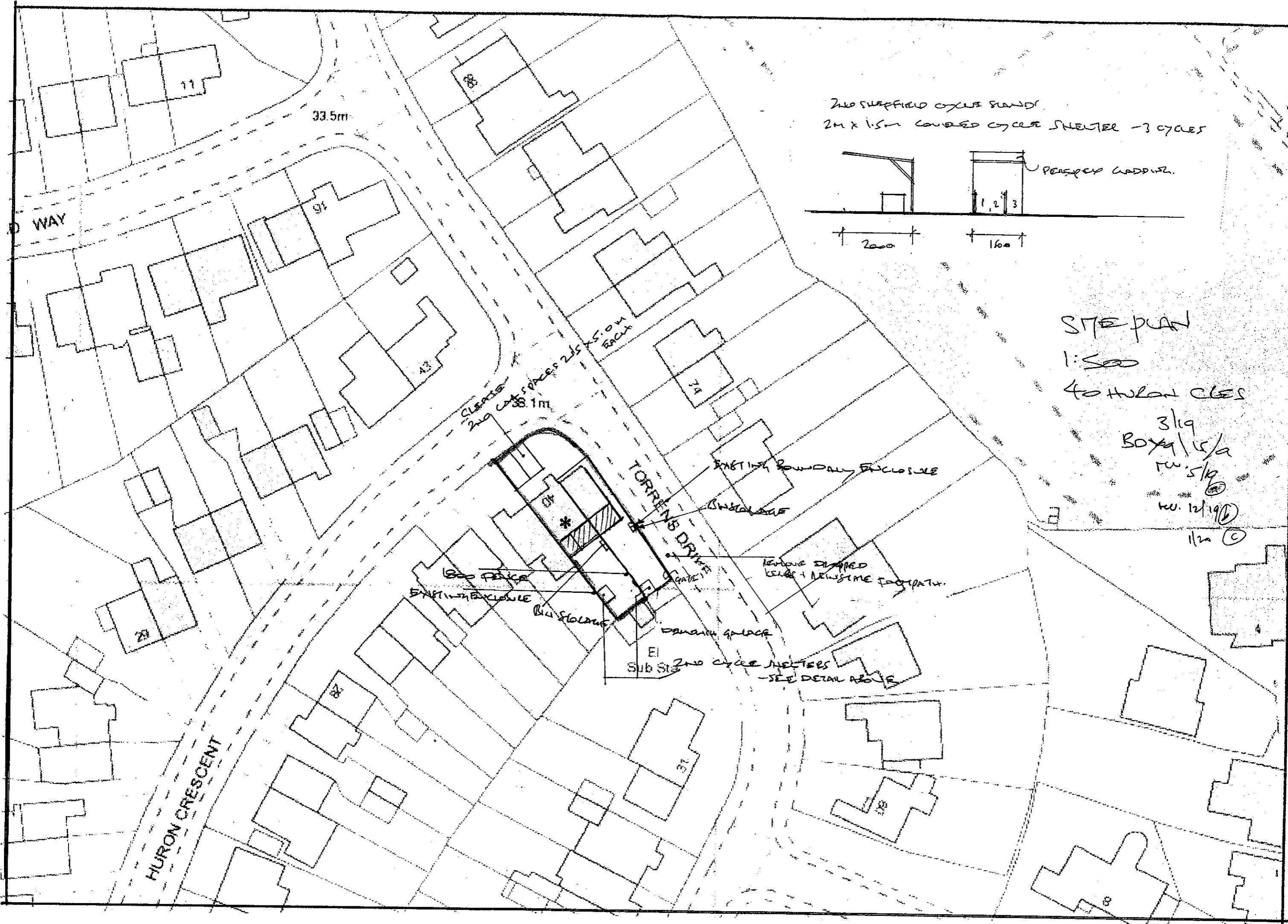
Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and

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

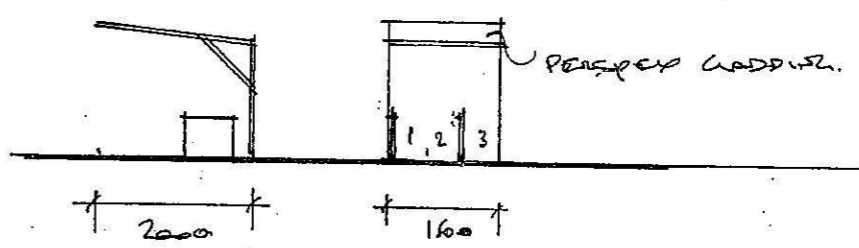
Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability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

8.17 **CONCLUSION**

Having regard to the policy context above, the amended proposal is on balance, considered to be acceptable and approval of planning permission is recommended.



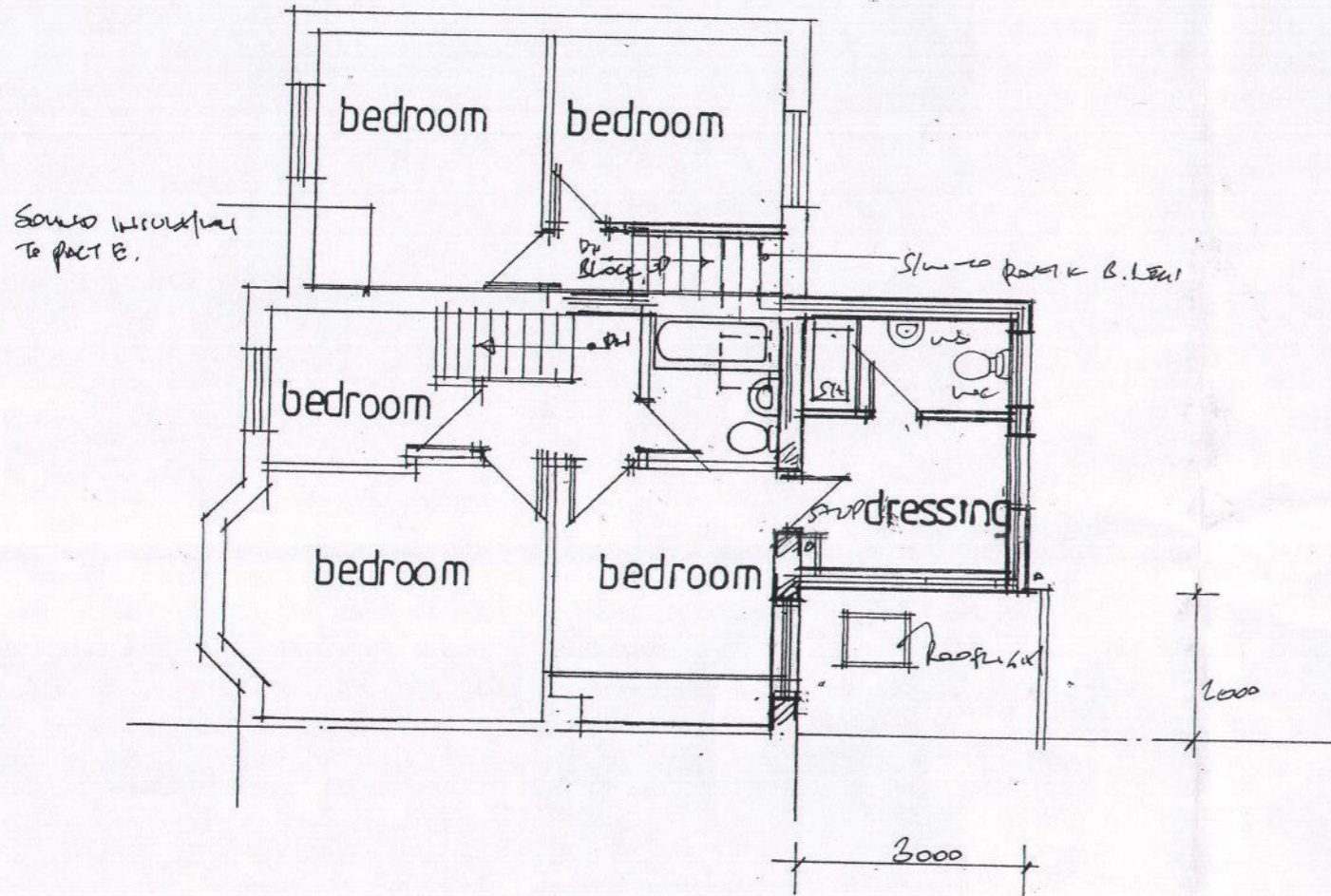
2ND SHEFFIELD CYCLE STAND
 2M x 1.5M COVERED CYCLE SHELTER - 3 CYCLES



SITE PLAN
 1:500
 40 HURON CRES

3/19
 Box 1/5/a
 RW 5/19
 RW 12/19
 1/20 ©


33.5m
 CLEARANCE
 2ND CYCLE STANDS 2.5 x 5.0m EACH
 38.1m
 TORRENS DRIVE
 EXISTING BOUNDARY ENCLOSURE
 ENCLOSURE
 REMOVE EXISTING LEVEL + NEWSTONE FOOTPATH
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19/02797

FIRST FLOOR PROPOSED 1:100 at A3

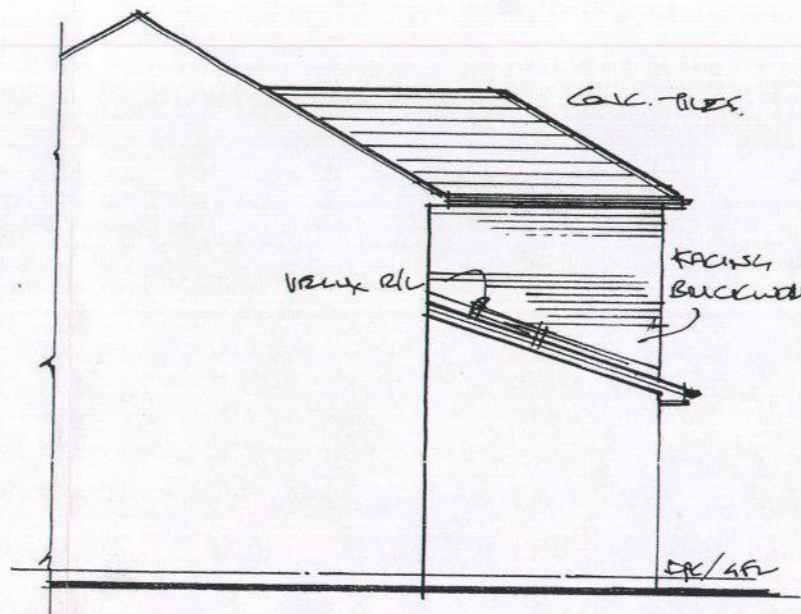
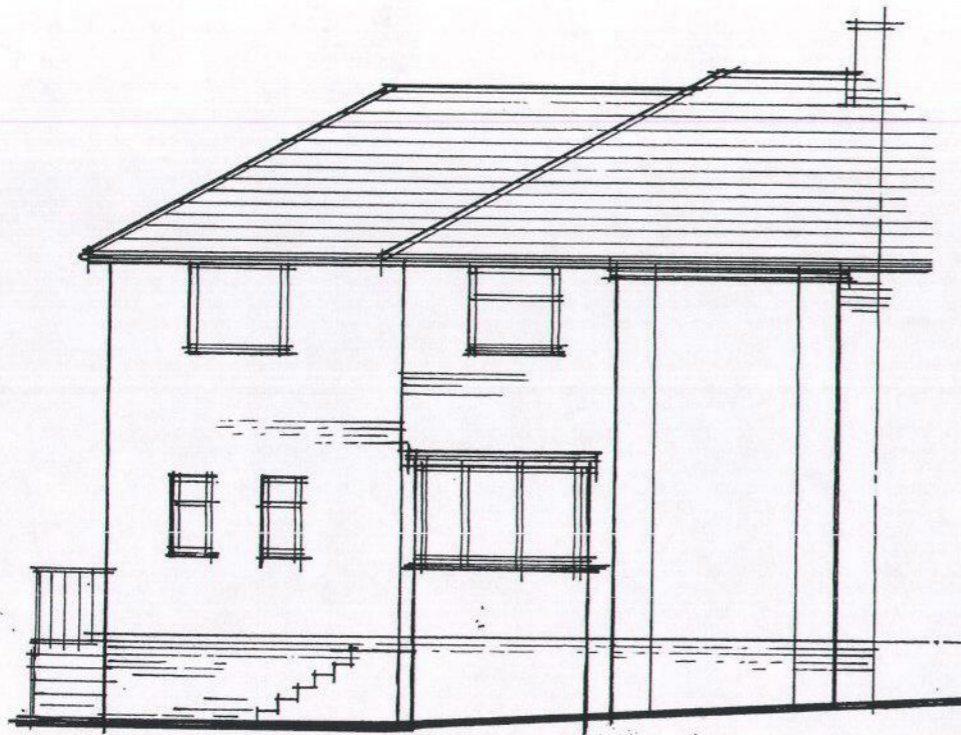
DTB DESIGN
 TEMPLE COURT 13a CATHEDRAL ROAD
 CARDIFF CF11 9HA
 TEL 029 2035 0365



REVISIONS	DATE	REVISIONS	DATE
71 walls @ 9/19			

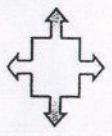
DEVELOPMENT AT
40 HURON CRESCENT
CARDIFF

DATE NOV 2018 PLAN NO. BDY2/4/a



19/02797

DTB DESIGN
 TEMPLE COURT 13a CATHEDRAL ROAD
 CARDIFF CF11 9HA
 TEL 029 2035 0365

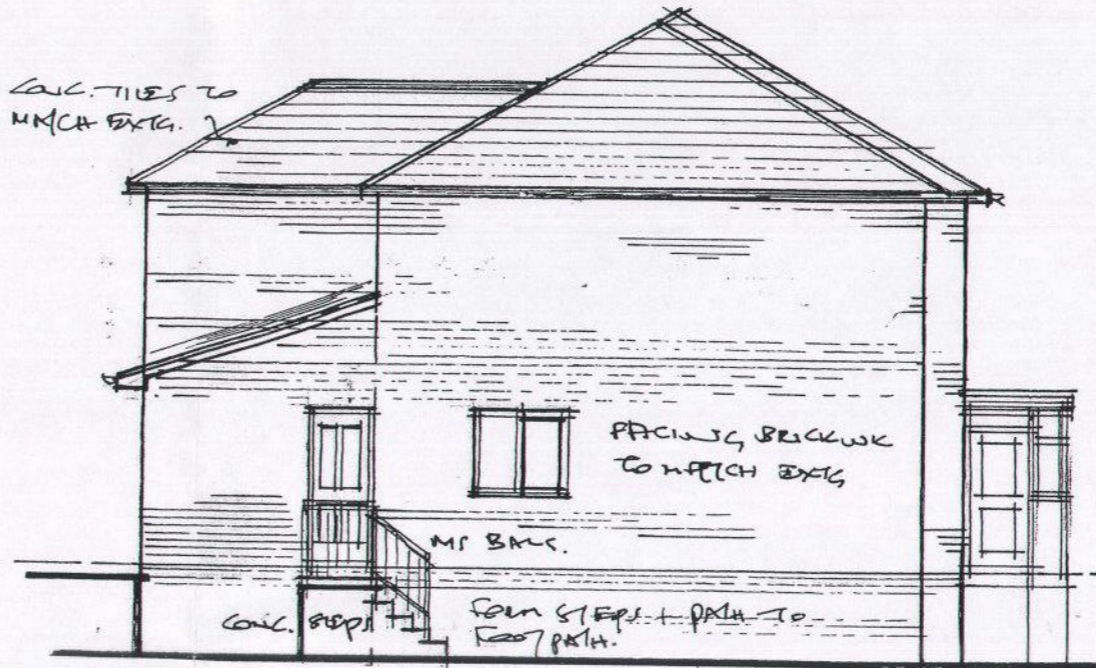
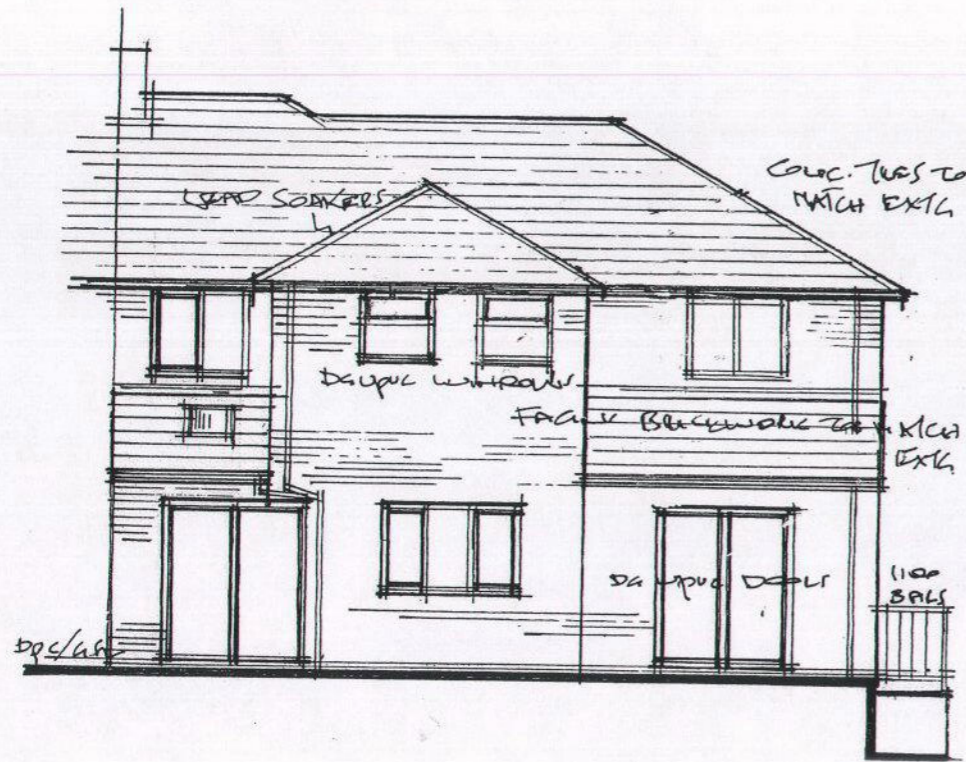


REVISIONS	DATE	REVISIONS	DATE

DEVELOPMENT AT
40 HURON CRESCENT
CARDIFF

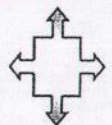
DATE NOV 2018 PLAN NO. BDY2/5

FRONT & SIDE ELEVATIONS PROPOSED 1:100 at A3



19/02797

REAR & SIDE ELEVATIONS PROPOSED 1:100 at A3

DTB DESIGN TEMPLE COURT 13a CATHEDRAL ROAD CARDIFF CF11 9HA TEL 029 2035 0365															
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REVISIONS	DATE	REVISIONS	DATE												
FL 15a (a)	1/19														
TI 15a (b)	9/19														
DEVELOPMENT AT 40 HURON CRESCENT CARDIFF															
DATE NOV 2018		PLAN NO. BDY2/6/a/b													

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/03320/MJR** APPLICATION DATE: 23/12/2019

ED: **TROWBRIDGE**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council Housing Development Team
 LOCATION: FORMER ST MELLONS YOUTH AND COMMUNITY CENTRE,
 CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF
 PROPOSAL: DEMOLITION OF EXISTING COMMUNITY CENTRE.
 PROPOSED OLDER PERSONS INDEPENDENT LIVING
 ACCOMMODATION CONSISTING OF 60NO. ONE AND TWO
 BED SELF CONTAINED APARTMENTS, ASSOCIATED
 COMMUNAL FACILITIES AND OFF-STREET CAR PARKING

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the applicant providing a Unilateral Undertaking as per paragraph 9.1 of this report and the following conditions:

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents submitted with this application, unless otherwise amended by any other condition attached to this condition:
 - AL(90)01 location plan
 - AL(01)27 Proposed Block C elevations
 - AL(01)26 Proposed Block B side elevation
 - AL(01)25 Proposed Block A side elevation
 - AL(01)21 Proposed rear context elevation
 - AL(01)20 Proposed context front elevation
 - AL(01)06 Proposed roof
 - AL(01)05 Proposed 3rd floor
 - AL(01)04 Proposed 2nd floor
 - AL(01)03 Proposed 1st floor
 - AL(01)02 Proposed ground floor
 - AL(01)01 Proposed site plan
 - AL(100)03 Typical 1bed type B
 - AL(100)02 Typical 1bed
 - AL(100)01 Typical 2 bed
 - Drainage Strategy CC1968 CAM 00 00GA C 52 1101 Rev P07
 - DAS
 - Transport Assessment Statement February 2020
 - Bat Survey
 - FCA

- A112688_StMC_100 (G) Landscape Strategy
- Add Job No T19.115 Proposed Location of Zebra Crossing

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

3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

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

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

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

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

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

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

6. 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 (LDP Policy EN13).

7. The development shall be implemented in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan.

Reason: To maintain and improve the amenity and environmental value of the area (LDP Policy KP5).

8. No development shall take place until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority (LPA). These details shall include:

A soft landscaping implementation programme.

Scaled planting plans prepared by a qualified landscape architect.

Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.

Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.

Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.

Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported

by a methodology for storage, handling, amelioration and placement.

Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

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 (LDP Policy KP5).

9. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 8.

Reason: To maintain and improve the amenity and environmental value of the area (LDP Policy KP5).

10. Prior to the commencement of this development a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

- 1) locations for the Loading and unloading of plant and materials, storage of all plant and machinery to be used in connection with the construction of the development;
- 2) details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, hoardings including decorative displays and facilities for public viewing, fences and measures (as the case may be);
- 3) provision for the on-going maintenance of any such bunds, fences and other measures;
- 4) the control and removal of spoil and wastes;
- 5) the parking of vehicles of site operatives and visitors;
- 6) storage of plant and materials used in constructing the development;

- 7) the erection and maintenance of wheel washing facilities;
- 8) measures to control the emission of dust and dirt during construction;
- 9) scheme of recycling/disposing of waste resulting from demolition and construction works.

and

The Code of Practice shall indicate:-

- a. the proposed hours of operation of construction activities and deliveries;
- b. the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

Reason: In the interests of highway safety and public amenity (LDP policies EN 10, 13 and T5).

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

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment (LDP Policy EN 11).

12. Details showing the provision of cycle/scooter parking spaces, and appropriate access to them, 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/scooter parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles/scooters (LDP policy T1).

13. Details showing the western footway link between the bridge and the north-west corner of the building, shall be submitted to and approved in writing by the Local Planning Authority, to include details of alignment, surfacing material, and position of existing planters/other street furniture. The approved details shall be implemented prior to the development

being put into beneficial use.

Reason: To ensure a safe environment for pedestrians (LDP policy T1).

14. Notwithstanding the submitted plans details of amendments to the access road to the north of the site, and its junction with Crickhowell Road, shall be submitted to and approved in writing by the Local Planning Authority, to include details of new raised zebra crossings, removal of existing traffic calming measures, footway to the south of the parking bays, provision of street lighting. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development ensures appropriate access for pedestrians and cyclists (LDP policy T1).

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

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

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

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

RECOMMENDATION 3 : Prior to the commencement of development, the developer shall notify the local planning authority of the date of 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 PROPOSAL**

- 1.1 The proposal is to provide 60 no. one and two bed self-contained older persons independent living apartments, set in three linked blocks, with on-site communal facilities including electric scooter charging, bicycle storage, activity rooms, residents' lounges, health suite and landscaped communal gardens.
- 1.2 The development is a mix of single, 3 and 4 storey buildings, with living accommodation primarily orientated towards the communal landscaped courtyard gardens. Communal facilities will be located throughout the single storey element linking all three residential blocks. Walls would be finished in buff brick with panels in sawtooth pattern brickwork and some smaller panels of matt black brick
- 1.3 Accommodation for the ground floor of the 3 blocks provides accommodation for 15no one bedroom flats and 3 no two bedroom flats. The other floors would each accommodate 9 no one bedroom and 3 no two bedroom apartments, each having dedicated balcony space.
- 1.4 Third floor accommodation on the two end blocks will comprise a further 10 no x 1 bed apartments and 2 no x 2 bed apartment.
- 1.5 The ground floor layout provides a large welcoming lobby area, all staff and communal facilities, comprising electric scooter charging store, activity rooms, residents' lounges, informal interaction spaces and health suite. Externally there would be landscaped communal gardens.
- 1.6 Vertical circulation is by staircases and lifts in each block.
- 1.7 All residential accommodation will be wheelchair accessible incorporating power assisted entrance doors to the circulation space and a power assisted main entrance door
- 1.8 A total of 16 on site car parking spaces and a drop off zone are to be provided for residents and visitors.
- 1.9 The scheme will have sustainable rainwater drainage strategy designed to reduce the impact of development on surface water drainage by working with natural processes to drain away surface water run-off.
- 1.10 Refuse storage facilities for the development are to be provided at ground floor level, accessible from outside and within the building. Refuse bins can be wheeled from within the building for collection from the highway.
- 1.11 The key features of the landscaping scheme include:
 - Green roof between the respective apartment blocks,
 - Care ready - future dementia friendly courtyards,
 - Species rich and aquatic planted watercourse frontage,
 - Soft landscaping to external areas,

- 1.12 A new pedestrian link from close to the centre of the development would directly connect with the adjoining hub to the south of the site.

2. **DESCRIPTION OF SITE**

- 2.1 The site is located on an open corner site fronting Crickhowell Road and forms part of the St Mellons District Centre. The site is within walking distance of local shopping facilities and the new St Mellons Library & Hub.
- 2.2 The St Mellons Community Centre that occupied the site has been demolished leaving the site vacant.
- 2.3 The site is approximately 0.5 hectare in area.
- 2.4 Access to the site is via an existing shared access road with the adjacent Tesco superstore and the owners of the retail units along Crickhowell Road.
- 2.5 The Oak, Thorn, Willow, Alder and Ash hedgerow to the south and east of the proposed building are protected by a TPO. There is no other special designation covering this site or in the vicinity of the site.
- 2.6 The site is bounded by retail development and the former St Mellons Police Station to the north, the new St Mellons Library & Hub and skatepark to the south, Willowbrook House Nursing Home and Residential properties to the east and recreational area and woodland to the west. The community multi use hub is 22m south of the nearest part of the proposed building and is 9m high, which with retained trees partly screens the development from the south.
- 2.7 The surrounding area is a mix of retail and commercial uses and extensive residential estates.
- 2.8 Regular bus routes run along Crickhowell Road and nearby Willowbrook Drive to and from the City Centre and across the City.

3. **PLANNING HISTORY**

- 3.1 16/01680/MJR OUTLINE APPLICATION TO DEMOLISH THE EXISTING BUILDING AND ERECT 9 DWELLINGS (2 STOREY) AND 18 FLATS (3 STOREY) ON THE SITE. ST MELLONS COMMUNITY HALL, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF approved 28/09/2016 subject to a Unilateral Undertaking
- 3.2 18/02545/MNR. DEMOLITION OF YOUTH AND COMMUNITY CENTRE, ST MELLONS YOUTH AND COMMUNITY CENTRE, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF approved 07/12/2018

4. **PLANNING POLICIES**

- 4.1 It is considered that the following LDP policies are relevant to this development:-

KP3 (B) Within the Settlement Boundary
KP5 Good Quality and Sustainable Design;
KP6 New infrastructure
KP7 Planning Obligations
KP8 Sustainable Transport
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP15 Climate Change
H3 Affordable Housing
EN8 Trees, Woodlands and Hedgerows
EN10 Water Sensitive Design
EN11 Protection of Water Resources
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
R4 District Centres
T1 Walking and Cycling
T5 Managing Transport Impacts
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.

4.2 It is considered that the following SPGs are relevant to this development:-

Managing Transportation Impacts (incorporating parking standards)
Green Infrastructure
Ecology and Biodiversity
Soils and Development
Open Space
Trees and Development
Waste Collection and Storage Facilities
Residential Design Guide
Planning Obligations

5. **INTERNAL CONSULTATIONS**

5.1 The Rights of Way Officer

There are no Public Rights of Way affecting this application site therefore there is no objection. The pedestrian link from the South of the site linking to the shopping centre is clearly shown to be retained which is good to see as this is a busy area for the local community and access.

5.2 The Tree Officer states

Subject to development being implemented in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan (please ensure this is

conditioned) and an approved landscaping scheme (further details preferred upfront or otherwise via condition, see below), I have no objections.

With regard to landscaping, the following details will be required: -

Scaled planting plan.

Plant Schedule.

Topsoil and subsoil specification for all planting types.

Tree pit section and plan views for different situations showing Root Available Soil Volumes. Please note that the X3 proposed *Alnus incana* 'Aurea' to the Northern boundary that are planted in car-parking space size beds, will require access to secondary rooting zones outside of the planting beds if they are to be able to achieve their true potential. I would suggest that load bearing soil cells be used to provide this to ensure the trees have access to 20 cubic metres of soil. *Alnus incana* 'Aurea' is slower growing than some *Alnus* but ultimately a large tree.

Planting methodology.

Aftercare methodology.

Implementation programme.

Confirmation that all services have been designed to avoid proposed planting so that root available soil volume will not be compromised. If you do not require the above upfront, the following conditions should be applied and the applicant informed of my views in terms of the proposed *Alnus* planting on the Northern boundary.

Landscaping Design & Implementation

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

A soft landscaping implementation programme.

Scaled planting plans prepared by a qualified landscape architect.

Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.

Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.

Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.

Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling,

amelioration and placement.

Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

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.

Landscaping Maintenance

Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition C4P, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area.

5.3 The Waste Officer states:

The bin storage areas indicated within current site plans have been noted. The access to the proposed bin storage near the rear of the development is in very close proximity to the proposed raised pedestrian crossing. Collection crews can only move the bins a maximum of 25 metres from the bin store to the parked vehicle. Please confirm that the vehicle can park safely in this area and keep within the required distance constraints. The other 2 proposed stores are acceptable.

A designated area for the storage of bulky waste is now a compulsory element of all communal bin stores. The City of Cardiff Council offers residents a collection service for items which are too large to be disposed of in general waste bins (i.e. fridges, televisions, mattresses etc.). There must be a designated area where these items can be left, with appropriate access to allow Council collection crews to remove. This area will prevent unwanted waste being left in the communal bin store or other areas, thereby improving the aesthetics of the site.

Please ensure the refuse storage area is large enough to accommodate the following recommended provisions for 60 flats:

Dry Recyclables:	7 x 1100 litre bulk bin
Compostable waste:	3 x 240 litre bin

General waste: 7 x 1100 litre bulk bin
Food Waste 4 x 240 litre bin

These are the total number of bins required and can be split between the 3 stores.

Communal bin stores should have double doors that open outward with retainers. 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 also need to 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. Please contact the Waste Management's commercial department for further information on 02920 717504.

Refuse storage, once implemented, must be retained for future use

Demolition

As mentioned in section 3.11 of the Waste Collection and Storage Facilities Supplementary Planning Guidance it is considered best practise to have a Site Waste Management Plan for demolition projects. Materials should be reused and recycled as much as possible.

Please refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance (2016) for further relevant information.

Waste Management has no further observations or objections with respect to the above numbered application.

5.4 The Transportation Officer advises that:

(a) The site is accessed via an unadopted road on its northern boundary, which to the east intersects with Crickhowell Road at a priority junction. The unadopted road also provides access to the Tesco delivery area, parking/servicing areas associated with the St Mellons shops, the former police station, and the former Community Centre car park to the west of the former building, which is outside the red-line of the application.

The layout indicates 16 vehicle parking spaces (including 5 disabled spaces), perpendicular to the south side of the access road, and in addition a drop off area for around 2 vehicles (parallel to the road) is shown to the east of these spaces. The care-assisted land-use does not necessarily fall easily within the categories set out in the Cardiff SPG, although the sheltered housing category is a maximum

of 1 per 4 units, which would suggest the amount of car parking proposed is acceptable, albeit at the high end of provision. It is understood that the area marked as 'staff car parking' on the plans is an error and this is not proposed, and the area is outside the red-line, and the residents/users of the new development would not technically be allowed to use this space. From a parking control perspective we do not want any parking to be occurring here, although it is noted it is outside the red-line. Some further details on the potential use of the drop-off are included in the TS, and it is accepted that the operators of the development will be looking to suitably manage this drop-off area and ensure it is not used as general car parking.

It is proposed that refuse vehicles would turn by using the car park access to the west of the site, and swept path analysis indicates they can make this manoeuvre acceptably.

The sheltered housing category indicates that 5 cycle parking spaces plus 1 per 10 beds should be provided, which would thus mean 11 spaces. In reality it is considered that there would also be some electric scooter use, and whilst this is not specifically listed in the SPG, it is considered reasonable for the combined cycle/scooter provision to broadly accord with the SPG. The Ground Floor Plan shows 7 scooter and 18 cycle spaces, and whilst dimensions are not set out and may be tight for cycles, it does appear that this room should be sufficient to accommodate cycle/scooter parking. Whilst it would be beneficial for further information on the intended split between cycle/scooter provision, I would accept a cycle/scooter parking details condition.

Given the proposed change of use from community to residential, and considering the other uses already accessed from the site road, there would be benefits in the site access road being adopted as a highway. The road is currently in CC Estates ownership, and this ownership would not need to change if the road were adopted. Housing will in due course need to submit a Section 38 (adoption/appropriation) package to CC Highways. The layout plan indicates two zebra crossings on the access road. One of these is adjacent to the Crickhowell Road bellmouth, although the northern end of the crossing meets a grassed area/tree and does not have footway, and thus this needs to be amended. The details of this area can be finalised as part of the S38, and it may be appropriate for a small build-out on the north side of the carriageway to ensure the northern end of the zebra links with footway. Whilst this will be subject to swept path requirements, we are seeking for a 'tightening' of the access to help improve pedestrian access. I would like to see the eastern zebra position amended together with an indicative buildout, on the Proposed Site Plan, and also a highway drawing produced showing the zebra in a little more detail, although this can label that details of the zebra/footway will be subsequently agreed. The adoption process should also seek to make the section of western Crickhowell Road footway (south of the site access) part of the adopted highway (this is CC Housing land).

In addition there are two sets of existing traffic calming on the access road that will need to be removed. If for any reason it is not possible for the adoption to be agreed (or agreed within the reasonable timescale of the applicant) it should still be possible for the required highway improvements to take place via agreement from the CC landowner. The views of Street Lighting on the adequacy of the

existing provision should be sought. It would be appropriate to liaise with Tesco regarding any proposed adoption, given they have an existing right of way access over the road, although they should not logically have concerns with it being adopted.

It is considered most appropriate that the proposed parking bays should not be adopted but remain private, although the proposed 2m footway to the south of them would be adopted, and the footway should be adopted as far as the north-western end of the building. Would the bays be allocated to specific flats, or be unallocated? There may need to be appropriate management arrangements/signage of the parking bays to ensure that they do not get used by non-residents, as whilst there are existing double yellows on the road, these would not apply to the bays beyond.

There is an existing footway link on the far western end of the site (just beyond the building line) which connects Tesco to the north with the new St Mellons hub to the south, and also an existing west-east cycleway between Crickhowell Road and Willowbrook Drive. It is understood this cycleway has undergone recent improvements (or has some planned), but there is a small 'missing link' between the west-east cycleway and the southern boundary of this site, and it is recommended that improvements to this section are undertaken as works by the applicant to ensure a consistent route.

(However, the Transport Officer will give further thought to the issue of a missing link as the link involves an existing bridge).

And further states (b)

An updated position on transport, further to the below and my original comments of 29/1. I have had discussions with Joseph on some of these matters.

- I do not require the works to include the 'missing link' of footway beyond the red-line, as this is just the bridge. I will require a condition related to the western footway/re-alignment, and this is provided below.
- I understand a final site layout plan is to be submitted. This will show a revised location of the zebra crossing/potential build-out. There is also a separate highways drawing. An access road/pedestrian improvements condition is provided below. There should also be a Recommendation related to working towards the road being adopted.
- I have not seen any further details on cycle/scooter parking, although understand cycle parking could occur within rooms, and would suggest the below condition for this.

Cycle Parking

Prior to development commencing details showing the provision of cycle/scooter parking spaces, and appropriate access to them, 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/scooter parking spaces shall be maintained and shall not be used for any other purpose.

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

Western Footway

Prior to development commencing details showing the western footway link between the bridge and the north-west corner of the building, shall be submitted to and approved in writing by the Local Planning Authority, to include details of alignment, surfacing material, and position of existing planters/other street furniture. The approved details shall be implemented prior to the development being put into beneficial use.

Reason: To ensure a safe environment for pedestrians.

Access Road and Pedestrian/Highway Works

Prior to development commencing details of amendments to the access road to the north of the site, and its junction with Crickhowell Road, shall be submitted to and approved in writing by the Local Planning Authority, to include details of new raised zebra crossings, removal of existing traffic calming measures, footway to the south of the parking bays, provision of street lighting. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development ensures appropriate access for pedestrians and cyclists.

5.5 The Parks Officer states:

Design Comments

Overall I welcome the design of the scheme, and the inclusion of the 2 courtyards for residents, which will be vital in providing a safe outdoor space for residents to meet and also a place to be viewed from the individual rooms. Retention of the tree line to the rear and the green buffer to Crickhowell Road is also welcome. Clarification is required on who would be responsible for maintaining the area of grassland and trees south of the fence-line, as well as maintenance arrangements for the main part of the development.

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

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

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 83.5. This generates an open space requirement of 0.107 ha of on-site open space based on

the criteria set for Sheltered Housing/Residential Homes, which vary from standard housing, or an off-site contribution of £45,635.

As no public open space is being provided, and therefore 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. The rate at which this is paid is lower than for normal housing schemes. Although the scheme includes for 2 courtyard spaces for residents on site which is welcome given the range of residents proposed to live here, some provision would be expected on a development of this type. However given that the scheme provides good quality space for residents and other planting benefits to the wider environment around the development I've reduced the off-site contribution based on the area of the main courtyard (measured at 240m²) giving a contribution of £35,388.

The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site.

The calculation for sheltered housing / residential homes applies a lower rate compared to the full amount required for general purpose housing. This takes into account omission of the play provision element which is not applicable, the reduced use of formal sporting facilities.

Although sheltered housing/residential homes usually provide some garden space available to residents, it is reasonable to assume that nearby and large city-wide parks will be used by residents, so improvements to these will be of benefit. Parks actively try to provide facilities for the older population to encourage use of parks, with the enjoyment and health benefits they can provide.

In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

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 Cath Cobb Rec, Cath Cobb Woods, Caerleon Park, Orchard Park and Heritage Park.

5.6 Shared Regulatory Services states:

In reviewing available records and the application for the proposed development, the site has been identified as a former youth and community centre. Information on record, including Terra Firma (Wales) Ltd, July 2019; Geotechnical and Geoenvironmental Report ref: 15389 (submitted previously in relation to PA/19/00096/MJR) indicates contamination is not known at this site. However the potential for this cannot be ruled out. I would therefore advise the use of the 'unforeseen contamination' condition.

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. Conditions to address this would be included in a future planning application of this nature.

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

CONDITIONS

PC14D. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

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

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

PC15A 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 LPA.

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

accordance with policy EN13 of the Cardiff Local Development Plan.

PC15B 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 LPA.

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

PC15C 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 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.

Advisory/Informative

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

(i) determining the extent and effects of such constraints;

(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported.

It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.

- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.

- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

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

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

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

6. **EXTERNAL CONSULTEES**

6.1 Welsh Water state:

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We have reviewed the information submitted as part of this application with particular focus on drawing number CC1968 CAM 00 00 GA C 52 1101, however this indicates the surface water arrangement only. We note that the intention is to drain surface water directly to the watercourse and offer no further comments other than we believe that this development requires approval under the SAB legislation.

Turning to the foul water proposal we have no objection to a connection to the public sewer and a suitable connection can be made to the 225mm foul sewer within the development boundary. However, drawing number CC1968 CAM 00 00 GA C 52 1101 has plotted on the existing public sewers and their proximity to the proposed building. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times. The position of each sewer shall be accurately located, marked out on site before works commence and if the required protection zone cannot be maintained then we request that the applicant contacts us to discuss options including the potential to divert the public sewer. We recommend that a further plan is submitted to plot the public sewer (once located) and demonstrate that the required protection zone can be maintained.

Notwithstanding the above if you are minded to grant planning permission in advance of a new drainage plan as requested above being submitted, we request that the following Conditions and Advisory Notes are included within any subsequent consent.

Condition

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

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

Advisory Notes

Our records show that the proposed development site is crossed by a public sewer and watermain with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked

out on site before works commence.

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

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

6.2 NRW state:

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following conditions to the permission. Otherwise, we would object to this planning application.

Condition 1 – Protected sites – submission of a CEMP to prevent pollution.

Condition 2: Drainage Scheme – to prevent the deterioration of water quality within a sensitive site.

Condition 1 Faendre Reen runs along the southern boundary of the proposed development site and flows into the Gwent Levels: Rumney and Peterstone SSSI. There is a risk that polluted surface water, or sewage could impact the water quality both during and/or after construction. Appropriate measures need to be put in place to prevent pollution entering the Faendre Reen, to safeguard the special

interest of the Gwent Levels: Rumney and Peterstone SSSI.

We therefore would recommend planning permission should only be granted if suitably worded conditions are attached to any planning permission granted, to minimise the risk of pollution from construction and operational phases of the proposed development to protect the Gwent Levels: Rumney and Peterstone SSSI. No development or phase of development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development and implemented for the protection of the environment during construction.

Condition 2 No development or phase of development, shall commence until a drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall cover the:

- Disposal of surface water drainage including SuDS
- Installation of oil and petrol separators
- Installation of trapped gullies
- Installation of roof drainage

The drainage scheme shall be carried out in accordance with the approved details.

Justification: A drainage scheme should be submitted to ensure necessary measures are approved prior to commencement of development or phase of development and implemented to prevent the deterioration of water quality within a sensitive site.

European Protected Species (EPS) We have considered the bat survey report dated October 2018 by Ethos Environmental Planning. Based on the survey evidence provided, we advise that no further EPS survey will be required, and no EPS licences will be necessary.

Further advice Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-andreplacement-series/guidance-for-pollution-prevention-gpps-full-list/> The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site. If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Other Matters Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

7. **REPRESENTATIONS**

- 7.1 This application has been advertised on site and in the press. The local members, and nearby residents were notified of the application
- 7.2 No objections have been received in writing from local members, local residents and local businesses.

8. **ANALYSIS**

- 8.1 The applicant describes the design objectives of the scheme as being In line with Cardiff Council's development brief, the Key Design Principles of the development were identified as:
- Demonstrating the highest urban design principles that would include clearly demarcating what is private and what is public space, an outward looking development promoting natural surveillance of the adjacent shopping area and secure private areas.
 - Consideration of the existing access arrangements comprising the spur from Crickhowell Road will need to be upgraded / changed and what

suitable options exist to mitigate or limit any potential conflict with other existing users.

- Development options for the Community Centre site to reflect a housing scheme for older persons dedicated as an 'independent living' facility.
- The Council are seeking modern, high-quality development that avoids an 'institutional feel' and utilises a combination of traditional and contemporary materials to give a strong sense of place.
- Development options should provide accessible private one and two bedroom flats, plenty of communal spaces / facilities with access to attractive outdoor areas to encourage interaction between residents.
- A 3-4 storey development comprising a mix of 1 and 2 bed private accessible flats compliant with Welsh Government DQR standards (circa 80%- 85% x 1 beds and 15% 20% x 2 beds), with no less than 30 flats in total.
- A development that utilises its form and the configuration of its building elements to thoughtfully give visual interest and high quality composition.
- An attractive and welcoming ground floor lobby offering opportunities for places for informal interaction or meeting along with smaller, spots to contemplate and look over the garden.
- To deliver a high quality independent living housing development that provides modern spacious homes for older people to ensure residents can live a full and active life in accessible location;
- A development that is designed to respond positively as residents' needs change overtime, reflecting the Council's new 'care-ready' standard.
- A development that meets Welsh Government's DQR (Development Quality Requirements) standards, Lifetime Homes and the HAPPI guidance;
- A development that incorporates HAPPI design principles including:
 - Space and flexibility
 - Daylight in the home and in shared spaces
 - Balconies and outdoor space
 - Adaptability and 'care ready' design
 - Positive use of circulation space
 - Shared facilities
 - Plants, trees, and the natural environment
 - Energy efficiency and sustainable design
 - Storage for belongings, mobility scooters, wheelchairs and bicycles

8.2 The proposal is for the construction of an independent living development which it is considered will integrate well with the existing established community and provide a 'modern, high-quality development that avoids an 'institutional feel' and utilises a combination of traditional and contemporary materials to give a strong sense of place.

8.3 The applicant states that the massing of the development has been developed in accord with the guidelines set out in the Local Authority's design brief for the site. The proposed buildings provide a mix of massing within the immediate neighbourhood.

- 8.4 The scale of the development is generally in line with adjacent commercial developments and the existing nursing home located opposite the site on Crickhowell Road. The height of the building is sympathetic to the surrounding area, decreasing and increasing in height and scale of the 3 blocks moving through the site from Crickhowell Road.
- 8.5 The proposed development is contemporary in design utilising a mix of elevational treatments, including 'Milton Buff London brick; Ibstock Umbra Sawtooth special brick and Ibstock matt brick' to add interest and contrast to the building, under flat roofs. The proposed materials offer a high quality sustainable design, which would integrate with and reflect the palette of materials common throughout the area.
- 8.6 An active frontage, extensive glazing to the inner elevation of the ground floor and extensive glazing and glazed balconies to the upper floors ensures each dwelling and the communal areas take maximum advantage of natural daylight, whilst also providing passive surveillance of the adjacent commercial areas.
- 8.7 The blocks are close together, which results in the distance between habitable rooms of some of the apartments not meeting our normal privacy distances. At the nearest point between the first block and second block there is a separation distance of 17m but this is at an angle which justifies a relaxation. Between the second and third block there is a separation distance of 18m between some of the habitable rooms directly facing each other. It is felt that for a residential institution this "social distance" might be acceptable and promote some familiarity between otherwise isolated residents, but it is important to note that views will be close and in some cases will be a metre closer when balconies are in use.
- 8.8 It was also noted that the end blocks break our ambient light standards in certain areas which for elderly residents is undesirable. However the three ground floor living rooms that would be affected would have generous floor to ceiling windows and benefit from south westerly sunlight which would help to overcome this. In addition residents are not confined to their rooms and can enjoy the landscaped courtyards on the southern side of the building and the communal rooms.
- 8.9 Prior to the submission of this application the DCfW were consulted. The DCfW welcomed the ambition of the scheme and recognised that the site strategy was developed in a logical way. Whilst the inclusion of the parking area into the development area was welcomed, further consideration should be given to the wider site context. The massing of the development was considered appropriate and the two proposed communal courtyard gardens a positive feature. Suggestions were made on the evolution of these areas, proposing a more flexible approach at this stage until future residents and climatic conditions are understood.
- 8.10 The DCfW noted that the north elevation faces onto the Tesco service road and that the design of windows currently reflects this. It was suggested that the scheme could be bolder in this instance, with more interaction between the inside and outside, encouraging future surrounding development, with an emphasis on public shared spaces. Internally, it was recommended that further consideration be given to the ambitions of the project, in particular the location, scale and nature of usable communal facilities, ensuring a concentration of activity, interaction of

residents and ease of maintenance. It was suggested that a more flexible approach to the layout of the 'internal street' be considered and that the layout should maximise the outlook to the south. Whilst the interaction in communal spaces is widely encouraged, the privacy of residents in their own accommodation should be reviewed, in particular with regards to mobility, flexibility and the amount of glazing proposed.

- 8.11 The applicant has had regard to the views of the DCfW in the submission of this proposal. The communal facilities are all concentrated and readily accessible off the ground floor corridor. End apartments in each block and all balconies are able to obtain southerly views towards the trees along the southern boundary of the site. The issue of privacy has been referred to in paragraph 8.7 of this report.
- 8.12 The proposal does not adversely affect the amenities of existing residents in the vicinity of the site.
- 8.13 The existing access road to the adjacent Tesco store and public footpath will be maintained, providing safe and level pedestrian access to nearby facilities.
- 8.14 The application site is located within a highly sustainable location, with local bus services available from adjacent the site on Crickhowell Road, some 40m from the main building entrance.
- 8.15 The proposal would utilise a brownfield site, making efficient use of land and reducing pressure on greenfield sites in accord with the objective of Planning Policy Wales. The SPG on Residential Design states:

The vitality and viability of neighbourhood centres and public transport services are dependent upon having a good number of potential customers within their catchment areas. Low density forms of development can reduce their viability, and often result in less sustainable forms of development which can't be readily reached by active travel modes. In order to support the vitality and viability of local shops and services we will welcome designs that can increase development densities within walking distance, where they also conform to other guidance presented here.

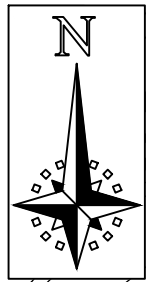
- 8.16 The development is designed to minimise its potential impact on the environment and its CO2 footprint. The applicant's requirement of 17% improvement over the requirements of Building Regulation Part L is to be achieved with the adoption of 'fabric first' approach, renewable energy capture, use of natural ventilation and water/electricity saving fittings, alongside a sustainable building management strategy.
- 8.17 Consultee comments have been forwarded to the applicant. No objections have been received from consultees subject to conditions.
- 8.18 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.

- 8.19 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.20 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.
- 8.21 In conclusion this is a very positive scheme providing needed accommodation for older persons with a good layout within its context. The scale of the scheme is quite large, being 4 storeys in 2 blocks, but the position is not prominent and no local resident or business is adversely affected. The scheme brings some vitality and surveillance to a somewhat neglected area, and good links are established to the neighbouring green space. The scheme works with the established landscape and trees. The proposal provides a prominent corner to Crickhowell Street in an area with few such features. The proposal will be located at the heart of the neighbourhood near to facilities and the open spaces. The scheme has good aspect with south facing courtyards. Privacy distances are marginally less than those normally required but the views are internal to the scheme. Architecturally the scheme is quite striking with ideas for richness and an excellent landscape scheme. Parking is essentially on street and limited. The development is a very efficient use of the land.

9. **UNILATERAL SECTION 106 UNDERTAKING**

- 9.1 The Parks Officer has identified a S106 requirement of £35,388 for use in Cath Cobb Rec, Cath Cobb Woods, Caerleon Park , Orchard Park or Heritage Park.



19.0m

Gas Gov

PW

Bryn Derwen Surgery

Brickhowell Walk

LLANDOGO ROAD

El Sub Sta

ST ARVANS CRESCENT

Willowbrook House

Shelter
BRICKHOWELL ROAD

Police Station

Hypermarket

Sports Court

Community Centre

El Sub Sta

El Sub Sta

Library

Bowling Green

Workshops

Faendri Been

Path

Skatepark

BROCKHAMPTON ROAD

Oakmeadow Court

Planning Issue

Proposed Community Centre St Mellons	Job No. 18_058
	Dwg No. Rev. AL(90)01

Title Location Plan	Scale
Date October 2019	Drawn WS
	Scale 1:1250 @ A3

Architects **Town planners**
Environmental & Urban design

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

- Key**
- Site boundary
 - - - 1800mm high security fence



Site Plan
1:500 @ A3

Planning Issue

Proposed Community Centre St Mellons	Job No. 18 058	Rev.
	Dwg No. AL(01)01	

Title Proposed Site Plan		
Date July 2018	Drawn WS	Scale 1:500 @ A3

C² Architects · Town planners
Environmental & Urban design

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



Visitor Car Parking

Visitor Car Parking

Drop Off Area

Main Entrance

Residents Terrace

Residents Terrace

Residents Terrace

Communal Gardens

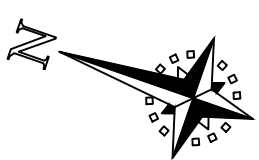
Communal Gardens

Wild Gardens

Wild Gardens

New pedestrian link

	Guest Apartment
	1 Bed Apartment
	2 Bed Apartment
	Secure Communal Areas
	Staff Areas



50m

20m

10m

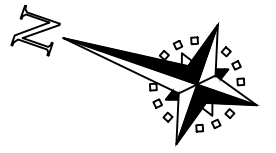
5m




0m

Planning Issue

Proposed Community Centre St Mellons		Job No. 18 058	Rev. AL(01)02
Title Proposed Ground Floor Plan			
Date Oct 2018	Drawn WS	Scale 1:250 @ A3	
		Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 6HL</small>		<small>www.c-jarchitects.co.uk tel: 029 20452100</small>	

Ground Floor Plan 1:250 @ A3



	1 Bed Apartment
	1 Bed Apartment
	2 Bed Apartment



50m

20m

10m

5m

0m

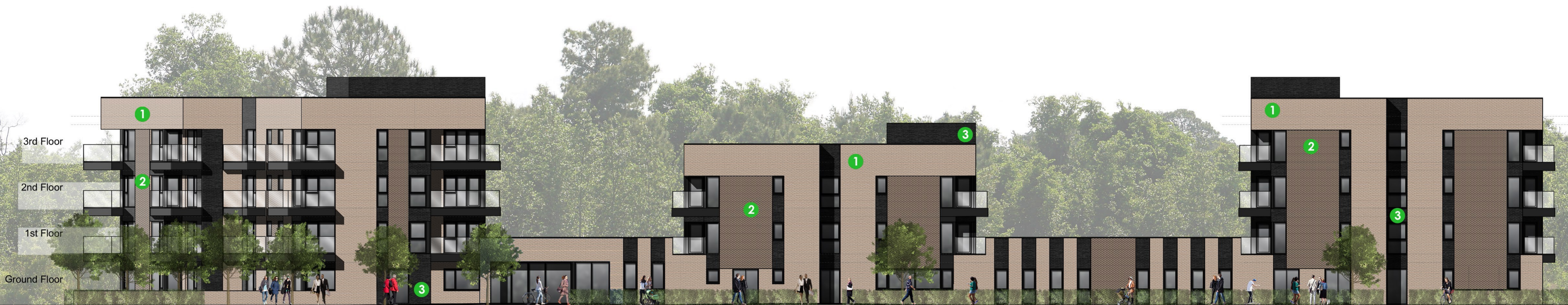
Planning Issue

Proposed Community Centre St Mellons		Job No. 18 058	Rev.
		Dwg No. AL(01)03	
Title Proposed First Floor Plan			
Date Oct 2018	Drawn WS	Scale 1:250 @ A3	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5HL</small>		<small>www.c.jarchitects.co.uk tel: 029 20452109</small>	

First Floor Plan 1:250 @ A3



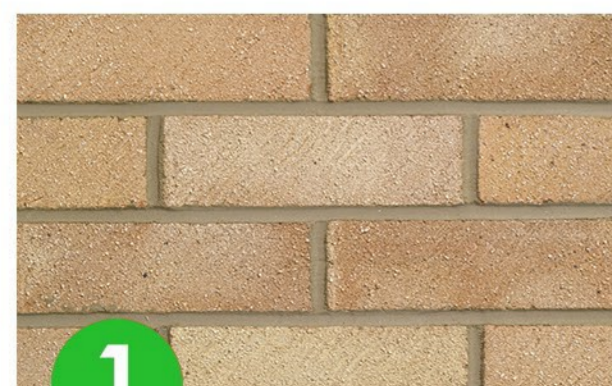
Front Elevation
1:200 @ A1



Front Context Elevation
1:125 @ A1

Proposed Brick Finishes:

Milton Buff 'London'



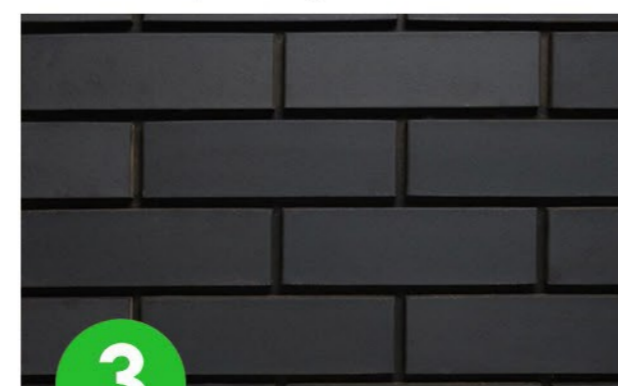
1

lbstock 'Umbra Sawtooth'



2

Contemporary Matt Black



3

Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL(01)20	
Title Proposed Front Elevations		
Date 26/06/2019	Drawn	Scale 1:125 & 1:200 @ A1
 GJ Architects Town planners Environmental & Urban design		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 0PL. www.gjarchitects.co.uk tel: 029 2042110</small>		



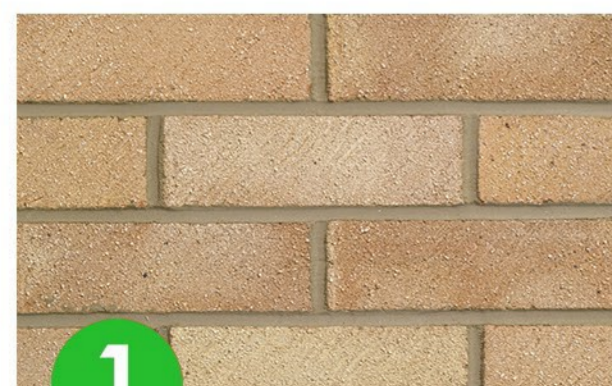
Rear Elevation
1:200 @ A1



Rear Context Elevation
1:125 @ A1

Proposed Brick Finishes:

Milton Buff 'London'



1

lstock 'Umbra Sawtooth'



2

Contemporary Matt Black



3

Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL(01)21	
Title Proposed Rear Elevations	Date 26/06/2019	Scale 1:125 & 1:200 @ A1
Date Drawn		
 G² Architects		Town planners Environmental & Urban design
<small>Unit 1A, Compass Business Park, Pacfic Road, Cardiff, CF24 9PL</small>		<small>www.g2architects.co.uk tel 029 2042100</small>



Block A L/H Side Elevation
1:200 @ A1



Block A R/H Side Elevation
1:200 @ A1



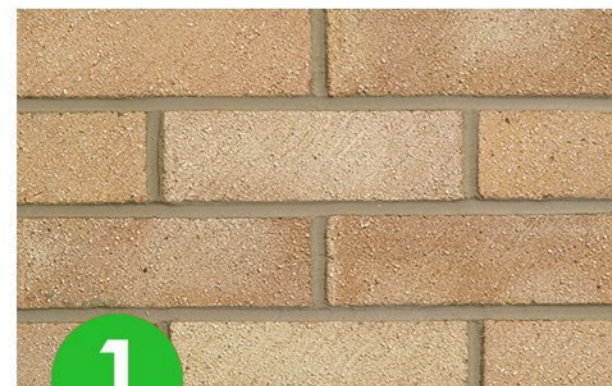
Block A L/H Side Context Elevation
1:125 @ A1, 1:250 @ A3



Block A R/H Side Context Elevation
1:125 @ A1, 1:250 @ A3

Proposed Brick Finishes:

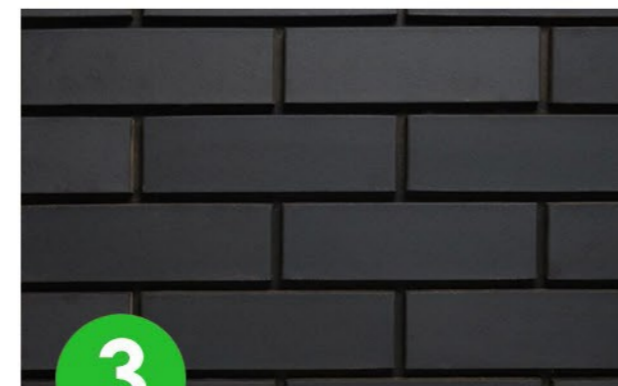
Milton Buff 'London'



Ilstock 'Umbra Sawtooth'



Contemporary Matt Black

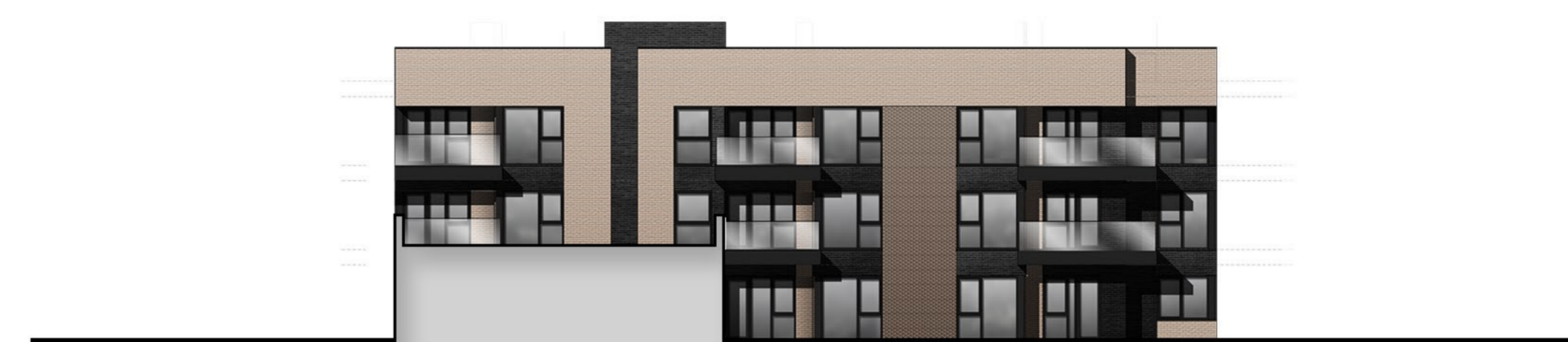


Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL(01)25	
Title: Proposed Block A Elevations		
Date: 26/06/2019	Drawn	Scale: 1:125 & 1:200 @ A1
		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 5PL. www.cj-architects.co.uk Tel: 029 20482100</small>		



Block B L/H Side Elevation
1:200 @ A1



Block B R/H Side Elevation
1:200 @ A1



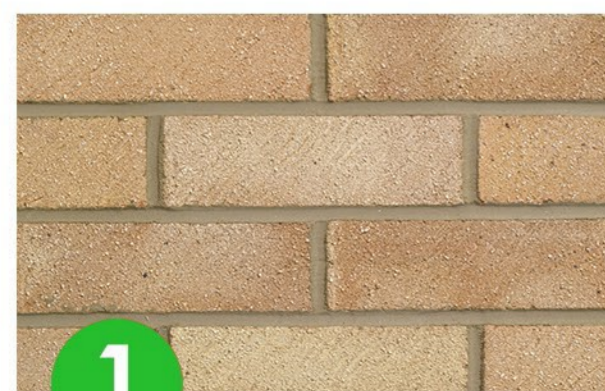
Block B L/H Side Context Elevation
1:125 @ A1, 1:250 @ A3



Block B R/H Side Context Elevation
1:125 @ A1, 1:250 @ A3

Proposed Brick Finishes:

Milton Buff 'London'



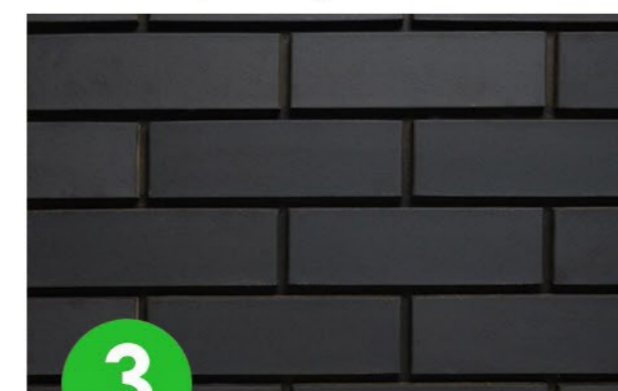
1

lbstock 'Umbra Sawtooth'



2

Contemporary Matt Black



3

Planning Issue

Proposed Community Centre, St Mellons	Job No. 18_053	Rev.
	Dwg No. AL[01]26	
Title: Proposed Block B Side Elevations		
Date: 26/06/2019	Drawn	Scale: 1:125 & 1:200 @ A1


 Unit 1A, Compass Business Park, Pacific Road, Cardiff, CF24 9PL. www.c-jarchitects.co.uk tel: 029 20482100



View from Junction of St Arvans Crescent - Crickhowell Road

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COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/03219/MJR** APPLICATION DATE: 12/12/2019

ED: **PENTWYN**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council Housing Development Team
 LOCATION: FORMER POLICE STATION, MAELFA, LLANEDEYRN,
 CARDIFF, CF23 9PN

PROPOSAL: DEMOLITION OF EXISTING GARAGES AND DEVELOPMENT
 OF 41NO. INDEPENDENT LIVING CARE-READY FLATS AND
 ASSOCIATED WORKS

RECOMMENDATION 1 : That Planning Permission be **GRANTED** subject to the applicant providing a Unilateral Undertaking under Section 106 for the requirements specified in paragraph 9.1 of this report and subject to the following conditions:

1. C01 Statutory Time Limit

2. This approval is in respect of the following drawings:

Location Plan	MIL-ASL-00-DR-A-0900 rev. P1
Site Plan	MIL-ASL-00-GF-DR-A-0155 rev. P2
Ground Floor GA Plan	MIL-ASL-00-00-DR-A-0100 rev. P16
First Floor GA Plan	MIL-ASL-00-01-DR-A-0101 rev. P11
Second Floor GA Plan	MIL-ASL-00-02-DR-A-0102 rev. P7
Third to Fourth Floor GA Plan	MIL-ASL-00-03-DR-A-0103 rev. P6
Fifth Floor GA Plan	MIL-ASL-00-05-DR-A-0104 rev. P6
Roof GA Plan	MIL-ASL-00-RF-DR-A-0105 rev. P5
South Elevation	MIL-ASL-00-ZZ-DR-A-0110 rev. P8
West Elevation	MIL-ASL-00-ZZ-DR-A-0111 rev. P8
North Elevation	MIL-ASL-00-ZZ-DR-A-0112 rev. P8
East Elevation	MIL-ASL-00-ZZ-DR-A-0113 rev. P8
Building Section AA	MIL-ASL-00-02-DR-A-0120 rev. P5
Site Sections (West & North Elevations)	MIL-ASL-00-ZZ-DR-A-0125 rev. P3

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

3. Prior to development commencing on the construction of the approved building samples of materials to be used on the exterior of the building shall be submitted for the approval of the local planning authority and the building shall be finished in the approved materials.

Reason: In the interests of the visual amenities of the area (LDP Policy KP5).

4. 2m high railings and matching gates shall be installed from the north east corner of the building to the rear garden of the townhouses to the east along the line of the wall/gates and between the substation and curtilage of adjoining residential units shown on drawing MIL-ASL-00-GF-DR-A-0155 rev. P2
Reason: In the interests of the visual amenities of the area (LDP Policy KP5).
5. Prior to the commencement of development, other than demolition on site, details of the height and external appearance of any retaining walls shall be submitted for the approval of the local planning authority and then constructed as approved.
Reason: In the interests of the visual amenities of the area (LDP Policy KP5).
6. Details of the position and arcs of coverage of CCTV and security lighting shall be submitted to and approved in writing by the Local Planning Authority and then be implemented as approved prior to the school being brought into beneficial use.
Reason: In the interests of the amenities of nearby residential occupants (LDP policy EN 13).
7. Prior to the commencement of this phase of the development a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

- 1) locations for the storage of all plant and machinery to be used in connection with the construction of the development;
- 2) details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);
- 3) provision for the on-going maintenance of any such bunds, fences and other measures;
- 4) the control and removal of spoil and wastes;

and

The Code of Practice shall indicate:-

- a. the proposed hours of operation of construction activities and deliveries;
- b. the frequency, duration and means of operation involving

- demolitions, excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d.. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and wheel washing arrangements.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity and future occupiers are protected. (LDP policy EN13)

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

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment (LDP policy EN13).

9. Prior to implementation a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected (LDP policy EN13).

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

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

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

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

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

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

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

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

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

14. No development shall take place, other than demolition, until full details of soft landscaping have been submitted to and approved in writing by

the Local Planning Authority. These details shall include:

- A soft landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed (the soil scientist shall have access to all landscape plans and specifications). The specification shall be supported by a methodology for storage, handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

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.

15. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 14.
Reason: To maintain and improve the amenity and environmental value of the area (LDP Policy KP5).

16. Prior to development commencing on the construction of the approved

building details showing the provision of cycle / mobility scooter parking spaces, and appropriate access to them, 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/scooter 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/mobility scooters (LDP Policy T1).

17. Prior to development commencing details of the access road with Round Wood, and the adjacent pedestrian gate, shall be submitted to and approved in writing by the Local Planning Authority, to include details of the gate mechanisms/orientation, boundary treatment with the adjacent CCHA site, and pedestrian/tactile crossing details. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development ensures appropriate access for pedestrians and cyclists (LDP Policy T1).

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 : No burning of waste or burning of waste materials on site and all waste associated with the construction of the development to be disposed of correctly by suitably licenced waste contractors.

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

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

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

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

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

RECOMMENDATION 5: The applicant should have regard to the advice provided in consultees' responses.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The proposal is for a five/six storey residential block on land immediately north of Maelfa tower block. The proposal involves an extension to Maelfa House comprising the demolition of existing garages, the construction of 41 independent living accessible flats comprising 38 one-bedroom flats and 3 two-bedroom flats along with community and ancillary spaces including a new community room, a first floor roof-top garden and upgraded lounge in Maelfa House.
- 1.2 The development is stepped in height reaching six-storeys on its western elevation and five storeys on its eastern elevation. The block will provide a connection to Maelfa House to the south via a first floor garden link. The proposal also includes sustainable drainage proposals, landscape planting, car parking, waste storage facilities and associated infrastructure including a new substation.
- 1.3 A refurbished lounge in Maelfa House is also proposed that will connect to the glazed link, as well as connect to and overlook the proposed roof top garden.
- 1.4 The elevations of the building would be finished in light buff brickwork. The link between the proposed development and the existing residential tower block will comprise of extensive fenestration supported by brickwork.
- 1.5 The proposal seeks to maintain the existing vehicle access to the north of the site from Round Wood. The existing access will remain at a width of approximately 5.5m. The access will lead to the parking court located within the east of the site. 17 car parking spaces are to be provided including three disabled spaces, which seeks to account for the residents of the development.

Ground floor scooter storage is provided, which could also be used for bicycles.

- 1.6 The roof garden above the link is some 250sqm in area. Adjoining the car parking areas are several rain gardens. Each apartment has a balcony varying from 5 to 8sqm in area.
- 1.7 The applicant has confirmed that the majority of downpipes are concealed with only some exposed that are picked up in the elevation drawings indicated by notation 'RWP'.
- 1.8 The intention is to have solid planters on the balconies combined with railing to balance openness and light with privacy and comfort. We have also enhanced the feeling of light by replacing the grey panelling with a paler coloured panel as shown by the revised elevation drawings.

2. **DESCRIPTION OF SITE**

- 2.1 The site forms part of the wider mixed-use regeneration of the former Maelfa shopping centre consisting of shops, terraced housing and apartment blocks, new retail units and community uses.
- 2.2 The site is broadly rectangular in shape, measuring 0.37ha and is located on the junction of Llanedeyrn Drive and Round Wood. The site was formerly home to a police station. There remain a row of garages on the site which are to be demolished.
- 2.3 The site is elevated which increases the site's prominence within the street scene. It lies above Llanedeyrn Drive which bounds the site to the west beyond a small area of grass which slopes down from the site to the road. Round Wood bounds the site along its northern boundary with access into the site available from the northeast corner. Round Wood slopes downward in a westerly direction to its junction with Llanedeyrn Drive. The site will be bound to the east by townhouses which are currently under construction as part of the wider regeneration works. The Maelfa House block of apartments bounds the site to the south, which will be integrated into the scheme.
- 2.4 Just beyond the site boundaries the area forms a mix of uses comprising community facilities, shops and dwellings. The site lies within the Maelfa Local Centre. The newly constructed shopping centre is located just beyond Maelfa House, offering a variety of retail uses. Additionally, the Hub Community Centre (Powerhouse) is located to the north of the site immediately beyond Round Wood. Llanedeyrn Health Centre is currently approximately 100m east of the site but is to be relocated to adjoin the Powerhouse in the near future.
- 2.5 Approximately 100m to the south west of the site are two bus stops which allow access to regular services which operate every 10 minutes throughout the day.

3. **SITE HISTORY**

- 3.1 Planning history on or in close proximity to this site since 2015 comprises the

following:-

15/03158/MJR Demolition of Maelfa Shopping centre and construction of 111 dwellings and 9 commercial units, car park, public square, landscaping, new vehicular routes associated infrastructure and other works - approved 01/09/2016.

3.2 A considerable amount of recent applications followed on, in relation to discharge of conditions and non-material amendments.

4. **POLICY FRAMEWORK**

4.1 It is considered that the following LDP policies are relevant to this development:-

KP3 (B) Within the Settlement Boundary
KP5 Good Quality and Sustainable Design
KP6 New Infrastructure
KP7 Planning obligations
KP8 Sustainable Transport
KP14 Healthy Living
KP15 Climate Change
H3 Affordable Housing
H6 Change of use or redevelopment to residential use
EN8 Trees, Woodlands and Hedgerows
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
R5 Local Centres
T1 Walking and Cycling
T5 Managing Transport Impacts
T6 Impact on Transport Networks and Services
C1 Community Facilities
C3 Community Safety/Creating Safe Environments;
C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
C6 Health
W2 Provision for Waste Management Facilities in Development.

4.2 It is considered that the following SPGs are relevant to this development:-

Green Infrastructure
Managing Transportation Impacts (Including Parking Standards)
Ecology and Biodiversity Technical Guidance Note
Planning Obligations
Planning for Health and Wellbeing
Protection and Provision of Open Space in New Development
Residential Design Guide
Soils and Development
Tall Buildings Design Guide
Trees and Development

Waste Collection and Storage Facilities

5. **INTERNAL CONSULTATIONS**

5.1 (a) The Tree Officer states:

No significant trees will be affected by development.

The indicative proposal to plant new trees is supported and I have suggested possible species and minimum tree pit extents on the attached to enable adequate Root Available Soil Volume (RASV). Adequate RASV is reliant on planting soils being fit for purpose, so if there is any intention to use in-situ, or site won soil for planting, it must first be found fit for purpose via a Soil Resource Survey and Plan prepared in accordance with the Soils and Development TGN. Otherwise, planting soils must be imported in accordance with an approved topsoil and subsoil specification that gives the parameters for all imported soils including chemical, structural and textural characteristics, certification in accordance with British Standards, handling, storage, amelioration and placement. It must be clear that the imported soils will be fit to support the specific landscape function, not just certified in accordance with the Standards. This means that the soil scientist interpretive report must have regard to the specific landscape functions to be supported.

An upfront landscape scheme should be provided with any full or reserved matters application and comprise a scaled planting plan, plant schedule, tree pit section and plan views (including section relevant to planting on steep slopes as per the attached), topsoil and subsoil specification, planting methodology and aftercare methodology. Tree planting should be supported by appropriate companion shrub planting, rather than trees being located within amenity grassland only.

It must be clear that all landscaping has been designed at the same time as and with regard to services, including drainage, existing and proposed, to ensure there is no conflict between the different elements.

(The Tree Officer has made suggestions to the applicant in terms of potentially suitable trees). He notes that the drainage strategy refers to SuDS features with a depth of 300mm and 1 in 3 batters. To secure healthy growth and effective anchorage from trees, a minimum 450mm subsoil depth, but ideally 600mm plus would be required, overlain by 300-400mm topsoil and provided for the full extent of the beds. This soil would need to be designed to support the prevailing hydrological regime without losing structure and fertility or becoming waterlogged or anaerobic. A topsoil and subsoil specification that details the soil types and characteristics, profile depths, handling and placement, amelioration etc., is essential and a soil scientist would need to review the proposed soils in the light of the landscaping functions proposed to determine fitness for purpose. The re-use of site won soil is only acceptable off the back of a Soil Resource Survey and Plan prepared in accordance with the Soils and Development TGN. Excessive compaction of batters may inhibit root growth and trees planted on such slopes would need to be planted in accordance with

the principles shown on the attached.

A detailed landscape scheme should be submitted at the earliest opportunity comprising: -

Scaled planting plan.

Plant schedule.

Topsoil and subsoil specification.

Tree pit section and planter section and plan views.

Planting methodology.

Aftercare methodology.

Implementation programme.

And further states :

(b) I would prefer to see all landscaping details upfront. Unfortunately, case experience has been that when landscaping is left to discharge of condition stage it can suffer degradation by unforeseen problems such as services and costs. If you are content to deal with landscaping by condition, the following should be applied: -

Landscaping Design & Implementation

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

- A soft landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.
- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed (the soil scientist shall have access to all landscape plans and specifications). The specification shall be supported by a methodology for storage, handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how

the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

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.

Landscaping Maintenance

Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 14, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area.

5.2 The Ecologist states:

It seems to me that most of the buildings have been demolished apart from some garages which don't appear to have any bat roost potential, so from what I can see I wouldn't ask for a bat survey.

5.3 The Waste Officer states:

The bin store has been noted and is acceptable.

As the proposed bin store is adjacent to an apartment we strongly recommend that suitable sound proofing is provided.

Communal bin stores should have double doors that open outward with retainers. 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/level surface should also be provided to ensure safe handling of bulk bins to the collection vehicle.

Waste Management has no further observations or objections with respect to the above numbered application.

5.4 The Transport Officer states:

Having reviewed the amended submission, additional transport comments/suggested conditions are set out below:

- The layout has been revised to provide a through-pedestrian link from the eastern path across the car park to the building entrance. This has resulted in the loss of 1 parking space (to 13 standard and 3 disabled) and I have no concerns with that.
- The principle of the proposed cycle/mobility scooter parking is acceptable. I am content with a single Sheffield stand being provided in the internal store, and note the external cycle parking, although it is to be decided whether there is merit in those spaces being covered or not. My suggested condition is below.
- I am content in broad terms with the Vehicle Access Strategy plan, but further details on the gating form would be needed in due course, and the drawing needs to be extended to cover the pedestrian gate, and the red-line for it will need to be amended (see below condition).
- A Recommendation should be added relating to the need to progress Highway Adoption and that a PSPO (alley gate) will be processed.

Cycle Parking

Prior to development commencing details showing the provision of cycle/mobility scooter parking spaces, and appropriate access to them, 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/scooter 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/mobility scooters.

Vehicle and Pedestrian Access

Prior to development commencing details of the access road with Round Wood, and the adjacent pedestrian gate, shall be submitted to and approved in writing by the Local Planning Authority, to include details of the gate mechanisms/orientation, boundary treatment with the adjacent CCHA site, and pedestrian/tactile crossing details. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development ensures appropriate access for pedestrians and cyclists.

5.5 Noise Team state:

Noise Comments

PLANT NOISE (2015)

Prior to implementation a noise assessment shall be carried out and submitted

to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy 2.24 of the deposit Unitary Development Plan

R1 CONSTRUCTION SITE NOISE

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

Dust Comments

Prior to the commencement of development, a Construction Environmental Management Plan (or equivalent) must be submitted to and agreed in writing by the local planning authority which specifies provisions for controls of noise, vibration and dust. The scheme must be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenities of occupiers of other premises in the vicinity.

Waste comments

No burning of waste or burning of waste materials on site and all waste associated with the construction of the development to be disposed of correctly by suitably licenced waste contractors.

Reason: The impact of fires on local air quality and to protect the amenities of occupiers of other premises in the vicinity.

- 5.7 Shared Regulatory Services states:
The following additional information was submitted as part of the above application:

Terra Firma (Wales) Ltd, May 2019; Geotechnical & Geo-environmental Site Investigation Report Final Ref: 15345

The above includes a contamination assessment for the proposed development. No contaminants of concern were identified from the samples tested, indicating that the conditions at the site are suitable for the proposed use without the need for remediation.

However it is also noted that, at the time of reporting the author states that the majority of the development site is in use as a construction compound for works on the ongoing adjacent construction site.

Subject to the developer adhering to advice and recommendations of Section 6 of the above report, any risks associated with the ongoing use can be dealt with via the use of the Unforeseen Contamination condition.

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

CONDITIONS

PC14D. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

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

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

PC15A 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 LPA.

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

PC15B 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 LPA.

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

PC15C 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 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.

ADVISORY/INFORMATIVE

R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

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

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

imported to a development site;

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

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

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

5.8 The Parks Officer states:

Design Comments

I welcome the roof top garden which is essential given the lack of availability of landscape space around the building. On a sheltered housing / retirement scheme I would always expect to see some on-site provision. The design shown at present appears to be illustrative and the final design will need to consider sun shade and wind patterns taking into account the surrounding taller buildings and road corridor, in order to create a design which is comfortable for residents to use.

Confirmation is required on who would be responsible for maintenance of the SuDS areas and the roof top garden – if the opportunity is there for residents to be involved in maintaining the latter area this could be of significant therapeutic / physical benefit and give an increased sense of ownership.

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

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

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 54.8

(assuming that 1 bed apartments may be occupied by 1 or 2 people). This generates an open space requirement of 0.07 ha of on-site open space based on the criteria set for Sheltered Housing/Residential Homes, which vary from standard housing, or an off-site contribution of £29,950.

Although a roof garden is shown on plan (which is shared between the retirement development and tower block), as no public open space is being provided on-site, the developers would be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site.

The calculation for sheltered housing / residential homes applies a lower rate compared to the full amount required for general purpose housing. This takes into account omission of the play provision element which is not applicable, the reduced use of formal sporting facilities.

Although sheltered housing/residential homes usually provide some garden space available to residents (in this case the roof top garden, which is shared with residents of the tower block), it is reasonable to assume that nearby and large city-wide parks such as Roath Park will be used by residents, so improvements to these will be of benefit. Parks actively try to provide facilities for the older population to encourage use of parks, with the enjoyment and health benefits they can provide.

In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

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 Coed y Gores, Roundwood and Chapelwood.

6. **EXTERNAL CONSULTATIONS**

6.1 Welsh Water states:

Firstly, we note that an element of sustainable drainage principles have been designed into the scheme to collect, pre-treat and attenuate flows, we consider that this proposal will require approval by the SAB under Schedule 3 of the Flood and Water Management Act and therefore suggest that further discussions and amendments to the proposal may arise at that stage. We welcome the introduction of SuDS, however advise in our response to Article 2D mandatory pre planning enquiry that a discharge rate should be limited to

around 5 l/s where possible. IN the absence of a SAB application we request your co-operation to impose sufficient control to ensure that there

Secondly, we note that the intention is to abandon two public sewers which currently service the plot so that porous is no additional flood risk downstream of the proposed development.

Paving can be installed in their place. We have no objection to this proposal in principle subject to a full CCTV of the sewers are undertaken to prove that they do not serve any other buildings nearby and the formal abandonment legal complete before works start on site. Should it be concluded that the public sewers cannot be abandoned then the drainage proposal would need to account for a utility service strip as we would object to porous/permeable [paving being installed over our assets.

In light of the above, we suggest that further work is required to assess the surface water proposal and therefore if you are minded to grant planning permission we request that the following Conditions and Advisory Notes are included within any subsequent consent.

Conditions

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

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

Advisory Notes

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

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the

Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections

Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation. If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrwymru.com. Please quote our reference number in all communications and correspondence.

6.2 NRW state:

We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018).

Please note that our decision not to comment does not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required. The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016. Please consult us again if any survey undertaken finds that bats are present at the site and you require further advice from us.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

6.3 South Wales Police state:

The Maelfa area has historically suffered with crime and anti-social behaviour problems. South Wales Police have no objection to the proposal and welcome the re development of the site as an opportunity to reduce future problems in the area. South Wales Police have not been consulted specific proposal and having viewed the application can find no detail was what aspects of community

safety have been considered and what measures have been included in the design stage to reduce future problems.

In view of this South Wales Police make the following recommendations:

1. All parking is overlooked by residential dwellings main habitual rooms reason to ensure adequate surveillance and to prevent vehicle related crime.
2. A scheme of work in respect of external lighting to access road, parking and pedestrian routes is submitted to the authority for approval for parking areas we would recommend an average of 10 lux for parking areas and 20 lux for pedestrian access routes reason to enhance public safety.
3. Any communal cycle storage and bin storage areas should be secure and only be accessible by residents reason to prevent theft and damage.
4. The apartment block has audio-visual access control features fitted to the main communal entrance doors reason to prevent unauthorised entry to apartments.
5. All apartment entrance doors comply with PAS24:2016 and are dual certified for fire protection reason to prevent burglary and spread of fire. (Required also by Building regs Wales)
6. Any ground floor or accessible upper windows comply with PAS24:2016 reason to prevent burglary. (Required also by building regs Wales)
7. Any external entrance exit doors have vandal proof external lighting reason to enhance personal safety.
8. Any external communal areas have adequate lighting and there should be a scheme of work submitted to the authority for approval reason to enhance community safety (also required by building regs Wales)
9. There should be adequate internal lighting in all communal areas such as foyer, landing and corridors reason to enhance personal safety.
10. There should be adequate risk assessments carried out in terms of fire prevention, detection and evacuation reason to save life.
11. Any retail areas on the ground floor should be limited by condition in terms of operating times, especially as the flats are designed for older residents to ensure that there is adequate residential amenity reason to reduce potential conflict and demand on public services.
12. South Wales Police would recommend that the development should be built to Secured by Design Gold standards reason this would significantly reduce risks of crime and offer higher levels of safety for residents. Secured by design has been shown to improve quality of life for residents.

South Wales Police would welcome the opportunity to work with developers to achieve Secured by Design (Gold Award) on the proposed development. Secured by Design in Wales is a free service provided to developers by the Police Forces of Wales.

Secured by Design has been shown to reduce crime risks by up to 75% further information can be found on www.securedbydesign.com

South Wales Police would ask that under S17 of the Crime and Disorder Act

the authority consider the placing of appropriate conditions on developers in order to reduce future crime risks.

6.4 GGAT states:

Information in the Historic Environment Record shows no known archaeological features within the area of the proposal. The historic mapping sequences show later 20th century development only.

Given the nature of the proposed development, it is our opinion that the proposals are not likely to encounter any archaeological deposits. Given our understanding of the current information, it is our opinion that there will not be a requirement for archaeological mitigation works.

As the archaeological advisors to your Members, we therefore have no archaeological objection to this application.

- 6.5 Wales and West Utilities provided comments directly to Housing that they could not find any evidence of live gas mains that they own that would impede the proposed demolition. There are live gas mains in the vicinity and caution should be exercised when working in the vicinity.

7. **REPRESENTATIONS**

- 7.1 This application has been advertised on site and in the press. The local members, and nearby residents were notified of the application

- 7.2 No objections have been received in writing from local members, local residents and local businesses.

8. **ANALYSIS**

- 8.1 The application site falls within the Maelfa Local Centre as defined by the Local Development Plan Proposals Map. Policy R5: Local Centres is therefore of relevance. Policy R5 aims to promote and protect the shopping role of Local Centres. As this proposal forms part of the wider comprehensive regeneration programme for the Maelfa Local Centre it would positively contribute to the vitality and viability of the centre.

- 8.2 Policy H6: Change of Use or Redevelopment to Residential Use is also of relevance. 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;
- ii. 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.
- 8.3 The former police station which occupied the site has been demolished and the site has been most recently used as a compound for the associated construction work as part of the wider regeneration of the Maelfa Centre. As such there is no need to retain the existing use of the land as 6 garages. The proposed residential development is compatible with the neighbouring land uses and is within walking distance of the retail and community uses within the local centre and within walking distance of bus stops which provide sustainable transport to and from the city centre.
- 8.4 The proposal raises no land use policy concerns.
- 8.5 Prior to the submission of this planning application a similar scheme was put in front of the Design Commission for Wales (DCfW). Comments were received regarding the surrounding context, with scale of the development adjudged to be acceptable, and the rain gardens in the verges around the building considered to help in providing a buffer from the street. The applicant confirms that these elements of the drainage and landscape schemes have been reinforced to help emphasise the distinction between public and private space. It was suggested by the DCfW to consider using a lighter brickwork for the elevational treatments, which the scheme has responded to by using a paler treatment right to the ground floor. Landscape features are also proposed to the front and rear of the development to help soften the facade. The communal spaces were welcomed with DCfW offering suggestions to help the spaces to become more clearly defined. Similarly, the response to the roof garden and balconies was positive with the DCfW suggesting that it be ensured that the landscape design is sympathetic to the needs of the elderly. A glazed corridor linking the new development to Maelfa House was adapted to offer the opportunity for residents to sit in this area looking out onto the garden. It was stated the development would benefit from carefully considered future proofing to allow people to occupy their homes for as long as possible without the need to move elsewhere.
- 8.6 The applicant states that “The development has been prepared to meet the Council’s ‘Care Ready’ specification that sets out a requirement to meet Welsh Government’s Design Quality Requirements Extra Care standards, Lifetime Homes and the HAPPI guidance. This ensures a development that is accessible to all, can adapt positively when resident’s needs change flats has aimed to incorporate HAPPI design principles including; maximising daylight, providing quality external space directly of the living or/and bedroom space, generous rooms and circulation suited to people of all abilities. Further, it was advised that the energy strategy should be considered early, so that it can be well integrated into the design. Overall the (DCfW) review was very positive, and the written response reflected this”.

(HAPPI is an independent report in respect of future houses and communities that meet the needs and aspirations of an increasingly ageing population).

8.7 The site lies adjacent to a range of facilities and amenities which reduce the need to travel. When traveling further afield is required, the site has good connectivity to public transport links (a bus stop immediately adjoins the site) and also offers walking and cycling routes to those within the development who are able to benefit from these.

8.8 The Tall Buildings SPG says that a building outside the city centre that is double the height of surrounding properties or significantly taller in terms of actual height and number of floors is a tall building. Whilst the proposed building is smaller than Maelfa Tower which is a tall building it is more than double the height of nearby housing and should be considered against the tall building criteria that should be met. Paragraph 2.2 of the SPG identifies the following criteria:

8.9 All tall building proposals must demonstrate that:

- There would be no negative impacts on important views or vistas.
- The character or setting of heritage assets is not harmed.
- The proposal will be a positive feature in skyline & streetscape, either by complementing a cluster of tall buildings or forming a strategic landmark.
- No material harm is caused by overshadowing or overlooking.
- There will be walking and cycling accessibility to sustainable transport and local facilities.

Detailed proposals will:

- Exhibit exceptional architectural standards: elegance in form, silhouette and quality of materials.
- Maximise activity through ground floors uses and fenestration.
- Provide the highest standards of building performance, safety, inclusivity and adaptability.
- Include exemplary cycle storage, low car parking levels and integrated servicing, recycling and waste storage.
- Prove that the development will not create adverse microclimatic effects.
- Deliver significant enhancements to the public realm.

8.10 The proposal would meet most of the above mentioned criteria. The significant enhancements to public realm formed part of the earlier proposal for the redevelopment of the Maelfa retail units.

8.11 Maelfa Tower is 14.8m higher than the highest part of the proposed apartments. The tower is 18m from the nearest part of the apartment block. The Maelfa Tower will overshadow the southern elevation of the proposed building for part of the day and part of the year but the windows to habitable rooms and balconies are orientated to face east and west to mitigate the impact of the existing tower block. The roof top garden would obtain light from the east, west and in part from the south. The proposed apartments would be 6.8m higher than the highest part of the townhouses to the east and 30m distant.

- 8.12 The Residential Design Guide SPG identifies a 25 degree rule where a significant building or structure will be obstructing reasonable light to a relevant window if it breaks a line projecting up from the centre of the relevant window 25 degrees from the horizontal. In this case the proposed building does not break this rule in respect of the apartments in Maelfa Tower to the south and only fractionally by less than one degree to the new housing under construction to the east.
- 8.13 The Residential Design Guide SPG identifies a privacy distance of 21m between facing windows of habitable rooms and this is also met.
- 8.14 The Residential Design Guide SPG says that well-designed shared amenity spaces such as roof gardens, communal gardens and additional areas of play can be suitable in some forms of development. Where these are introduced to a suitable design, we will allow the required garden standard to be mixed between these private and shared amenity spaces, so long as all other standards are met.
- For communal gardens, a minimum area of 75m² should be provided for up to 5 units with an additional 10m² for each additional unit.
 - Communal gardens should be clearly defined, secure and private, accessible to all occupants and integral to the form and character of the development.
 - Balconies will need to be provided for apartments with no direct, safe or convenient access to a communal garden or other suitable public green spaces within their vicinity. They should be a minimum of 5m². They should be located in positions where they receive direct sunlight for some part of the day, and preferably with a southern aspect.
- 8.15 In this case there is a large roof garden, rain gardens and every apartment has a balcony each with a minimum area of 5 sqm. Internally the corridors are 2m wide with an area of 20sqm at the southern end of each floor where residents can sit and enjoy views to the south of the roof garden and beyond through large areas of glazing. The amenity space provisions are considered to comply with the SPG. The Parks Officer comments are considered relevant such that an off-site open space contribution is considered appropriate.
- 8.16 None of the ground floor windows to habitable rooms adjoin car parking spaces. These windows either face rain gardens or have elevated views over Llanedeyrn Drive.
- 8.17 The proposed wall and gates separating the rear parking area from Round Wood are very deadening along this frontage. To produce some inter-visibility the creation of some railings and matching gates is required, so that people can see each other between parking area and street. This would also benefit people in the street who won't feel so isolated, and the impact of the scheme will be a little softer
- 8.18 The development is designed to have a 17% improvement over the requirements of Building Regulations Part L. The proposal will be Code for

Sustainable Homes Level 3 compliant. The scheme will have a Sustainable Urban Drainage system.

- 8.19 The extent of the landscaping area between the proposed building and Llanedeyrn Drive is limited in size and by differences in ground level. Tree planting will take place around the car parking area and will be supplemented by other planting on the western side of the building and in the roof garden. The existing site contains no trees. The applicant has confirmed that he is content to accept landscaping conditions.
- 8.20 The site is not affected by any particular planning designation including ancient monument, listed building, SSSI, Conservation Area, Flooding Zone, Article 4 Direction, Historic Park, SINC, archaeological sensitive area or Tree Preservation Order. There is a SINC to the north at Round Wood but this is separated by a road from this site. It is considered that under the Environmental Assessment Regulations this is not a sensitive site neither does the scale nor nature of the development warrant a future planning application to be accompanied by an Environmental Statement.
- 8.21 The consultees' comments that have been received have been brought to the applicant's attention. No objections have been received from consultees subject to conditions and a Unilateral Undertaking.
- 8.22 In response to the Transport comments the applicant states (and these comments have been shared with Transport):

Ground floor plan updated to show bicycle hoop in the scooter storage.

Potential for bicycles to be stored in each flat.

Sheffield stands for cycles shown outside ground floor stairwell, secluded from view of main road.

Refuse vehicle manoeuvring already shown in Design and Access Statement.

Design and Access Statement updated to show how pedestrians are to navigate the car park.

The scheme is designed to allow refuse vehicles to access and enter the parking area. Access to the parking area will be controlled directly by the scheme's warden and remotely by Cardiff Council's Alarm Receiving Centre (ARC) via audio/ video equipment installed with the gate. On refuse collection days it is envisaged that the warden will be on site to assist with access to the car park and opening the refuse store room for refuse collectors.

Residents of Maelfa House and the new independent living scheme will be able to access the parking area (via vehicular and pedestrian gates) using a fob system. Access to this area will also be controlled by the warden and remotely by the Council's ARC.

- 8.23 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.

- 8.24 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.
- 8.25 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. The Police comments have been forwarded to the applicant. The parking area is gated and overlooked by surrounding dwellings. Community safety is fully addressed in the DAS covering the following topics: perimeter security, CCTV, signage, lighting, landscaping, car parking, bin stores, drainpipes, building shell security, access control, door security, window security and intruder alarm system. Conditions 4 and 5 are relevant to security.
- 8.26 The applicant in response to the Police comments has confirmed that
1. A secure and overlooked parking area is proposed where future parking will be well overlooked by five storeys of living accommodation, including balconies and bedrooms.
 2. Noted and will be complied with.
 3. The bins and resident scooter/bike storage areas are secure within the building and will have controlled access. Each flat also has enough space to accommodate a bicycle. A Sheffield Stand is proposed for visitors to park their bikes in the parking area however this area is gated and secure with access controlled by the residents and Cardiff Council.
 4. These features will be provided to ensure safe and secure access to the building and parking area as part of the scheme and the Council will happily work with South Wales Police to ensure the development meets the Gold Standard in Secure by Design.
 5. These features will be provided to ensure the building meets Building Regulations.
 6. These features will be provided to ensure the building meets Building Regulations.
 7. These features can be provided to ensure the building provides a secure environment.
 8. Noted and will be complied with.
 9. There will be adequate lighting in all communal areas to ensure personal safety and to ensure the scheme is RNIB compliant.
 12. The scheme has been developed alongside the preparation of a Fire Risk Strategy Report to ensure it addresses confidently issues relating to fire risk.

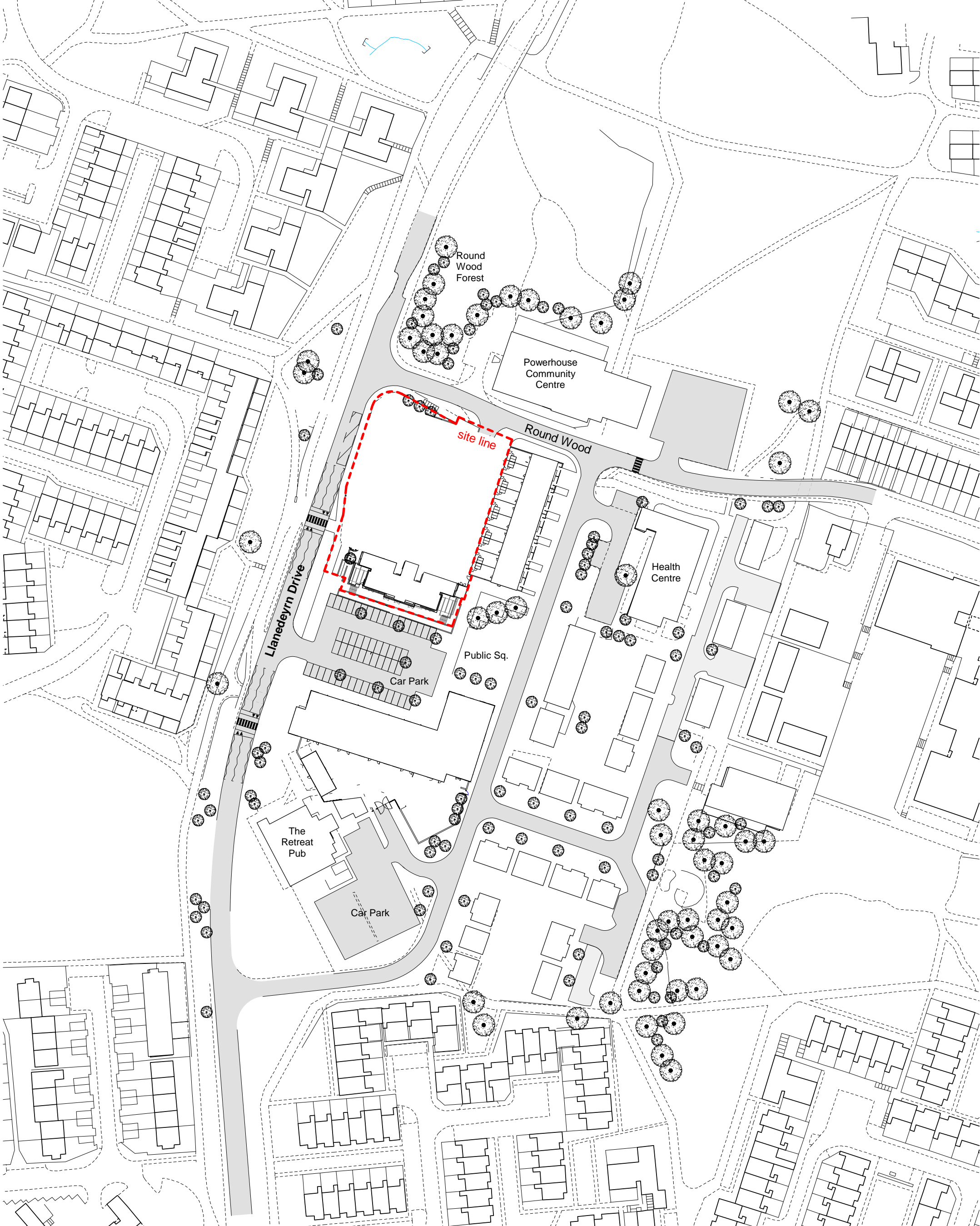
13. There are no retail uses proposed as part of this development.
14. We are happy to work with South Wales Police to obtain the Secured by Design Gold Standard.

(There was no points 10 and 11 in the Police response).

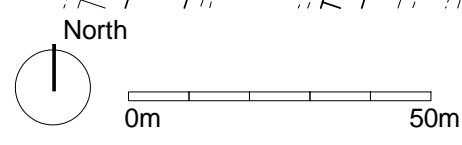
- 8.27 In conclusion, it is considered that the proposal provides an independent living scheme for older residents and will aid in meeting the housing requirements of the city. The proposal offers a good quality development in a sustainable brownfield location. Through providing care-ready affordable homes to the area, the development is deemed to satisfy a number of the LDP policies

9. **SECTION 106 UNILATERAL AGREEMENT**

- 9.1 To provide an off-site contribution of £29,950 for open recreational open space at Coed y Gores, Roundwood or Chapelwood.



1 Location Plan
1 : 1250



Rev	Description	Drn	Chkd	Date Issued
P1	Planning Issue	TS	TS	26.09.19

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Drawn _____ Author _____

Date _____ 20.12.18

Scale @ A3 _____ 1 : 1250

Status _____ Planning

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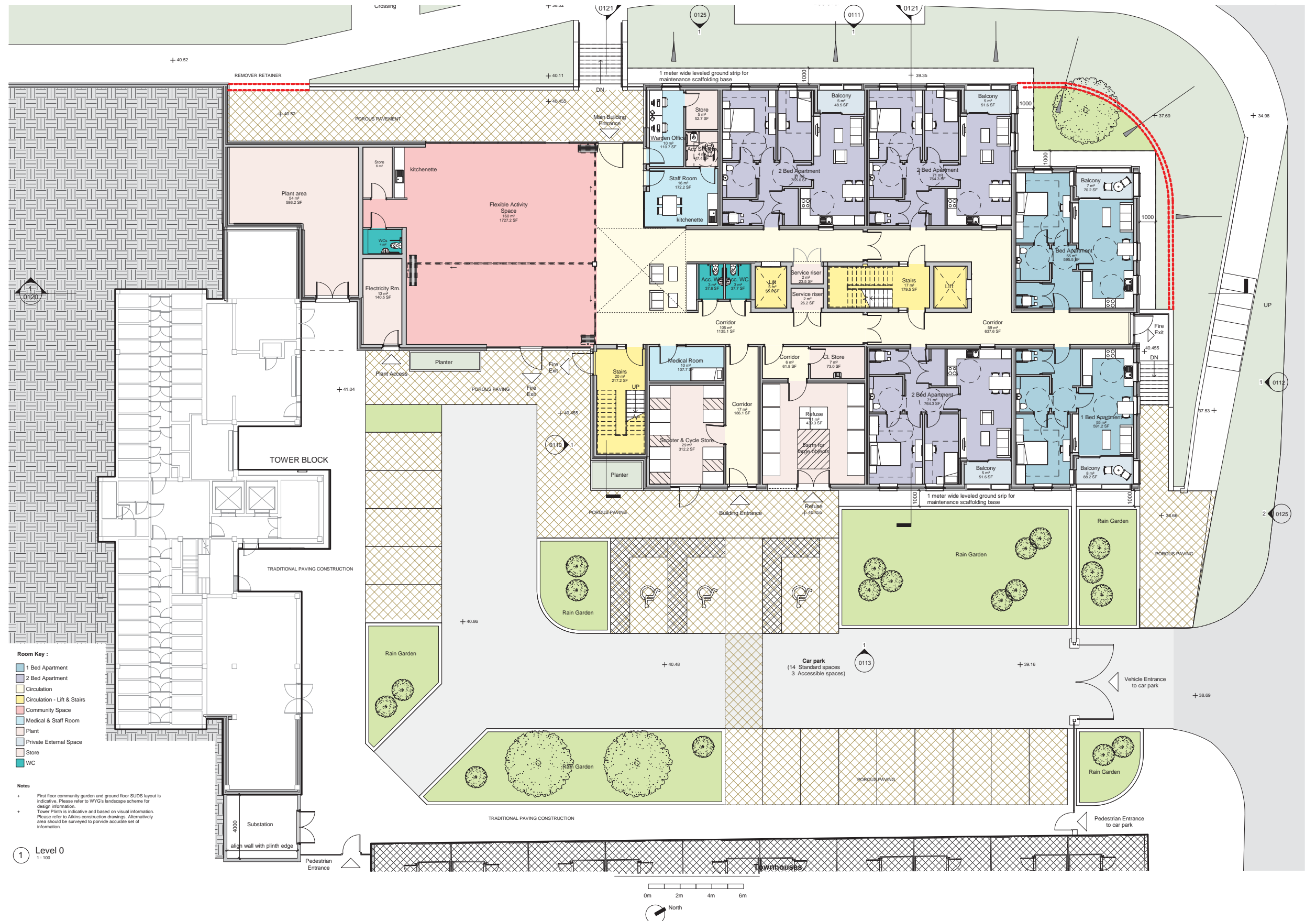
Austin-Smith: Lord

Project Maelfa Independent Living

Description Location Plan

Job No.	Drawing No.	Revision	P1
316156	0900		

GENERAL LAYOUT GROUND FLOOR PLAN



GENERAL LAYOUT

FIRST FLOOR PLAN



GENERAL LAYOUT

WEST ELEVATION



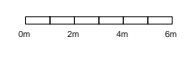
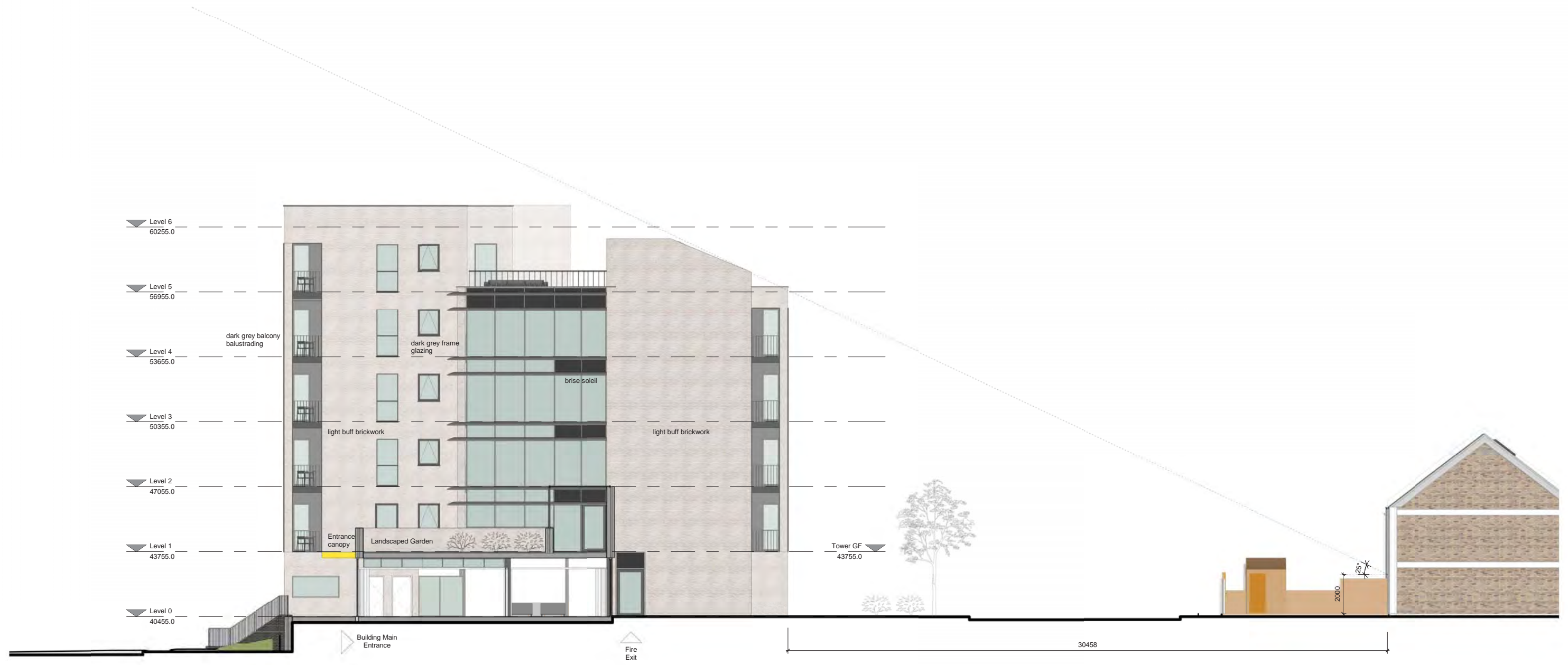
GENERAL LAYOUT

NORTH ELEVATION



GENERAL LAYOUT

SOUTH ELEVATION



GENERAL LAYOUT

SITE ELEVATIONS



1 Site Section (West Elevation)
1:200



2 Site Section (North Elevation)

EXTERNAL VIEWS

VIEW FROM LLANEDEYRN DRIVE SOUTH



AXONOMETRIC VIEW



① View 04 - Axo South west corner

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MP OBJECTION / LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 26/02/2020

APPLICATION No. **18/03020/MJR** APPLICATION DATE: 20/12/2018ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Hale Construction & Hafod Housing Association
 LOCATION: FORMER GREAT EASTERN HOTEL, 54 METAL STREET,
 ADAMSDOWN, CARDIFF, CF24 0LB

PROPOSAL: CONSTRUCTION OF 20 NO. AFFORDABLE FLATS, ACCESS,
 LANDSCAPING AND ANCILLARY WORKS AT LAND
 ADJACENT TO METAL STREET & SUN STREET, CARDIFF

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)001W Proposed site layout;
 - (SK)002X Proposed Floor Plans;
 - (SK)003S Proposed Elevations;
 - (SK)004R Proposed Elevations;

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

3. 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 condition14 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.

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 20 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

First floor

Communal flat type 'a' 1bedroom x 4 no

Communal flat type 'd' 2bedroom x 4 no

Second floor

Communal flat type 'a' 1bedroom x 4 no

Communal flat type 'd' 2bedroom x 4no

- 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 footpath 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, is south-westerly facing, and would be finished in astroturf.

- 1.4 In response to the committee's concerns the developer has amended the proposal as follows:

- **Reduction in unit numbers to provide more amenity space** – The units to the rear of the site have been reduced. This provides an increased amount of communal useable amenity space for future residents;
- **Re-introduction of second floor end flat (no. 15)** – Further design consideration has resulted in the re-introduction of the second floor end flat (no.15) to unify the front elevation onto Metal Street. This unit had previously been removed based on concern regarding the 25° principle set out in the Cardiff Residential Design Guide SPG 2017. The justification for this is that the elevation onto Metal Street only has a short distance where it is directly onto the pavement, before it recesses to the south. This ensures that there is not a continuous length of frontage which would adversely impact upon the existing houses on Metal Street;
- **Appearance** – Matters were raised regarding the general appearance of the proposals as no façade treatment had been specified. In response, the proposals now incorporate brick façades with panelled doors and cladding surrounds to break-up the elevations of the building and to add to the character

- **Impact on listed vicarage** – Twelve meters north of the proposals is a Grade II listed vicarage. The historical grid layout of the site and surrounding streets clearly demonstrates the acceptability of the proximity of the proposals to the vicarage. The May 2019 Committee Report confirms; “The concern over scale and height is noted, 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”. The report concludes; “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”. As such, not further design changes have been deemed necessary in respect of these comments;
- **Scale & Massing of the proposals** – The scale and massing of the proposals has been designed to respect the proximity of neighbouring residential dwellings, whilst maximizing the corner gateway plot. The proposed 3-storey residential block acknowledges the ridgeline of the surrounding terraces, ensures continuity in terms of scale and establishes a sense of enclosure along Metal Street. As identified by the case officer in the May 2019 Planning Committee Report; “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”. It continues to state: “...the site is located within a tight urban environment where separation distances between frontages of circa 12 metres is not uncommon”. The proposed scale and massing of the scheme is therefore deemed an appropriate approach in the context of the surroundings;
- **Proximity of neighbouring primary school** – Effort has been made to ensure there is limited potential for overlooking of the school grounds from the new residential units, given concerns of local parents and residents. On the elevation facing the school (west), high level windows serve bathroom windows and will be obscured (flat 15 & 9), with further high level windows in flat 8. Furthermore, sightlines from low level windows (flats 1 & 2) are obstructed by the boundary wall between the sites. As such, it is considered the revised proposals have respectfully address the concerns raised by the local community and ensure little to no potential for sightlines into the school area.

2. **DESCRIPTION OF SITE**

- 2.1 The site rectangle in shape measuring an area of 1100m². 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 frontages 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 a 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 CONSULTEE 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 (including 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 20 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 to 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 re-notified of the amended plans. 67 letters of objection have been received, which have reiterated their original objections. 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 of the amended plans. Both Councillor Howells and Jones have reinstated their objections 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 propose any renewable energy provision;
- (iv) concern over the lack of parking provision given that Metal Street is an important link road to Newport Road 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 given that the committee recommended refusal of the scheme

7.3 Jo Stevens, Member of Parliament for Cardiff Central, states the following points:

- Believes the scheme is an overdevelopment of the site;
- The proposal would block out natural light and affect privacy of adjoining neighbours-including the school;
- Allowing such high density will result in waste management and noise pollution;
- The proposal fails to provide any off street parking which will cause pressure on the surrounding area;
- In summary, I do not believe these new plans go anywhere near far enough in alleviating the strong concerns of residents.

7.4 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 and there is insufficient parking provision

8. **ANALYSIS**

8.1 The application was presented to the 15th May Planning Committee, where it was deferred for a site visit. The site visit was undertaken on the 10th June, 2019 a further deferment was agreed at the June committee for officers to draft reasons for refusal on the following grounds:

- Poor design (in terms of character of the area, use of materials and inappropriate design of doors and windows, boundary treatment);
- Poor form of accommodation for the future occupiers (in terms of bedrooms and outlook);

- Unacceptable impact upon the Listed Buildings and;
- Lack of renewable energy or low carbon technology in the design e.g solar panels on the flat roof.

8.2 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

8.3 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.

8.4 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 within Cardiff, 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 with the windows in the bay framed by a grey glazing by using a differing materials to walls ensures that the mass of the building does not create 'block' feel. The use of materials (changed from render to buff brick) and their application is important in ensuring that the scheme harmonises with the local area, the proposed brick would be similar to that of the adjoining school (to ensure continuity with the streetscene). A condition is recommended to ensure this design quality is met.

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, this context combined with the flat roof would result in the proposal being no higher than the surrounding properties and therefore would not represent a visually intrusive form that would dominate the area. It should be noted that within close proximity to the site are 3 storey buildings at Anderson Place and also that the Saint German Church is taller than the surrounding buildings. The Primary school is generally at odds in design terms with the Sun Street character by being single storey in height. In this case the height of the proposal would not be seen as an incongruous feature within the street scene.

Taking 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 that responds positively to the character of an area.

8.5 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 breach this standard for adjoining residential properties but the proposal demonstrates that sufficient light would, 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 storey blocks being no higher than the adjoining properties, would not result in an overbearing form of development on the existing residential properties.

8.6 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 (for private areas i.e rear gardens), 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. Whilst the amended plans have introduced windows onto the Metal Street frontage on balance, the proposal is considered acceptable from a privacy point of view having regard to local context.

8.7 Adamsdown Primary School

The Council's design policies relate to the protection of residential amenity rather than 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, bearing in mind that the site once housed a hotel.

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. .

8.8 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 to ensure that the outlook for the occupiers is acceptable, these changes are considered to be acceptable.

8.9 The impact upon parking and highway provision

The concerns of residents, Local Councillors and a local MP 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, the lack of off street parking would accord 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.

8.10 The impact upon Listed Buildings

The proposal would be sited approximately 12 metres away from the vicarage and church, which are Listed Buildings. Section 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

- 8.11 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.
- 8.12 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.
- 8.13 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 the new 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.
- 8.14 The proposal is for one/two bedroom apartments and as such the on-site amenity space is considered appropriate for the scale of development including

for family needs. The finish of the amenity surface as astroturf is considered acceptable. In terms of visual amenity, the creation of green frontages is considered to accord with council policy for internal/external amenity

9. **SECTION 106 AGREEMENT**

9.1 Requests for the following financial contributions have been received:

Public open space (POS) **£30,088.93**

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 which is a significant material consideration. Whilst it is acknowledged that the scheme is a 3/2 storey flat roof design and is at a higher density than the surrounding properties, but 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.

11. **OTHER LEGAL CONSIDERATIONS**

11.1 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

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

proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

11.3 *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.

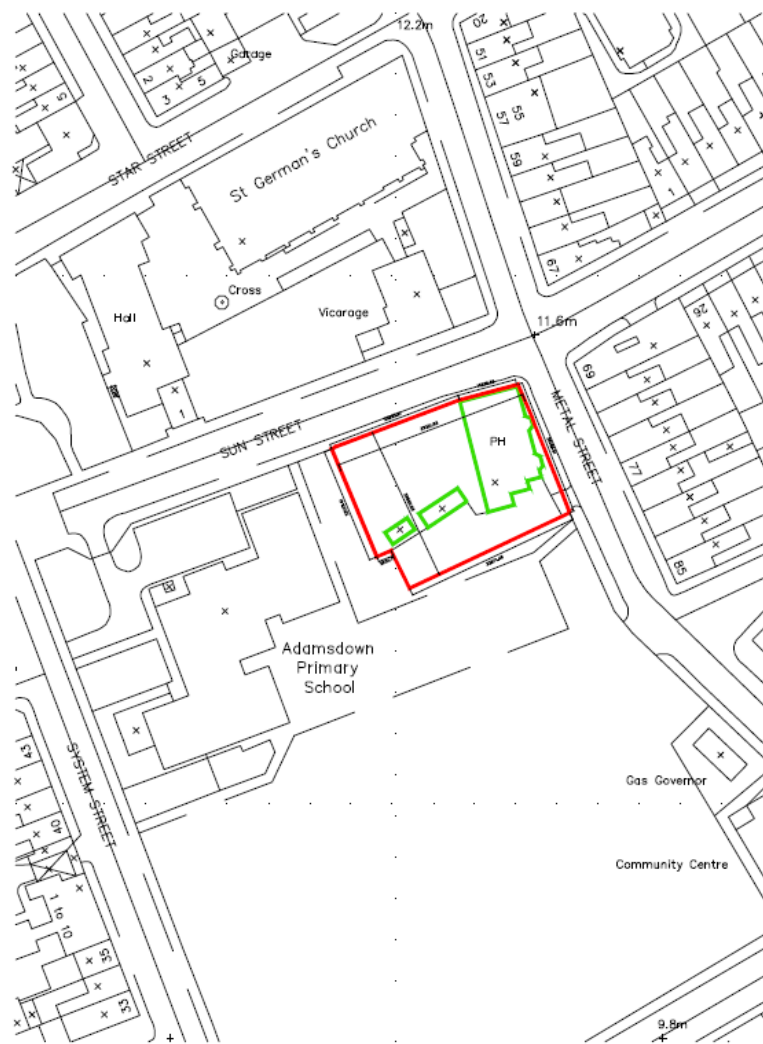
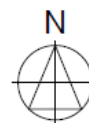
11.4 Environment Act 2016

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.

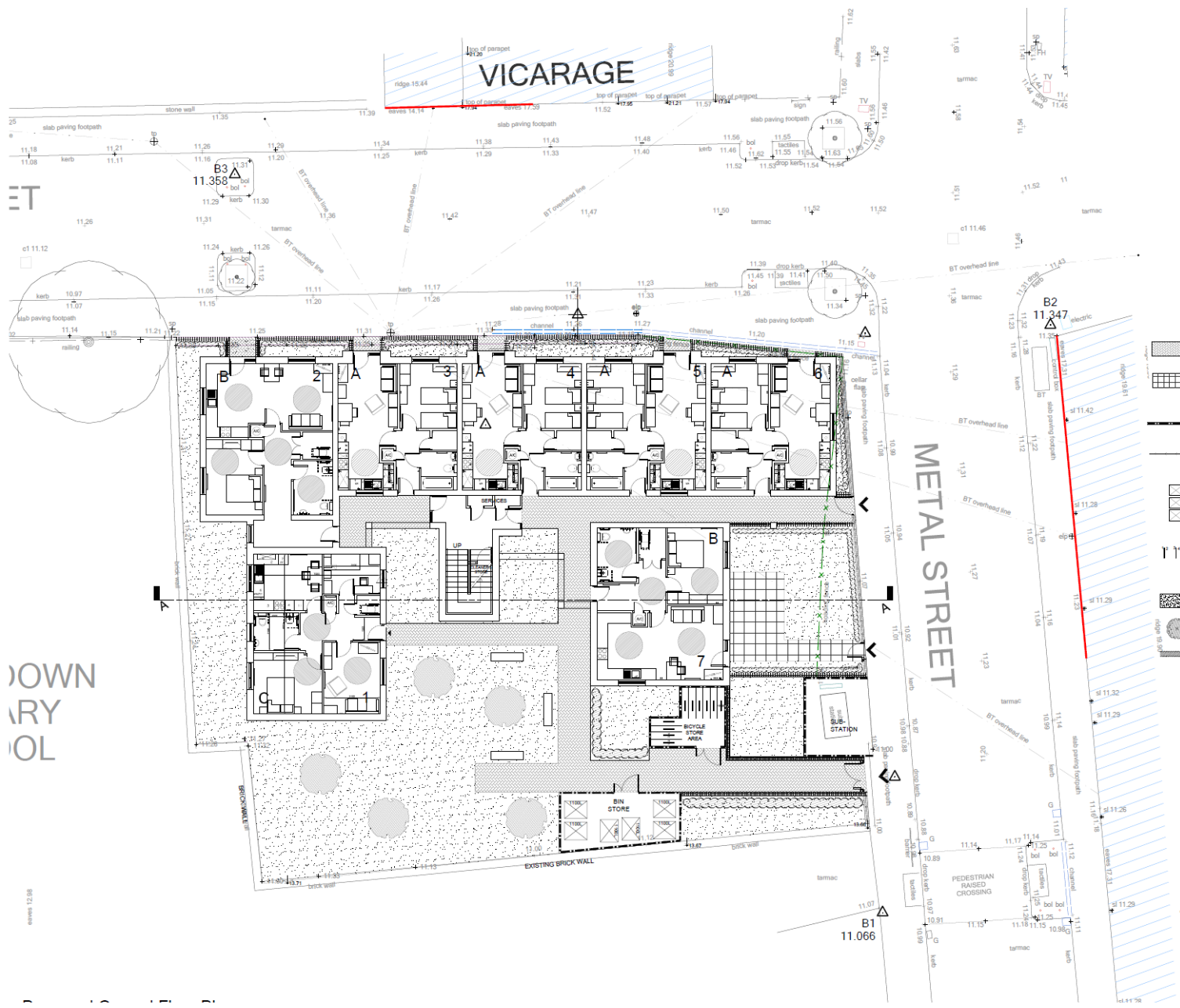
12. **SUGGESTED REASONS FOR REFUSAL**

If members are still minded to refuse on the grounds outlined in paragraph 8.1 of this report, officers provide the following draft reasons for refusal:

1. The proposal by virtue of its siting, design, use of materials and boundary treatment along Sun Street fails to provide a high quality sustainable form of development that responds positively to the character of the area, contrary to Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in the Council's Infill Design Guide SPG (November 2017), Planning Policy Wales (Ed.10) and TAN 12 (Design);
2. The proposal would, by virtue of its siting and design, fail to provide a safe and secure living environment, resulting in harm to the amenity of the future occupiers, contrary to Policy KP5 and Policy C3 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Planning Policy Wales (Ed.10) and TAN 12 (Design).
3. The proposal, by virtue of its siting and design, would fail to preserve or enhance the setting of the Grade 1 Listed St German's Church and the Grade 2 Listed Vicarage, contrary to Policy EN9 (Conservation of the Historic Environment) of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Planning Policy Wales (Ed.10) and TAN 24.
4. The proposal by virtue of its siting and design fails to utilise renewable energy and low carbon technologies contrary to Policy EN12 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained Planning Policy Wales (Ed.10) and TAN12 (Design).



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notes

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

- (S0001) SITE LOCATION PLAN
- (S0001) PROPOSED SITE LAYOUT
- (S0002) PROPOSED FLOOR PLANS
- (S0003) PROPOSED ELEVATIONS
- (S0004) PROPOSED ELEVATIONS
- (S0005) PROPOSED CROSS SECTIONS
- (S0006) PROPOSED FLAT TYPES - GROUND FLOOR
- (S0007) PROPOSED FLAT TYPES - 1ST + 2ND FLOOR
- (S0008) PROPOSED FLAT PLAN
- (S0009) PROPOSED KITCHEN LAYOUTS
- (S0010) PROPOSED KITCHEN LAYOUTS
- (S0011) PROPOSED KITCHEN LAYOUTS
- (S0012) PROPOSED KITCHEN LAYOUTS
- (S0013) PROPOSED KITCHEN LAYOUTS
- (S0014) PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

FLOOR	FLAT TYPE	NO.	TOTAL NO. OF FLATS
GROUND FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 NO
	DISABLED FLAT TYPE 'B'	2P1B	2 NO
	DISABLED FLAT TYPE 'C'	3P2B	1 NO
FIRST FLOOR	COMMUNAL FLAT TYPE 'A'	2P1B	4 NO
	COMMUNAL FLAT TYPE 'C'	3P2B	3 NO
	COMMUNAL FLAT TYPE 'A'	2P1B	4 NO
	COMMUNAL FLAT TYPE 'D'	3P2B	2 NO
TOTAL NO. OF FLATS			

Notes

EXTERNAL WORKS

- DENOTES EXTENT OF CONCRETE BRICK PAVERS LAID HERRINGBONE FASHION.
- DENOTES EXTENT OF 600X600X50MM P.C PAVING SLABS.
- JAILING - FENCING**
 - DENOTES 2 M HIGH CLOSE BOARDED 2 R/F FENCE TO B.S. 1732 PART 5 WITH TIMBER POSTS AND RAILS. NOTE DATES (WHERE SHOWN) ARE TO MATCH FENCING IN HEIGHT.
 - GALVANIZED MILD STEEL HOOP TOPPED RAILING PAINTED; PROVIDE 1100MM HIGH MATCHING GATES.
- BIN STORE**
 - 2X1100 LITRE BIN FOR GENERAL WASTE
 - 2X1100 LITRE BIN FOR RECYCLABLE WASTE
 - 1X1100 LITRE BIN FOR FOOD WASTE.
- BIKE STORE**
 - 20 NO LOCKABLE SECURE FREE STANDING BICYCLE RACKS.
- LANDSCAPING**
 - DENOTES AREAS TO BE TOP SOILED AND TURFED. REFER TO NBS SPECIFICATION Q30.
 - DENOTES NEW TREES. FOR STAKING ETC REFER TO NBS SPECIFICATION Q31.
 - HEDGEROW PLANTING: BUXTUS SEMPERVIRENS 3 LITRE POT SIZE.

DOWN
RY
COL

11.066

B1
11.066

B2
11.347

VICARAGE

METAL STREET

EXISTING BRICK WALL

PEDESTRIAN RAISED CROSSING

BRICK WALL

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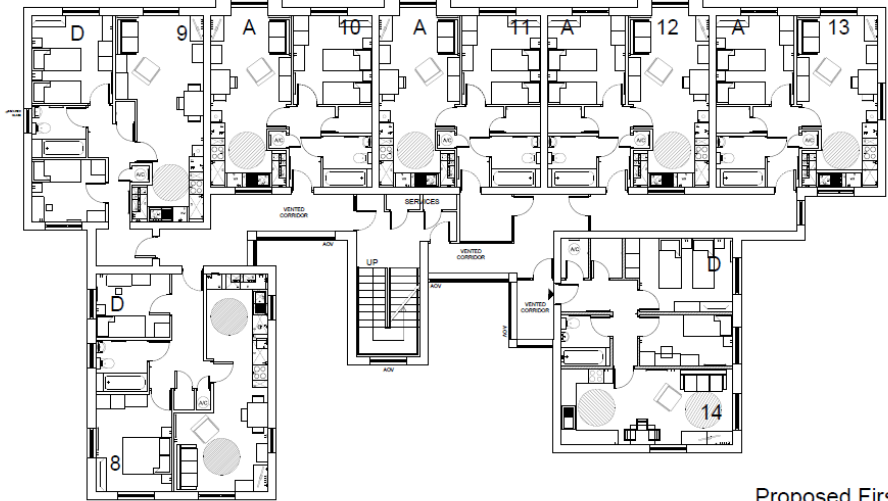
notes

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

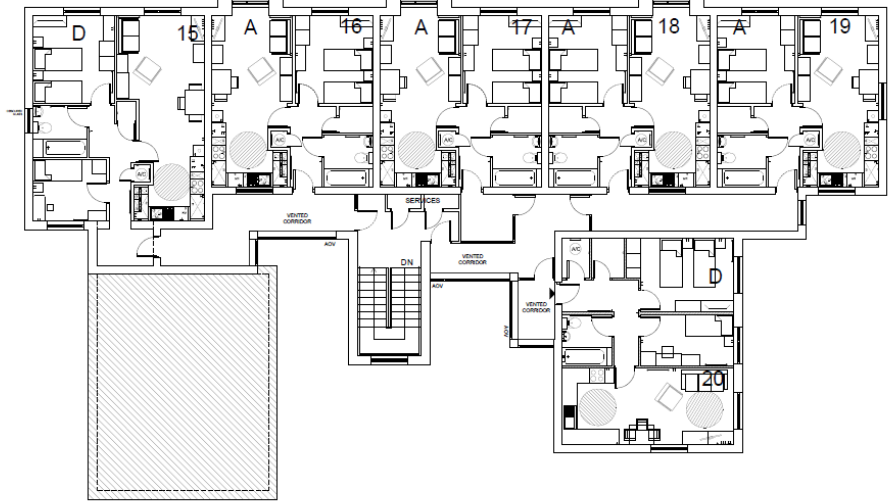
- (S/001 SITE LOCATION PLAN
- (S/001 PROPOSED SITE LAYOUT
- (S/002 PROPOSED FLOOR PLANS
- (S/003 PROPOSED ELEVATIONS
- (S/004 PROPOSED ELEVATIONS
- (S/005 PROPOSED CROSS SECTIONS
- (S/006 PROPOSED FLAT TYPES - GROUND FLOOR
- (S/007 PROPOSED FLAT TYPES - 1ST - 2ND FLOOR
- (S/008 PROPOSED BLOCK PLAN
- (7/101 PROPOSED KITCHEN LAYOUTS
- (7/102 PROPOSED KITCHEN LAYOUTS
- (7/103 PROPOSED KITCHEN LAYOUTS
- (7/104 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

GROUND FLOOR		
COMMUNAL FLAT TYPE 'A'	3P1B	4 No
DISABLED FLAT TYPE 'B'	3P1B	2 No
DISABLED FLAT TYPE 'C'	3P2B	1 No
FIRST FLOOR		
COMMUNAL FLAT TYPE 'A'	3P1B	4 No
COMMUNAL FLAT TYPE 'D'	3P2B	3 No
SECOND FLOOR		
COMMUNAL FLAT TYPE 'A'	3P1B	4 No
COMMUNAL FLAT TYPE 'D'	3P2B	2 No
TOTAL No. OF FLATS		29 No.



Proposed First Floor Plan



Proposed Second Floor Plan



View looking south from Sun Street



View looking west from Lead Street



View looking east from Sun Street



View looking north from Metal Street

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/02851/MJR** APPLICATION DATE: 28/10/2019

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council

LOCATION: SITE ADJACENT TO ST MARY THE VIRGIN CHURCH, BUTE STREET, BUTETOWN, CARDIFF

PROPOSAL: NEW BUILD 2 FORM ENTRY PRIMARY SCHOOL & FLYING START AND SPECIAL RESOURCE BASE TO REPLACE EXISTING ST MARY THE VIRGIN CIW PRIMARY SCHOOL

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the applicant providing a Unilateral Undertaking under **SECTION 106** for the requirements specified in paragraph 9.1 of this report and subject to the following conditions:-

1. C01 Statutory Time Limit
2. This approval is in respect of the following plans and documents, unless otherwise amended by any other condition attached to this consent:
 - 1648-CCC-XX-ZZ-DR-A-0001-SITE – Site Location Plan
 - 1648-CCC-XX-GF-DR-A-0002-GAPLAN – Proposed Ground Floor Plan
 - 1648-CCC-XX-ZZ-DR-A-0003-GA PLANS – Proposed First and Second Floor Plans
 - 1648-CCC-XX-ZZ-DR-A-0004-ROOF – Proposed Roof Plan
 - 1648-CCC-XX-ZZ-DR-A-0005-ELES Rev A – Proposed Elevations 01
 - 1648-CCC-XX-ZZ-DR-A-0006-ELES – Proposed Elevations 02
 - 1648-CCC-XX-ZZ-DR-A-0007-SECTIONS – Proposed Sections
 - 1648-CCC-XX-XX-VS-A-0008-VISUALS – 3D Visuals
 - 1648-CCC-XX-ZZ-DR-A-0009-MASTER – Proposed Masterplan
 - 1648-CCC-XX-GF-DR-A-0010-ROUTES – Site Movement
 - 1648-CCC-XX-GF-DR-A-0011-BOUND – Proposed Boundaries
 - 1648-CCC-XX-XX-SU-A-0012-TOPO – Topographical Information
 - 1648-CCC-XX-XX-DR-A-0013-UTILITIES – Existing Utilities
 - 1648-CCC-XX-XX-DR-A-0012-RAILS- Det S2 dated 03/02/20
 - 1648-CCC-XX-XX-CM-A-0015-Details –S4 Rev A
 - 1648-CCC-XX-GF-DR-L-0004-PS-S3 RevB Planting Plan
 - 1648-CCC-XX-GF-DR-L-0006-PTD – Planting Technical Details
 - Plant Specification Maintenance Operations

- Design & Access Statement
- Green Infrastructure Management Strategy dated December 2019
- Statutory Screen Tool incl. Equalities Impact Assessment
- Pre Development Tree Survey & Constraints Plan
- Bat Roost Tree Inspection
- Phase 1 Habitat Plan
- Technical Note Ecology
- Flood Consequence Assessment
- Transport Statement
- Travel Plan
- Acoustic Report
- Site Investigation Surveys and Report

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

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

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

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

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

The development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses (LDP policy EN8).

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

Reason: To maintain and improve the amenity and environmental value of the area (LDP policy EN8).

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

Reason: To maintain and improve the amenity and environmental value of the area (LDP policy EN8).

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

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

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

Reason: To ensure that the safety of future occupiers is not prejudiced (LDP policy EN13).

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

The report of the findings shall include:

- (i) 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;

- (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 shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG NRW guidance document 'Land Contamination: A guide for Developers' (2017).

* 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 (LDP policy EN13).

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

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

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

9. The remediation scheme approved by condition 8 above shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority 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 shall be submitted to and approved in writing by the Local Planning Authority.

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

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 (LDP policy EN13).

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works 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, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

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

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

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
12. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

Reason: To ensure that the safety of future occupiers is not prejudiced (LDP policy EN13).
14. No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

15. No development shall take place until the applicant has submitted a written scheme of historic environment mitigation to and obtained approval from the local planning authority. Thereafter, the programme of work shall be fully carried out in accordance with the requirements and standards of the approved scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource (LDP policy EN9).
16. The colour of the panels on the school and the colour for the weld mesh fencing and perforated metal panels guarding the first floor play area shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the construction of the school building.
Reason: In the interests of visual amenities (LDP policy KP5).
17. The pavement to be enlarged in Bute Street to the front of the school shall be finished in materials to match the existing pavement.
Reason: In the interests of visual amenities (LDP policy KP5).
18. Details showing the provision of school cycle and scooter parking spaces, and appropriate access to them, 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 and scooter parking spaces shall be maintained and shall not be used for any other purpose (LDP policy T1).
Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles and scooters.
19. Details of the junction between the proposed car park and the highway shall be submitted to and approved in writing by the Local Planning Authority, to include details of gates, boundaries, surfacing and crossovers. The approved details shall be implemented prior to beneficial use (LDP policies T1 and T5).
Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility.
20. Details of the safety/traffic measures specified below shall be submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to beneficial occupation.

 - Raised table parallel zebra crossings on Bute Street (2 no.) and removal of an existing signal-controlled crossing
 - Raised table crossings on Maria Street (2 no.), and at parking bay entrance on Canal Parade, for a continuous footway link
 - Various dropped flush kerbs to suit crossings as required
 - Widened footway sections on Canal Parade and Bute Street
 - Gateways on Bute Street
 - 20 mph speed limit on Canal Parade and Bute Street
 - TRO for provision of School Keep Clear markings on Canal Parade

- TROs for removal of parking bays on Bute Street and Canal Parade and removal of existing School Keep Clear markings on North Church Street and Canal Parade
- TROs for parking enforcement on wide footways/shared use paths
- Removal of existing access control barriers at various locations on the route to school just east of the railway line

Reason: To ensure that the proposed development maximises the potential for non-car trips (LDP policies T1 and T5).

21. Prior to the approved school being brought into beneficial use a Travel Plan shall be submitted to and approved by the local planning authority. This shall include details of modal split targets, the Travel Plan co-ordinator, school travel surveys and monitoring. The Travel Plan shall be implemented in accordance with the approved document.

Reason: To ensure that the proposed development maximises the potential for non-car trips.

22. Prior to the commencement of development a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

- 1) locations for the storage of all plant and machinery to be used in connection with the construction of the development;
- 2) details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);
- 3) provision for the on-going maintenance of any such bunds, fences and other measures;
- 4) the control and removal of spoil and wastes; and

The Code of Practice shall indicate:-

- a. the proposed hours of operation of construction activities and deliveries;
- b. the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;

- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and wheel washing.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity and future occupiers are protected. (LDP policy EN13)

- 23. Details of the position and arcs of coverage of CCTV and security lighting shall be submitted to and approved in writing by the Local Planning Authority and then be implemented as approved prior to the school being brought into beneficial use.

Reason: In the interests of the amenities of nearby residential occupants (LDP policy EN 13).

- 24. Notwithstanding the submitted plans a noise barrier shall be erected along the southern boundary of the raised play area in accordance with drawing 1648-CCC-XX-XX-DR-A-0012-RAILS- Det S2 dated 03/02/20 prior to the school being brought into beneficial use.

Reason: In the interests of the amenities of adjoining residents (LDP Policy EN13).

- 25. Prior to development commencing on the construction of the bin store and sprinkler tank and plant details of these structures and enclosures shall be submitted to and approved in writing by the Local Planning Authority and then constructed as approved.

Reason: Insufficient details have been submitted and in the interests of the visual amenities of the area (LDP Policy KP5).

- 26. Notwithstanding the submitted plans, details showing the provision of MUGA cycle parking spaces, and appropriate access to them, 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 (LDP Policy T1).

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

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances

should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

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

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

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

RECOMMENDATION 3 : Prior to the commencement of development, the developer shall notify the local planning authority of the date of 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 proposal is to create a replacement for and expansion of St Mary the Virgin Church in Wales primary school. The school will include:
- A new 2 FE primary intake (420 pupils)
 - 2 x Specialist Resource Base (SRB) classrooms to form part of Cardiff Council's Additional Learning Needs (ALN) strategy, 10 pupils each
 - 48 FTE nursery
 - 24 FTE Flying Start (FS) provision
 - 8 FTE x 30 hour childcare provision (merged with FS, total 32 FTE)
 - Up to 60 FTE staff
- 1.2 The proposed building will also provide opportunities for the community to use parts of the facility namely the halls, kitchen, WCs / Changing Place and a community room.
- 1.3 The proposed school incorporates a Special Resource Base (SRB). A drop-off area is located within the car park within close proximity to the SRB entrance. A Changing Place is located centrally on the ground floor so as to be accessible by all early years and near the main circulation routes. A lift is provided to all levels

including the roof top play and an accessible WC located centrally on each floor next to the lift.

- 1.4 The Design and Access Statement sets out the background to the proposal, the need for it in terms of education provision, additional capacity requirements and how the site constraints, opportunities, and design requirements have influenced and directed the project design.

The building will be of brick construction (wienerberger con mosso) with some render panels, grey aluminium windows and doors, and a membrane finish to the lean to roof with tarmac and rubber crumb to the roof top play area. The rooftop play area will be enclosed by 1.5m high screens. A MUGA (33m x 22m) is to be created along the western boundary of the school enclosed by a 3m high weld mesh fence.

- 1.6 It is proposed to install photo voltaics on the lean to roof facing west.

- 1.7 A long bench around a tree to the front of the school is proposed.

2. **DESCRIPTION OF SITE**

- 2.1 The proposed site for St Mary the Virgin Church in Wales school is St Mary's Church Park which lies South of St Mary the Virgin Church. The site is currently accessed via North Church St and the site is flanked on both West and East sides by Canal Parade and Bute St respectively. At the time of the site visit the grass was overgrown and the two football goals were in the process of rusting.
- 2.2 The western end of the site near Canal Parade is currently used as gardens for the existing school.
- 2.3 Immediately to the north of the site is church and a two storey residential building adjoining the site boundary. A little further north is the existing school. To the west is an industrial building. To the south are two storey residential units and associated parking.
- 2.4 Canal Parade links the site to Dumballs Rd to the west and also provides pedestrian access to Callaghan Square and the city centre. Canal Parade extends to undeveloped land to the north of the school site, which results in a dead end for vehicular traffic. Bute St runs parallel with the railway line and Lloyd George Avenue, providing a link to the city centre and Cardiff Bay.
- 2.5 The site identified for redevelopment for the new school is approx.8500m² in area and is level.
- 2.6 The 1950 aerial photograph for this site shows it occupied by high density urban development.
- 2.7 The Parish Church of St Mary the Virgin and St Stephen the Martyr, including the forecourt wall and railings are listed as an interesting and well preserved example of this style, for its dominant location, and for its historic interest

3. **PLANNING HISTORY**

3.1 None relevant on this site

4. **POLICY FRAMEWORK**

4.1 The following LDP policies are considered relevant:

KP3(B) Settlement Boundaries
KP5 Good Quality and Sustainable Drainage
KP7 Planning Obligations
KP8 Sustainable Transport
KP12 Waste
KP13 Responding to Evidenced Social Need
KP14 Healthy Living
KP15 Climate Change
KP14 Healthy Living
KP15 Climate Change
KP16 Green Infrastructure
KP17 Built Heritage
EN6 Ecological Networks and Features of Importance for Biodiversity
EN8 Trees, Woodland and Hedgerows
EN9 Conservation of the Historic Environment
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Land Contamination
T1 Walking and Cycling
T5 Managing Transport Impacts
C1 Community Facilities
C3 Community Safety/Creating Safe Environments
C4 Protection of Open Space
C6 Health
C7 Planning for Schools
W2 Provision of Waste Management Facilities in Development

4.2 It is considered that the following SPGs are relevant to this development:-

Green Infrastructure
Managing Transportation Impacts (Including Parking Standards)
Planning Obligations
Planning for Health and Wellbeing
Residential Design Guide
Soils and Development
Trees and Development
Waste Collection and Storage Facilities

5. **INTERNAL CONSULTATION RESPONSES**

5.1 The Waste Officer states:
The proposed storage area for waste and recycling is acceptable.

Waste management have no further observations or objections to the proposed development.

5.2 (a) The Tree Officer originally stated:

In the absence of an Arboricultural Impact Assessment I cannot be certain about the precise impact upon the arboricultural resource, but comparing the Tree Constraints Plan with the site plan, I think that at least 20 'B' (moderate quality and value) items will be lost and at least 5 'B' category items will see encroachments within their Root Protection Areas (RPAs). 'Items' in some cases means more than one tree, so the total number of trees impacted exceeds 20. In addition, the impact on the densely clustered trees in the NW corner of the site is unclear – it is quite possible that in removing trees in the southern half of this cluster, retained trees in the northern half will be structurally vulnerable as a consequence of increased exposure. In any event there will be a very substantial loss of trees that should be retained and protected as part of development, unless overriding design justifications are given for their loss and that loss is offset by new planting. Many of the trees lost are of large, long-lived species (ash, black walnut, horse chestnut and sycamore) and/or comprise a continuous line or integrated group that has importance as part of a green corridor.

Full details of new planting are not provided but so far as I can see no more than 12 new trees are to be planted, 7 of which are in constrained beds in terms of above and below ground growing space. Green corridors are absent or tenuous at best. Taking this information together I can only conclude that there will be unacceptable harm to trees of amenity value putting the development at odds with EN8 and KP16. If tree loss is unavoidable at this site, new planting must offset the loss, so it must include not only equivalent replacements in numerical terms, but more trees than are lost to make up for the fact that many of those lost are large and long lived trees. Planting a single tree in a constrained bed does not offset the loss of a mature black walnut or sycamore for example.

The overall design features extensive areas of hard surfacing and car-parking that substantially constrain the scope to offset tree losses and provide green corridors. A softer, 'landscape led' design would be appropriate, wherever possible retaining existing trees.

According to the Soil Resource Report there is a valuable, re-usable topsoil resource at the site but no re-usable subsoil. The re-use of site won topsoil should be prioritised, subject to it meeting geotechnical/geo-environmental criteria. I note that potentially phytotoxic levels of lead have been identified for part of the site and it is obviously important that such soils are not used for sensitive landscape types. In general terms, the topsoil resource should only be used for landscape types that it is well suited to support. Rain garden/swales soils are likely to have performance criteria in terms of drainage and nutrient retention that site won topsoil doesn't meet, or doesn't meet unless it is ameliorated. The project soil scientist should be consulted to ascertain what functions the soil will support and what modifications would be appropriate to ensure good functionality. Where it will not be possible to re-use site won soil, imported topsoil and subsoil should be provided in line with a detailed topsoil and subsoil specification. Since the site is currently largely soft landscaped, it is essential that the disturbance to/sealing of site soil is

compensated for by the planting of landscape types that are effective at 'creating' or protecting soil and its functionality and mitigating the predicted impacts of climate change. Large, long-lived trees are especially effective in this regard and the loss of/harm to the soil resource and consequent conflict with KP15 are another reason why amendments to design to secure the retention of existing trees wherever possible, and the planting of large, long-lived trees to offset unavoidable losses, is considered an important part of design.

A detailed, upfront landscape scheme should support the application and comprise a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views to show root available soil volumes, planting methodology, aftercare methodology, implementation programme and evidence to show that services (including drainage), existing and proposed, will not conflict with planting. Specialist landscape functions such as rain gardens and swales will require specialised planting types dependent on the prevailing hydrological regime. A limited range of trees will tolerate alternately inundated and then dry soils, and these are not the same as those trees that will tolerate very dry soil or very wet soil only.

Once the design is finalised an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan will be required.

(b) And following the submission of further information including a Green Infrastructure Management Plan the Tree Officer stated:

I welcome the planters with seating to the rooftop play space, the climbers to the south boundary and hedging to Bute Street, though more and larger planters could be accommodated given the space available? Sectional drawings are required for the planters in order to understand the soil profile, irrigation and drainage.

My reservations remain with regard to the proposed planting of *Abies koreana* and *Ligustrum indicum*. The *Abies* is I think too slow, squat and drought sensitive to make a significant long-term contribution, and I think *Pinus cembra*, *Pinus heldreichii* or *Pinus sylvestris* better options here. Whilst the *Ligustrum* is I understand tolerant of heavy soils, it is not drought tolerant and is not, so far as I can ascertain, available as a tree, only as a shrub. A better option for the context is *Acer x freemanii* 'Armstrong' or *Liquidambar styraciflua* 'Slender Silhouette'.

I understand that off-site planting is being considered to mitigate losses? Upfront details of such are preferred to give comfort that the planting will be done and is not just a 'wish list' that may never be fulfilled.

5.3 The Specialist Services Officer – Environment states:

The following information was submitted with the application – Earth Science Partnership, June 2019; Exploratory Geotechnical & Geo-environmental Assessment Report Ref: ESP.7048.02.3208 Rev1; Figure 2 Investigation Point Plan.

The above report includes contamination and ground gas assessments undertaken at the development site. Laboratory testing indicated generally low levels of contaminants, with

the exception of localised elevated lead (sampling point HDP3). The development Master Plan and Investigation Point Plan indicate this to be in the vicinity of an area proposed for soft landscaping within the outdoor Nursery area. On this basis, Section 6.1.2 of the above report confirms the need for further sampling, and contamination assessment to determine whether remediation measures are required.

The above report refers to an ongoing ground gas monitoring programme and assessment. This will need to be completed.

Amended ground gas and contamination conditions are recommended in relation to the above concerns.

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

CONDITIONS

Prior to the commencement of any development works and on completion of the ground gas monitoring and assessment, 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.

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

The report of the findings shall include:

- (i) 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;

- (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.

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

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

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other

offsite receptors.

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

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

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

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

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

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

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

Guidance Notes.

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

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

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

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

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

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

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

ADVISORY/INFORMATIVE

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

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

The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.

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

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

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

5.4 The Ecologist states:

I have previously engaged with the applicant at this site before and during the pre-app process, and in terms of ecology the submission largely conforms with what has previously been agreed. A number of trees were identified as having low bat roost potential, and guidance suggests that if these trees are to be felled then they should be subject to inspection by an arborist and/or bat ecologist immediately prior to felling, and that 'Soft-felling' may be advised in certain circumstances. I have previously advised the applicant that ideally, if trees are to be felled then it should be done in accordance with BS 8596: Surveying for bats in trees and woodland for non-specialists. The Arboricultural Association provide guidance and training on this British Standard, and we should be satisfied that any contractor can comply with this standard if they fell trees identified as having some bat roost potential. This remains my advice.

Mott Macdonald in their Technical Note have advised that if roosting bats are found to be affected by the development works, then a development licence will need to be obtained from Natural Resources Wales (NRW). This application may take up to 6 weeks or 30 working days from submission to NRW (following grant of planning permission), and the applicant should take note of this advice.

As there is some vegetation management and tree removal proposed, we should attach the following condition to protect nesting birds:-

Condition: No clearance of trees, bushes or shrubs to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be given if it can be demonstrated that there are no birds nesting in this vegetation immediately (48 hrs) before works commence.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

I do not consider there to be any great extent of reptile habitat on the site, so I would not ask for any surveys or mitigation.

The impact upon green infrastructure is my main concern in relation to this application, and I have previously advised that the application should be supported by a Green Infrastructure Management Strategy (GIMS). The purpose of a GIMS is to bring together the ecological mitigation, the landscaping, SuDS and tree protection into one coherent strategy which avoids conflict between these elements whilst securing multiple benefits for wildlife and people. The GIMS should also set out how the GI at this site will be managed into the future.

Although it is difficult to be sure from the information supplied, it appears that more trees than anticipated are to be removed, and this will have a detrimental effect upon the diversity, extent, condition and connectivity of green infrastructure at this site. This green infrastructure provides many benefits, not just in terms of biodiversity, but also in terms of the attractiveness of the site, the opportunities for education and climate change. Cardiff Council has declared a 'Climate emergency' and green infrastructure at sites such as this contributes to climate change mitigation and adaptation. For example, trees and vegetation will absorb CO₂ and store carbon, as well as providing shading / cooling in hot weather, helping to attenuate and infiltrate stormwater, prevent soil erosion and ameliorate local air quality. Therefore there is a strong imperative to maximise the green infrastructure at this site, through retention and planting of trees and landscaping. In particular a GIMS should set out how retention and planting of trees and other landscaping can be used to ensure good ecological connectivity across this site, as well as providing the aesthetic and climate change ecological services as above.

A green roof to the school building will also contribute to the green infrastructure of this site, and it is not acceptable that accessible roof have been provided without any vegetation or landscaping. Planting on these green roofs will greatly enhance their aesthetic and educational value, as well as contributing to cooling the building and helping attenuate stormwater as part of an overall SuDS scheme. There needn't be a great loss of play area on these roofs if the landscaping is designed well and integrated into play features.

Therefore I look forward to us receiving a GIMS which takes an integrated approach to addressing the comments made by myself as above, Ed Baker the Tree Officer, and colleagues in drainage (for SuDS) and Parks Services.

(A GIMS was subsequently submitted in December 2019 and was forwarded to the Tree Officer and Ecologist and no further comments have been submitted).

- 5.5 The Noise Officer states:
Happy not to make any objections in relation to noise as long as the recommendation to incorporate a 1.6m high noise barrier into the southern boundary of the raised play area are included into the build.
- 5.6 (a) The Drainage Officer originally stated:
I can confirm the development will require SAB approval. I understand the applicant is currently in discussions with the SAB team at Cardiff Council and discussions are ongoing.

The Welsh Government Local Authority Guidance on Implementation of Schedule 3 highlights the following in relation to SAB/Planning:

“Developers should demonstrate compliance with the statutory standards and local policy when submitting planning applications”.

Given the above it is recommended the Local Planning Authority request a statutory standards compliance statement, which indicates how the applicant intends to meet the requirements of the statutory standards within their development, including the allocation of sufficient space to such features.

Submission of the statement will satisfy the above guidance and also comply with policy EN14 of the Cardiff Local Development Plan. In the absence of such it is recommended the application be refused.

It is recommended that the developer engage with the SAB in pre application discussions.

(b) And following SAB approval states:

The SAB statement is not needed as I recommend they submit the SAB approval document to yourself so it can be placed on the planning portal so it is in the public domain that Drainage / flooding has been considered as part of the process.

This is an ideal situation and the best way forward in achieving SAB approval before planning consent as instead of the statement all they need to provide is the consent documentation.

- 5.7 (a) The Parks Officer has advised the Education Officer that the current MUGA on site at Canal Park is available for use but is a free play area and may cause conflict of usage between the school and other communities. This is a low risk but you need to be aware.

In partnership with CAVC the Council are developing a fully fenced 3G Floodlit pitch, 2 x Fenced and floodlit MUGA in Canal Park at the top end of the site nearest the school. The new facilities are funded by a Welsh Government Capital grant specific to Education and the bid and grant offer stipulates the priority use for local primary school with positive and proactive engagement from CAVC to deliver and support school programmes and usage in curricular time.

The advice from our Parks Planning Officers is that each tree would have a replacement value depending on species and size as each tree would have consumed a certain amount of carbon and this is the element that is considered for mitigating planting.

Parks requirement will be to have a tree planting plan over the next 3 years to the value of £15,000 in order to mitigate for the loss of trees as a result of this school's development. The scheme will allow for the 12 trees that Education are planting with the remainder being allocated within the Butetown Ward.

(b) Following the comments of the Sports Council for Wales the Parks Officer

confirmed that the existing multi use sports area on Canal Park will be available for a minimum of 7 hours per week for schools use.

Cycle Parking

It is acknowledged that the site is a constrained one and that steps have been made to provide school cycle/scooter parking at the standards in the SPG, and summarised in the table by Vinny. Whilst we are marginally below this figure for cycle parking, the amount proposed is deemed acceptable. With regards scooter parking, the 'minimum provision' figure outlined below of 30 spaces is some way below the 52 spaces required, although the reference to subsequently identifying additional spaces (up to 50) is noted and welcomed, and thus the school cycle/scooter provision can be conditioned.

With regards the MUGA facility it is disappointing that no cycle parking provision is proposed, as we want to encourage these users to access the site by non-car modes, and if cycling, they will want to ensure their cycle is securely parked, or at least is clearly visible to them. Whilst it is understood that Education have concerns with anything that affects the secure boundary of the site, we need to enable some cycle parking for MUGA users. This could potentially be accommodated by providing some fixing bars outside the northern boundary of the MUGA, so that the cycles are visible from the MUGA but are not interfering with the pitch area, although the disadvantage is that cyclists would need to move their bike from the proposed gate right across the MUGA pitch to the cycle parking area. We will be looking for some cycle parking provision, and thus request the below separate condition for MUGA cycle parking.

Highway Access

I have not seen any additional details of the car park access, but this can be conditioned. The revised swept path assessment is OK in terms of scale; it does show the vehicle going through the pupil entrance but it is clear there is room for it to route through its designated entrance so this is fine.

Emergency Access

I had a concern/query in having two sets of permanent vehicle gates in place that would virtually never be used, and whether it would be better if a combined pedestrian/vehicle gate would allow a more beneficial use of space. However this is ultimately a management matter and I have no further comments on this.

Safety and transport improvements/measures

As set out in the Transport Statement the school development will be providing various transport/safety schemes to mitigate its impact, and these are summarised in a condition below. In addition, a 5m shared footway/cycleway will be provided between North Church Street and Canal Parade, although this will be facilitated by a contribution from Education and achieved outside of this planning application, although it is intended to be in place for the opening of the school.

Travel Plan

It is intended that the Travel Plan Co-ordinator will likely be a member of staff. The Travel Plan will need to set appropriate targets for non-car use. Further Travel Plan requirements can be secured via condition.

CONDITIONS

School Cycle/Scooter Parking

Prior to development commencing details showing the provision of school cycle and scooter parking spaces, and appropriate access to them, 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 and scooter parking spaces shall be maintained and shall not be used for any other purpose.

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

MUGA Cycle Parking

Prior to development commencing details showing the provision of MUGA cycle parking spaces, and appropriate access to them, 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.

Access Junction

Prior to development commencing details of the junction between the proposed car park and the highway shall be submitted to and approved in writing by the Local Planning Authority, to include details of gates, boundaries, surfacing and crossovers. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility.

Safety and transport improvements/measures

Prior to development commencing details of the below safety/traffic measures shall be submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the proposed development maximises the potential for non-car trips.

- Raised table parallel zebra crossings on Bute Street (2 no.) and removal of an existing signal-controlled crossing
- Raised table crossings on Maria Street (2 no.), and at parking bay entrance on Canal Parade, for a continuous footway link
- Various dropped flush kerbs to suit crossings as required
- Widened footway sections on Canal Parade and Bute Street
- Gateways on Bute Street
- 20 mph speed limit on Canal Parade and Bute Street
- TRO for provision of School Keep Clear markings on Canal Parade
- TROs for removal of parking bays on Bute Street and Canal Parade and removal of existing School Keep Clear markings on North Church Street and Canal Parade
- TROs for parking enforcement on wide footways/shared use paths

- Removal of existing access control barriers at various locations on the route to school just east of the railway line

Travel Plan

Prior to development commencing a Travel Plan shall be submitted to and approved by the local planning authority. This shall include details of modal split targets, the Travel Plan co-ordinator, school travel surveys and monitoring. The Travel Plan shall be implemented in accordance with the approved document.

Reason: To ensure that the proposed development maximises the potential for non-car trips.

A standard Construction Management Plan condition should also be added.

(b) And further states:

As discussed, I am OK with the transport conditions being pre-occupation, although as a number of them require details to be submitted/approved first they will still need to submit them in good time in order for us agree matters in line with their required programme.

With regards the MUGA cycle parking I note their comments although adequate cycle parking for this element will be required, and this can be discussed further when they seek to discharge the condition.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 GGAT states

Thank you for consulting us about this application; consequently we have reviewed the detailed information on your website and can confirm that the proposal will require archaeological mitigation.

Information in the regional Historic Environment Record, curated by this Trust, shows that the application area is located adjacent to St. Mary the Virgin Church. A Grade II Listed Building; built in 1843 in 'Round-arched Style', replacing the destroyed medieval church. It is listed as an interesting and well preserved example of this style and for its dominant location and historic interest (Cadw ref: 13981). There are no known archaeological sites noted within the proposed development area. However, the 1845 Tithe map of the parish of Saint Mary, Cardiff shows a cottage and garden in the west area of the proposed development and a review of the historic Ordnance Survey maps, dating 1880 to 1942, shows that the area was also previously comprised of a public house and residential houses. On the Second Edition OS map, dated 1901, some of the houses have been replaced with a school.

Whilst the structures, as depicted on the historic mapping, have since been demolished, it is possible that below-ground remains still exist and consequently, it is likely that archaeological remains may be encountered during the course of any ground intrusion works.

As a result, it is our recommendation that a condition requiring the applicant to

submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work would take the form of an archaeological watching brief during the groundworks required for the development, with detailed contingency arrangements, including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014: No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource. We also recommend that a note should be attached to the planning consent explaining that: The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an MCIfA level accredited Member.

6.2 NRW state:

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk The planning application proposes a new build 2 form primary school and flying start resource base (highly vulnerable development) in Zone C1 of the Development Advice Map (DAM) contained in TAN15. Our Flood Map information, which is updated on a quarterly basis, confirms the site to be at risk from the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Taff, which is a designated main river.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.

We consider the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage. This operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk.

Therefore, we have no further comment regarding tidal flood risk in this instance.

With respect to fluvial flood risk we have reviewed the following information submitted in support of this application:

- St Mary the Virgin School, Flooding Consequence Assessment, prepared by Mott MacDonald, dated 16 November 2018.

We previously issued a response to an application for preliminary advice, as quoted within the FCA, our reference CAS-68437-C1B2, dated 27 September 2018. In this response we requested an FCA be submitted in support of any planning application. Since then we have refined our approach to assessing applications within this area of Cardiff. This was confirmed in an e-mail to Laura Sanford, Cardiff City Council, dated 27th February 2019. In this response we stated that we would not require an FCA to be prepared in support of any planning application. However, we have reviewed the FCA submitted in support of this application.

The FCA states that the external ground levels should be at a minimum level of 7.3m AOD and internal finished floor levels should be at a minimum level of 7.6m AOD.

We confirm that the site is predicted to be flood free in the 1 in 100 year plus 25% climate change allowance and 1 in 1000-year fluvial flood event from the River Taff.

We do not consider there is a fluvial or tidal flood risk from the River Rhymney at this location.

We do not consider that the raising of levels on site would cause no displacement or loss of flood storage at this location.

In consideration of the above, we are satisfied that the FCA shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the proposals.

Please note, we do not normally comment on or approve the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users. As a result, determining the acceptability of any access/egress arrangements proposed will be a matter for the LPA not NRW.

European Protected Species - Bats We note that the tree survey for bat roost potential submitted in support of the above application (Tree Survey for Bat Roost Potential, Land at St Mary's Primary School, Butetown, Cardiff, prepared by David Clements Ecology, dated December 2018) has identified that no direct evidence of bats was observed in any of the tree's on site. We therefore have no comments to make on the application as submitted.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our website for further details.

6.3 (a) Sports Council for Wales states:

The proposal involves the loss of the school's playing field and as the statutory consultee on developments affecting playing fields, Sport Wales would like to comment as follows.

In the first instance, reference is made to the relevant policy in Planning Policy Wales which states that "All playing fields whether owned by public, private or voluntary organisations, should be protected from development except where:

- facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available locally, avoiding any temporary loss of provision; or
- there is an excess of such provision in the area."

In assessing the proposal against the above policy; the development affects the whole site so the first exception is not applicable; a MUGA is being provided but it is far smaller than the playing field and cannot sustain the same type of activities so the second exception is not met and there is no information addressing the third exception so the proposal fails to satisfy the policy.

Secondly, as a school field, Sport Wales makes reference to the statutory minimum team game playing field areas set out in the Schools Premises Regulations. For a school of 420 pupils, it should have a minimum of 5000m² of playing fields but unless it has access to other playing fields nearby it will have none which will have a detrimental impact on the health and well-being of the pupils.

Sport Wales would like to ask what are the plans for the area where the school is currently located? Will this be converted into a playing field? Otherwise will the school have access to other playing fields within easy reach?

Until satisfactory information can be provided explaining that the playing field is no longer needed and the school will have access to sufficient playing field areas Sport Wales would like to object to the application.

(b) And following the Parks Officer's first comments stated:

Could you confirm the school will have sufficient access to the new 3G and MUGAs to meet its needs (at least 7 hours per week as required by the Schools Premises Regulations)? Presumably they will be sharing with the college and possibly other primary schools?

Also, in light of the fact that the 3G and MUGAs will be fencing off currently publicly accessible land, could you confirm the community will have access to the new facilities outside of school hours?

6.4 South Wales Police state:

South Wales Police have no objection.

South Wales Police have been engaged in detailed pre application consultations on the above project. South Wales police advice has been accurately reflect in the Design and Access statement and we have been informed that the School will be built to Secured by Design standards which will significantly reduce the risk of crime at the new school site and lead to a safer school environment.

7. **REPRESENTATIONS**

7.1 This application has been advertised on site and in the press. The local members, and nearby residents were notified of the application

7.2 No objections have been received in writing from the local member, local residents and local businesses.

8. **ANALYSIS**

8.1 The application proposes the replacement and expansion of St Mary the Virgin Church in Wales Primary School to serve the Butetown community. In addition the school building will provide opportunities for community use.

8.2 The application sites falls within the settlement boundary as defined by the Local Development Plan proposals map and comprises St. Mary's Church Park which lies south of St Mary the Virgin Church.

8.3 Policy C7: Planning for Schools recognises that the Council has a statutory duty as local education authority to ensure that there are a sufficient number and variety of school places available to meet the need of the population of the county. Policy C7 advises that new primary schools should be well designed, well related to neighbourhood services and amenities and easily accessible to sustainable transport modes and; include, where appropriate, provision for other appropriate community uses in addition to their education uses.

8.4 In addition, the application site is identified as a mixture of educational open space and children's play space in the latest Open Space Survey (May 2019). Policy C4: Protection of Open Space provides the following criteria against which the loss of open space is assessed:-

- The level of existing provision of recreational open space against the standard and acceptability of compensatory facilities.
- The quality of the open space.
- The functional and amenity value of the open space.
- The nature or historic conservation value of the open space.

- 8.5 The supporting Design and Access Statement accompanying the application provides evidence that demonstrates the existing open space is fenced off due to high levels of anti-social behaviour and is only used for play during school hours. There is currently no loss of open space in terms of leisure amenity value as the site is inaccessible to the public. This proposal enables the site to be brought back into community use and provides a MUGA off Canal Parade where it can also be used out of school hours. In addition a roof top play area is to be provided with some external play areas in the grounds of the school. The site is just north of Canal Park which contains various sporting and play facilities.
- 8.6 The proposal does result in the loss of an existing school playing facility. The Sports Council for Wales initially objected. The Sports Council for Wales were advised of the Parks Officer's initial comments and provided a revised response in paragraph 6.3 (b) of this report. Since that time the then CAVC application has been withdrawn and the grassed playing field is still available for use. The Park's Officer has recently confirmed that the existing multi use sports area on Canal Park will be available for a minimum of 7 hours per week for schools use which meets the Sports Council for Wales requirement.
- 8.7 Assessed against the overall policy framework and taking into account the nature of the development and context of the area, a new school, located within the existing community, in a highly sustainable location along with the additional opportunities to support community uses, including the provision of a MUGA that caters for the need of the local community out of school hours and which provides a qualitative improvement to other open space on the site, the proposal raises no land use policy concerns.
- 8.8 Being a Church in Wales school, the intention is for the school and Church to sit side by side, to complement each other without dominating the Church. The new building will sit in line with the Church building providing a frontage to Bute St set back from the nearby residential dwellings, so as not to restrict views of the Church. This allows for landscaping provision at the front to soften the main elevation as well as an opportunity to retain some of the existing trees
- 8.9 Community facilities such as the Hall and Community Room (along with Kitchen, WC, storage facilities) are located at the front of the building close to the main entrance with the allowance for out of hours use. The MUGA (Multi Use Games Area) is located off Canal Parade where it can also be used out of hours. No floodlighting is proposed for the MUGA.
- 8.10 The significance of Church derives from its evidential, historic, aesthetic and communal values which are expressed within its fabric, through its architectural composition and through its function, which the architectural arrangement clearly defines. The urban context of the Church set within the residential area of Butetown to the south of the city centre adds to an appreciation of its associated values; the church is designed to be seen within its setting, its projecting twin towers adding prominence to the building and drawing attention within the streetscape. This prominence would have reflected the historic role and importance of the church and religion generally within everyday life.

- 8.11 A review of historic mapping identifies that the church was set amongst terraced housing, shops, schools, pubs and clubs with the proposed school site, comprising a grid of terraced housing and a school. The school at that time had no play facilities.
- 8.12 The setting of the church has undergone change as a result of the redevelopment of Butetown in the 1960s and the Church now appears isolated in the much-changed townscape. Potential future development of the whole area will once again change the face of Bute St with the aim of developing it into a vibrant high street, creating a strong link to the city centre and embracing present and past relationships in the landscape.
- 8.13 There is no archaeological objection subject to proposed condition 15
- 8.14 The applicant says that:

This proposal is an opportunity to bring a lively and welcoming face to the future high street, whilst maintaining a sympathetic relationship with the Grade II listed Church. The contemporary treatment of the school in terms of its form and finish contrasts to the clear ecclesiastical form and composition of the Church aiming to contribute subtly to the appreciation of the architectural form and religious function of the Church heightening its significance on the streetscape

The school's main elevation sits in line with the Church, providing a striking 3 storey elevation to Bute St. The contemporary nature of the main facade with its heightened features and simple lines aims to contrast to the traditional ecclesiastical form and detailing of the Church which so expressively reveals its function. The design approach will help ensure that the school is read honestly as a new building whilst sustaining the historic prominence of the Church within the area. Historical maps show that the original South Church St School was located on this area between circa 1900-1970, which would have stood proud amongst the then 2 story terraced housing.

The scale and height of the front elevation creates a progression in scale, from the residential dwellings up to the Church which remains the most prominent element within the streetscape.

Detailing opportunities allow for reveals and shadows in line with the language of the Church without imitating, and colours used so that the building is better recognised as a school and community facility.

Maintaining the front boundary of the school in line with the Church boundary indicates their close functional relationship which complements the communal value associated with the Church. The new primary school will once again become an integral part of the community and endeavours to create a strong visual impact complementary to the Church, on the Bute St Streetscape.

Additionally, maintaining the wall enables a widened footpath linking through in front of the Church. The height and materiality of the wall are considered so as to

provide a secure school site whilst representing a sensitive response to the aesthetic intention of wall and railings.

The school building diminishes in scale behind the high façade to allow for a primary school setting scale with bursts of colours as wayfinding moments to each year base. Small canopy entrances are proposed with colour to mark each entrance, bringing a playful and child friendly scale to the early years part of the school and ties in with the surrounding residential area.

The step in levels allow for a rooftop play, pivotal for a school on a constrained site. The year bases progress up through the school's levels so that the eldest are housed on the highest (second) floor. The stepped sections provide outdoor play and learning environments on each level with a smaller, terrace available for Years 5 & 6 on the second floor.

Wherever possible the design will promote, specify and use locally sourced materials which have a commitment to sustainability and the environment. Cardiff Council is committed to sustainability, the following are some of the measures proposed to be incorporated in the design of the scheme:

- The scheme shall achieve BREEAM Excellent
- Sustainable urban drainage system
- Photovoltaic
- Natural Ventilation
- Control of solar gains •Rainwater Harvesting
- A or A+ rated materials in accordance with BRE Green Guide to Specification

- 8.15 It is considered that the above submissions by the applicant are fair comments on the design, siting, scale of the proposed school and its relationship with the church.
- 8.16 It is anticipated that the development will have a minimal impact on air quality as a highly efficient new building which replaces the existing school buildings will improve the air quality and reduce the impact of the urban heat.
- 8.17 There are no objections on grounds of contamination subject to proposed conditions 6 – 13 (inc).
- 8.18 In November 2018 a Flood Consequence Assessment was carried out on the site by Mott Macdonald Ltd. The assessment indicated that the site is positioned within Flood Zone C1, within the 1% (1 in 100 years) and 0.1% (1 in 1000 year) annual probability fluvial / tidal flood outlines. The applicant has made a number of recommendations regarding the design of the building on this site and the management of the site by the end users.
- 8.19 The site is in Zone C1 which is an area of the floodplain which is developed and served by significant infrastructure, including flood defences. Development can take place in such areas subject to the application of a justification test and acceptability of the consequences. The existing school is also within Zone C1. Having regard to the FCA and the applicant's confirmation that the recommendations given in the FCA will be fully implemented in the final detailed

design of the scheme and that the scheme is to replace an adjoining school it is not considered that this application should be refused on grounds of flooding. Furthermore the NRW has raised no objections on grounds of flooding.

8.20 The Drainage Officer's comments have been addressed by SAB approval and the submission of the SAB approval of the project to the Planning Department by the agent.

8.21 The Tree Officer and Ecologist originally raised concerns about the loss of trees on this site. The trees to be lost are primarily located towards the rear and southern boundaries. Two trees towards the front of the site and visible from Bute Street would be lost and four retained. The mature trees just to the north within the church grounds are to be retained. The loss of trees is regrettable but relatively limited in terms of visual impact. An improved landscaping scheme together with a Green Infrastructure Management Strategy have been submitted during the processing of this application. In addition a Unilateral Undertaking should be required to fund tree planting within the school grounds and within the Butetown Ward to mitigate for the tree loss that is necessary to enable the delivery of this inner city school on a constrained brownfield site. Education have confirmed that they will provide £15,000 to the Parks department to mitigate tree loss in relation to the development of SMTV primary school.

8.22 The agent has discussed the tree species with the Tree Officer and agreed the substitutions required as follows:

Abies koreana replaced with Picea ormirika

Ligustrum indicum replaced with Liquidamber styraciflua 'Slender Silhouette'

Plan and maintenance schedule amended accordingly

He also discussed the proposed planter details and proposed soil profile along with the construction detail for the narrow planting area along the southern boundary, which he is finalising details for. He says that the Tree Officer seemed broadly in agreement with the proposal for 500mm Green-tree Roof Garden Substrate – Intensive topsoil overlying a 150mm expanded clay aggregate drainage layer for the roof top planters with a Greentech Mona ring 24 irrigation system for each planter. Drainage will be via seepage through the base of the planter system and via the play roof surface to the downpipes and rain gardens.

He also discussed the compensatory planting options with the Tree Officer who advised that between 8 and 10 compensatory trees could be planted. 8 planted in 2 locations in Canal Park the other 2 proposed in the existing school site to the north of the development, subject to client approval and confirmation that they won't be affected by future development of the site.

8.23 The agent further confirmed that he will make the modifications to the planter soil spec as follows:

Roof top Planters

300mm Greentech 4 Intensive roof garden soil

200mm Greentech 4 Roof garden subsoil

Planting trench

Given that the planting trench is located in the position of the current hedgerow

along the southern boundary I feel that there may be some useable subsoil available from this area which could be stockpiled and reused. However to address Ed's concerns I shall amend the not to read

Subsoil from site or Green tech 4 roof garden subsoil .

The planting area is adjacent a large green area on the other side of the fence so whilst it appears constrained in the section there is available soil volume outside the fenceline that the planting will be able to access

- 8.24 Education confirm, the specification/type of shelters proposed for cycles across the whole site will be covered and secure. The scooter parking will be within the secure boundary.
- 8.25 Education are generally happy with Highways response, however, Education have highlighted the limitation of space faced with on this site and particularly with the small size of the MUGA which is already far from ideal. Education say that solutions suggested to include cycle parking and other changes to the layout are impractical and compromise the Health & Safety of the School staff and children. Education are seriously concerned about changing the secure boundary of the site as this may leave the school vulnerable and impact on operations as well as create additional spaces for anti-social behaviour. Education further states that due to the limited out of school use of the MUGA and the need for education to prioritise use of the MUGA by school children, cycle parking will have to be accommodated on an informal basis on the Southern boundary of the MUGA.
- 8.26 Education state that if Highways want additional cycle parking for MUGA users they consider incorporating this on the existing highway as Education cannot compromise on any further space on site. Whilst the MUGA is not particularly large the SPG Managing Transportation Impacts (Including Parking Standards) requires the provision of six cycle parking spaces when the MUGA is available for community use.
- 8.27 Education queried why all of the proposed highway conditions are 'prior to commencement' conditions. In anticipation that there will be a significant number of other pre-commencement conditions, this will place a significant pressure on the time allocated from contractor appointment to start on site, and could well result in delays to commencement. Transport has confirmed that the pre-commencement conditions can be amended but Education should not delay in progressing their discharge.
- 8.28 Some of the highway conditions can be amended to require the implementation of details prior to beneficial use but condition 22 needs to be addressed before any development commences on site.
- 8.29 The Noise Officer initially raised concerns about noise from the school. The applicant is to alter the 1600mm high balustrading to the southern edge of the rooftop play such that there are no perimeter gaps, or any perforations on the infill panels. This now addresses the Noise Officer concerns.
- 8.30 There is a residential building within the south west corner of the church grounds

that is used as apartments. First floor windows in this building will be 17.4m from the single storey element of the school building. It is not considered that the privacy of occupants of the apartments would be adversely affected. The Church has raised no objection to the proposed development.

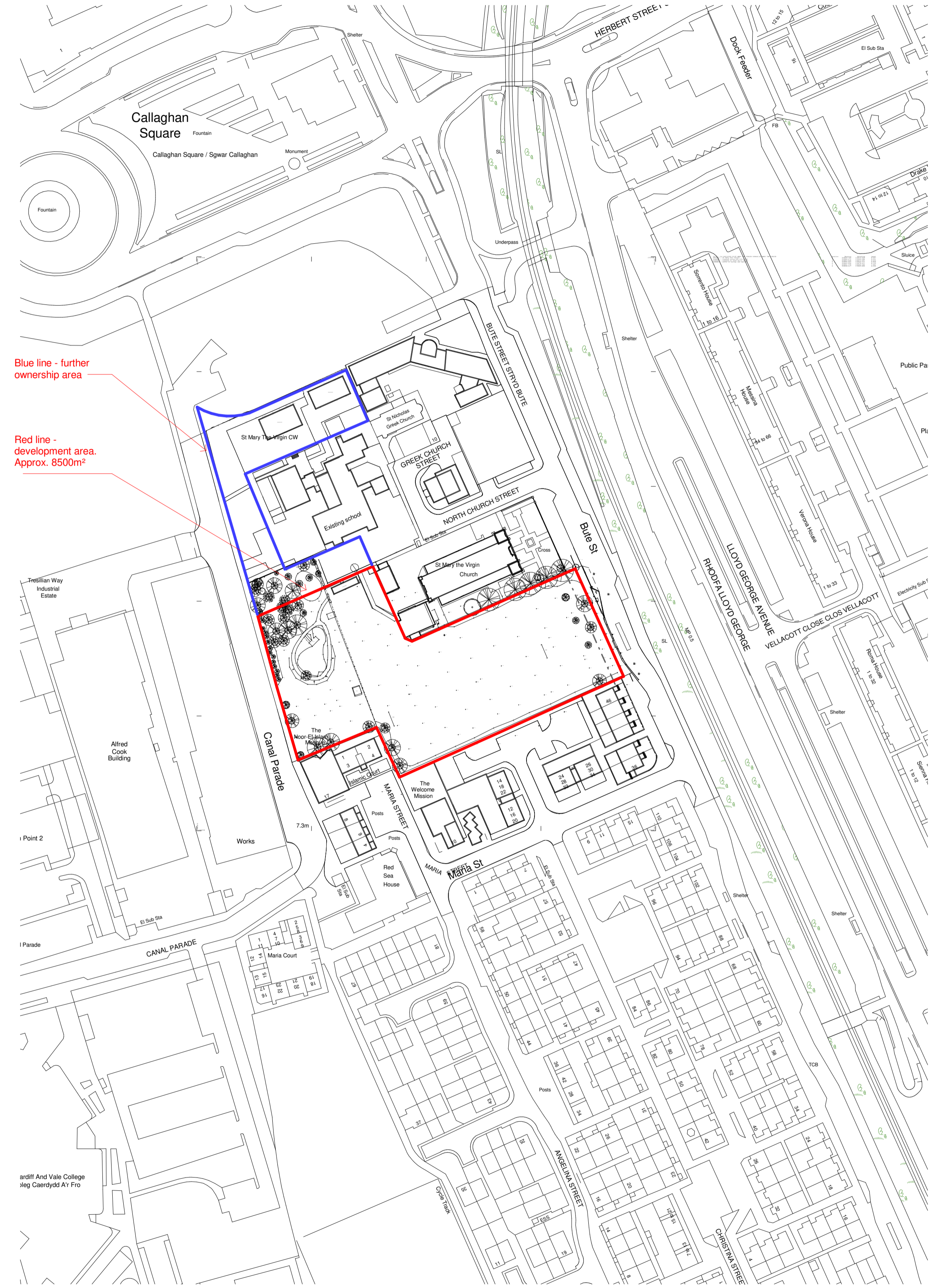
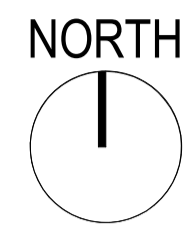
- 8.31 There is residential accommodation attached to the mosque near the south west corner of the school grounds. The accommodation is set off the boundary by 3.5m and is some 12m from the proposed MUGA. No objection has been received from the mosque.
- 8.32. The nearest house to the proposed school is located 9m from the south east corner of the school building. The house is flank wall onto the school, set forward of the school and the nearest habitable window is in the rear elevation of that dwelling is at a 45 degree angle to the school. It is not considered that the proposed school would unduly dominate the adjoining dwelling. There is an existing timber fence some 1.8m high running along the northern boundary of this dwelling's curtilage. A green planted means of enclosure with 2.1 m high weld mesh fence will also separate the school and dwelling.
- 8.33 Overall, the project aims to result in betterment to the community, in terms of quality of education provision, its impact on the relationship between the school and Church. Bringing this site back into positive use and ensuring St Mary the Virgin Primary School has a strong visual presence on Bute St alongside its Church aims to bring a sense of pride for the Butetown community. The setting results in the positive inclusion of St Mary the Virgin Church on the streetscape by subtly complementing its scale and presence without detracting from the architectural language of the Church itself.
- 8.34 This scheme brings to a currently socially problematic section of land social, economic and environmental value to the surrounding area and its people. This proposal will result in a new, fit for purpose, 21st Century school, improving the lives and education of its pupils, provide for the inclusion and integration of SRB pupils and create an inspiring setting for the community to be involved.
- 8.35 Cardiff Council has recently published a draft Single Equality Scheme. This outlines the Council's commitment to promoting independence and involvement of all people (including disabled people) in the life of the City. Cardiff Council, in line with The Equality Act 2010, has carried out a review of our original Strategic Equality Plan published in 2012. As a result of this review Cardiff Council have produced a new Strategic Equality Plan with new equality objectives entitled 'Equality Making a Difference for Cardiff'. The equality objectives contained within the plan demonstrate Cardiff Council's ambition for equality to "make the difference" in building a fairer society for all of Cardiff's citizens, and help us achieve our vision of Cardiff becoming Europe's Most Liveable Capital City. The Strategic Equality Plan is linked directly to the What Matters Strategy, the Corporate Plan and all service area business plans.
- 8.36 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 adverse effect on, persons who share a protected characteristic.

- 8.37 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. The provision of this school built to incorporate sustainability measures will further the wellbeing of future generations in this part of Cardiff.
- 8.38 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. The Police were consulted and have no objections

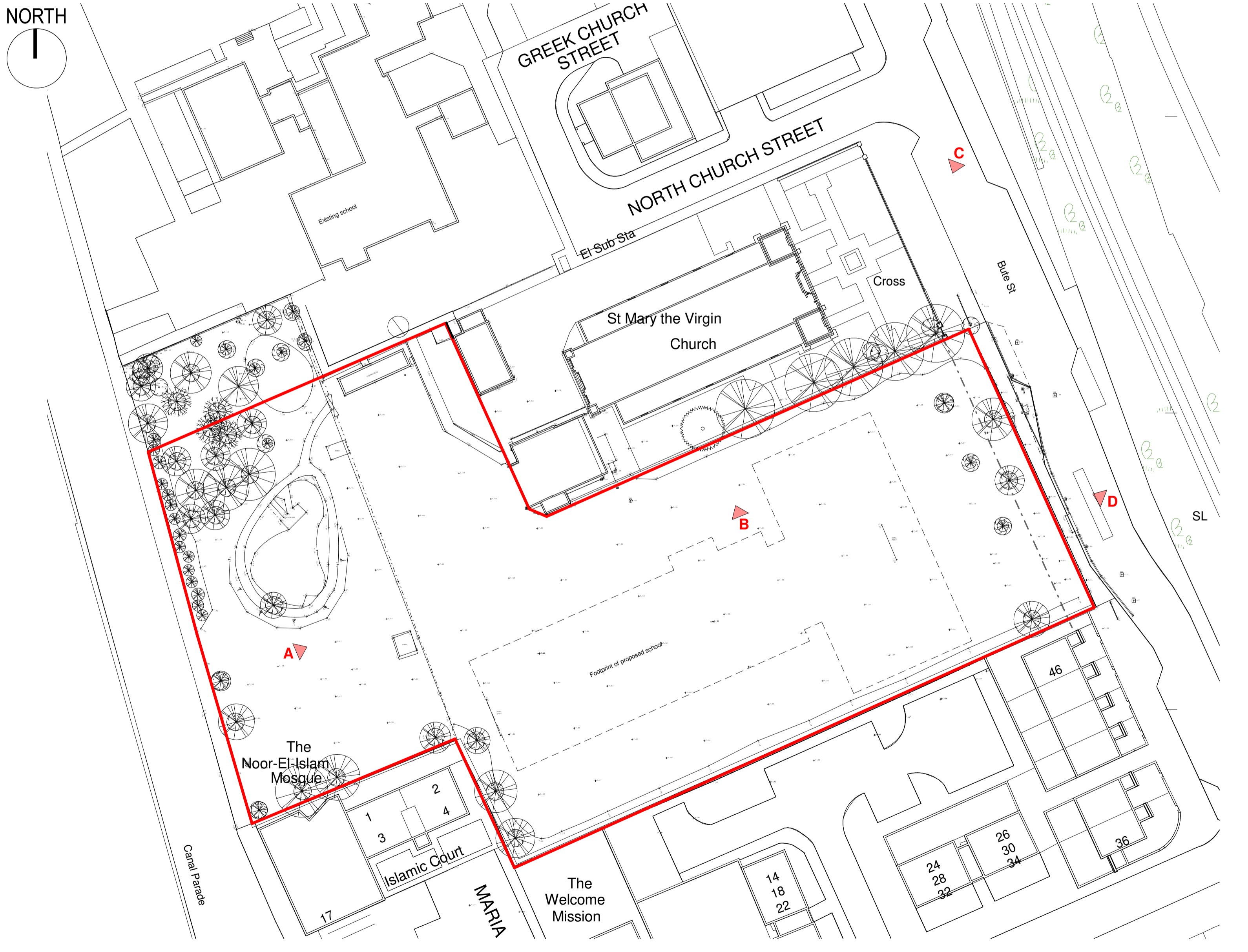
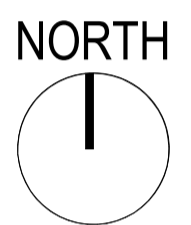
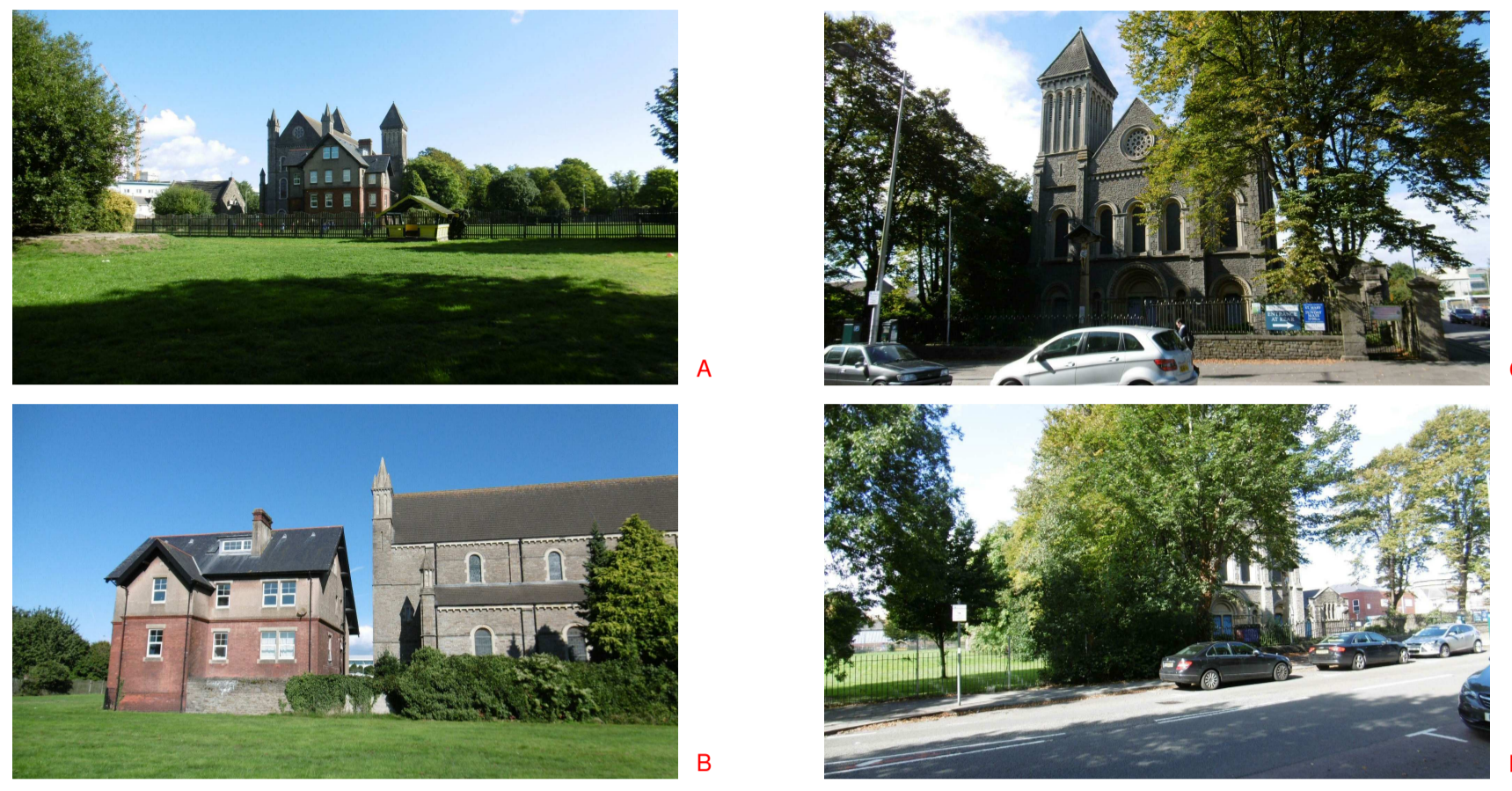
9. **SECTION 106 UNILATERAL AGREEMENT**

- 9.1 To provide a planting plan and £15,000 for the 12 trees that are to be planted within the grounds of the school and the remainder being allocated within the Butetown Ward in order to mitigate for the loss of trees as a result of this school's development.



Site Location Plan
1 : 1250

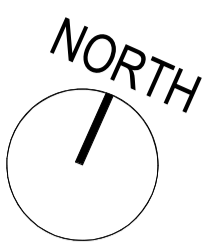
Existing site photos



Existing Site Plan
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scale	As indicated @A1	drawn	AT	Project Title	St Mary the Virgin Primary School				
date	06/09/19	checked	MS	Detail	Site location plan				

Significant Risks:



Vehicular access
Access for maintenance only

Car park 20 spaces

SRB drop off/ Deliveries

3 existing parking bays (approx. location)

Refer landscaping plan

MUGA 34mx22m

Canal Parade

Access for emergency vehicles only
Pedestrian access

Pedestrian access

Refer landscaping plan

Public footpath

Bute St

Pedestrian access

Flying Start Entrance

Main Entrance Visitors

Junior Entrance

SRB Entrance

Reception Entrance

Nursery Entrance

Year 1 Entrance

Year 2 Entrance

Junior Entrance

Flying Start Entrance

0006 1

3 0007

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0006 2

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0005 2

rev/date/by

revision

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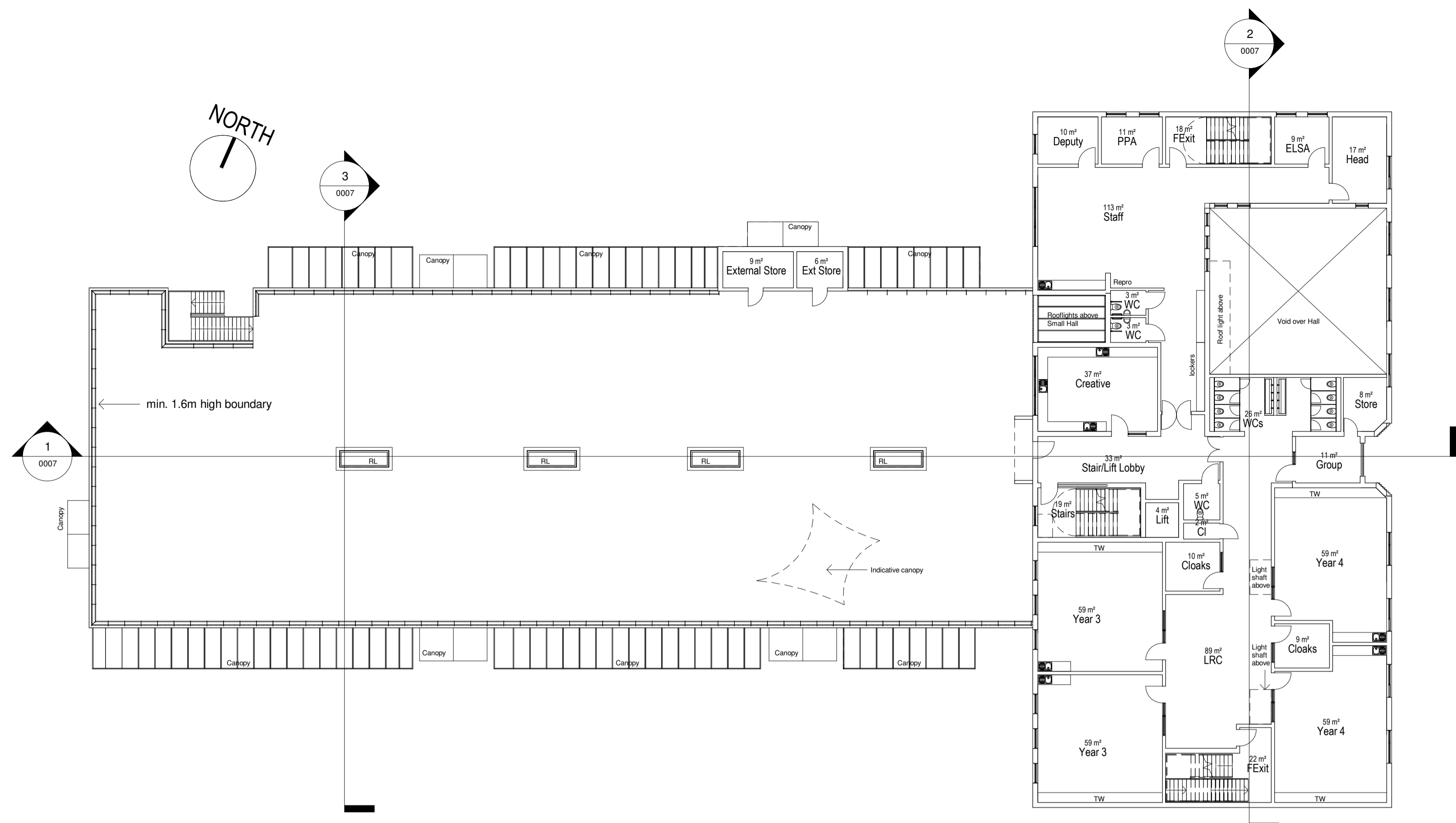
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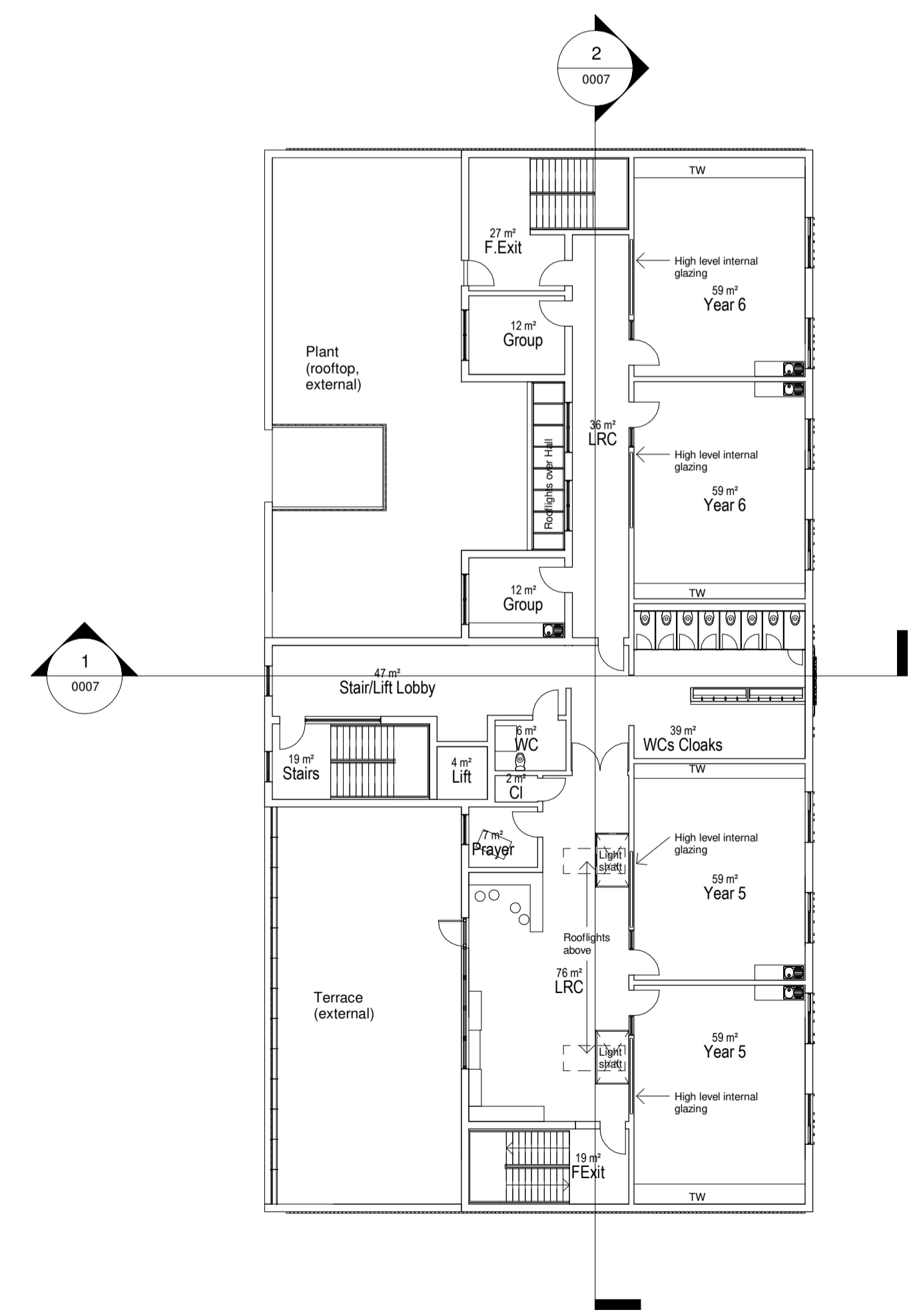
Jeff Townsend
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date	06.09.19								
Project Title		Detail							
St Mary the Virgin Primary School		Proposed Ground Floor Plan							



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Project	Originator	Zone	Level	Type	Role	Number	Description	Suitability	Revision
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date	06.09.19	checked	MS	Detail	Proposed First & Second Floor Plans				

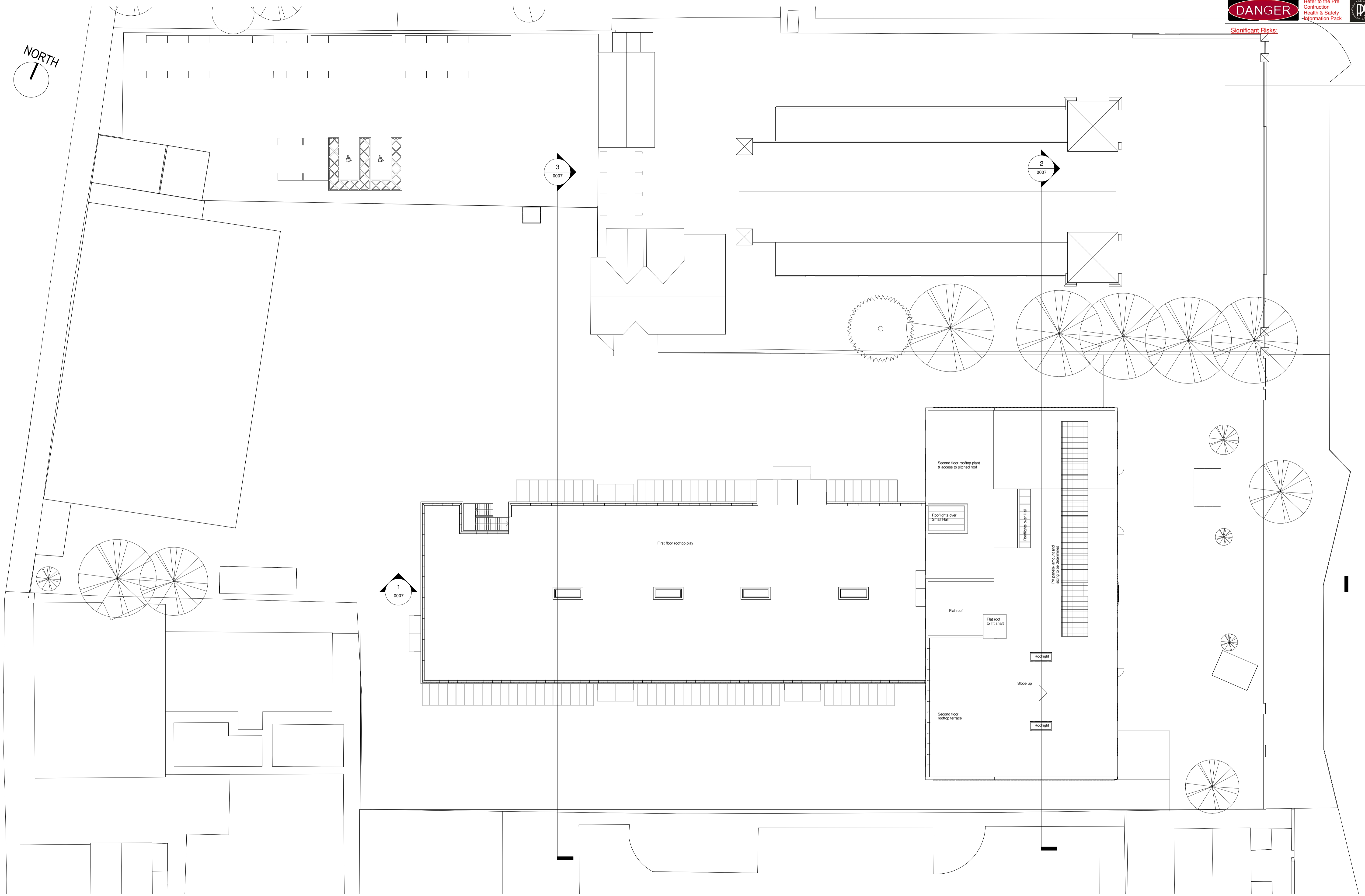
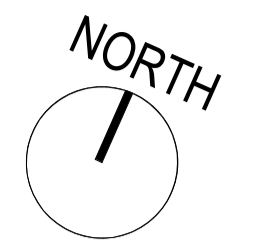
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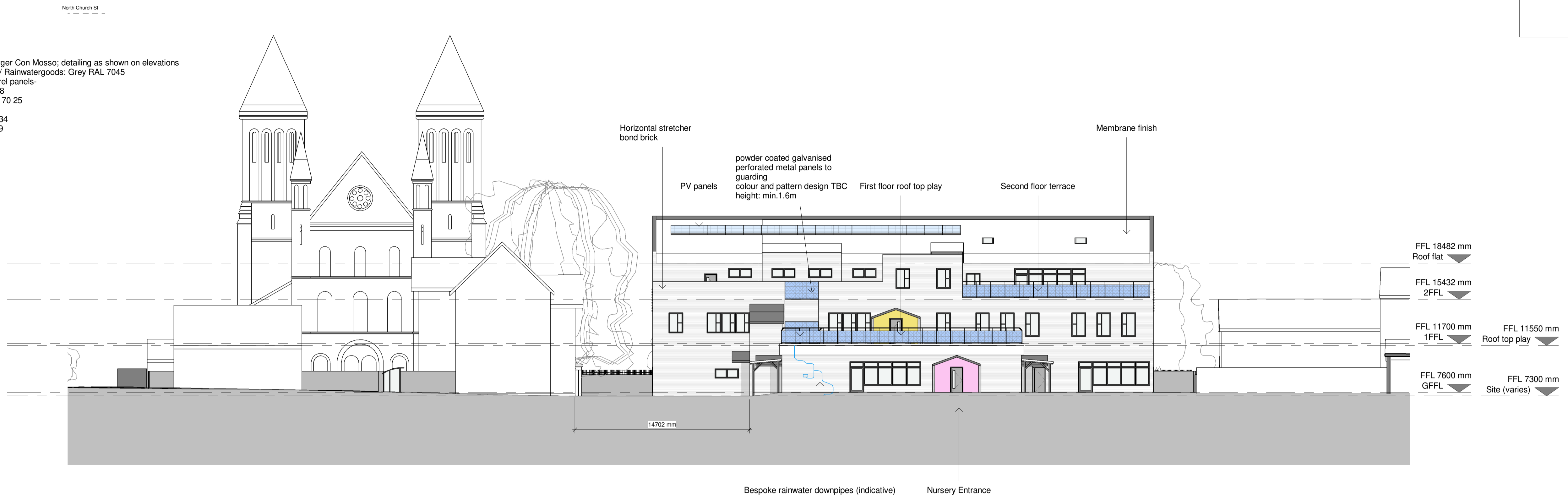
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Project Title		Detail							
St Mary the Virgin Primary School		Proposed Roof Plan							



DANGER Refer to the Pre Construction Health & Safety Information Pack

Significant Risks:

Brick: Wienerberger Con Mosso; detailing as shown on elevations
 Windows/ Doors/ Rainwatergoods: Grey RAL 7045
 Render & spandrel panels-
 Yellow: RAL 1018
 Purple: RAL 300 70 25
 Pink: RAL 3015
 Orange: RAL 1034
 Green: RAL 6019
 Blue: RAL 5024



Proposed South West Elevation (rear)
 1 : 200



Proposed North West Elevation
 1 : 200

rev/date/by	revision

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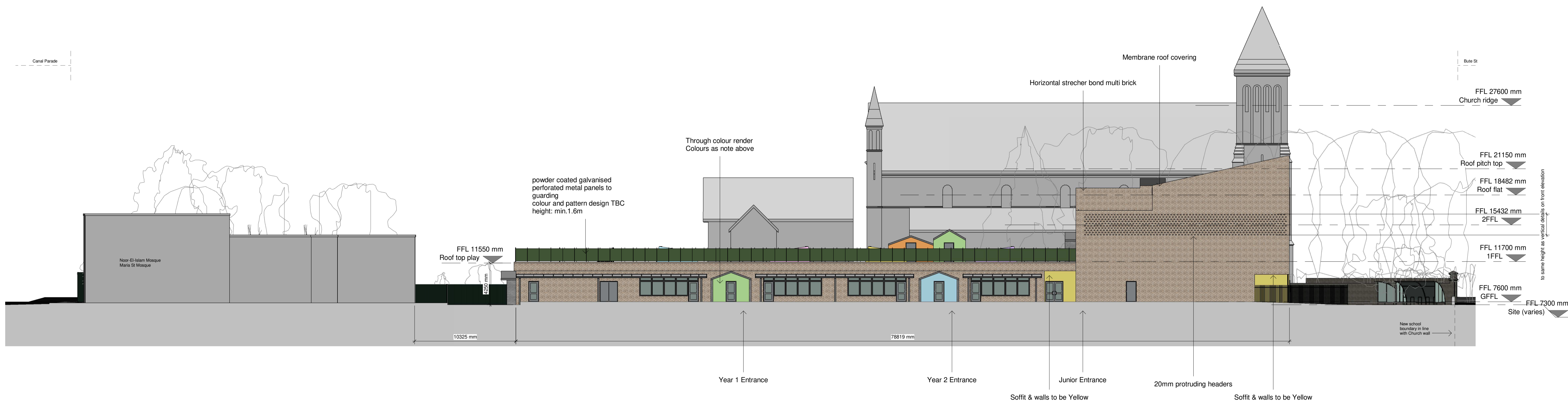
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date	06/09/19	checked	MS	Detail	Proposed Elevations 02				

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 Render & spandrel panels-
 Yellow: RAL 1018
 Purple: RAL 300 70 25
 Pink: RAL 3015
 Orange: RAL 1034
 Green: RAL 6019
 Blue: RAL 5024



Proposed North East Elevation (main)
 1 : 200



Proposed South East Elevation
 1 : 200

Project	Originator	Zone	Level	Type	Role	Number	Description	Suitability	Revision
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St Mary the Virgin Primary School				Proposed Elevations 01					

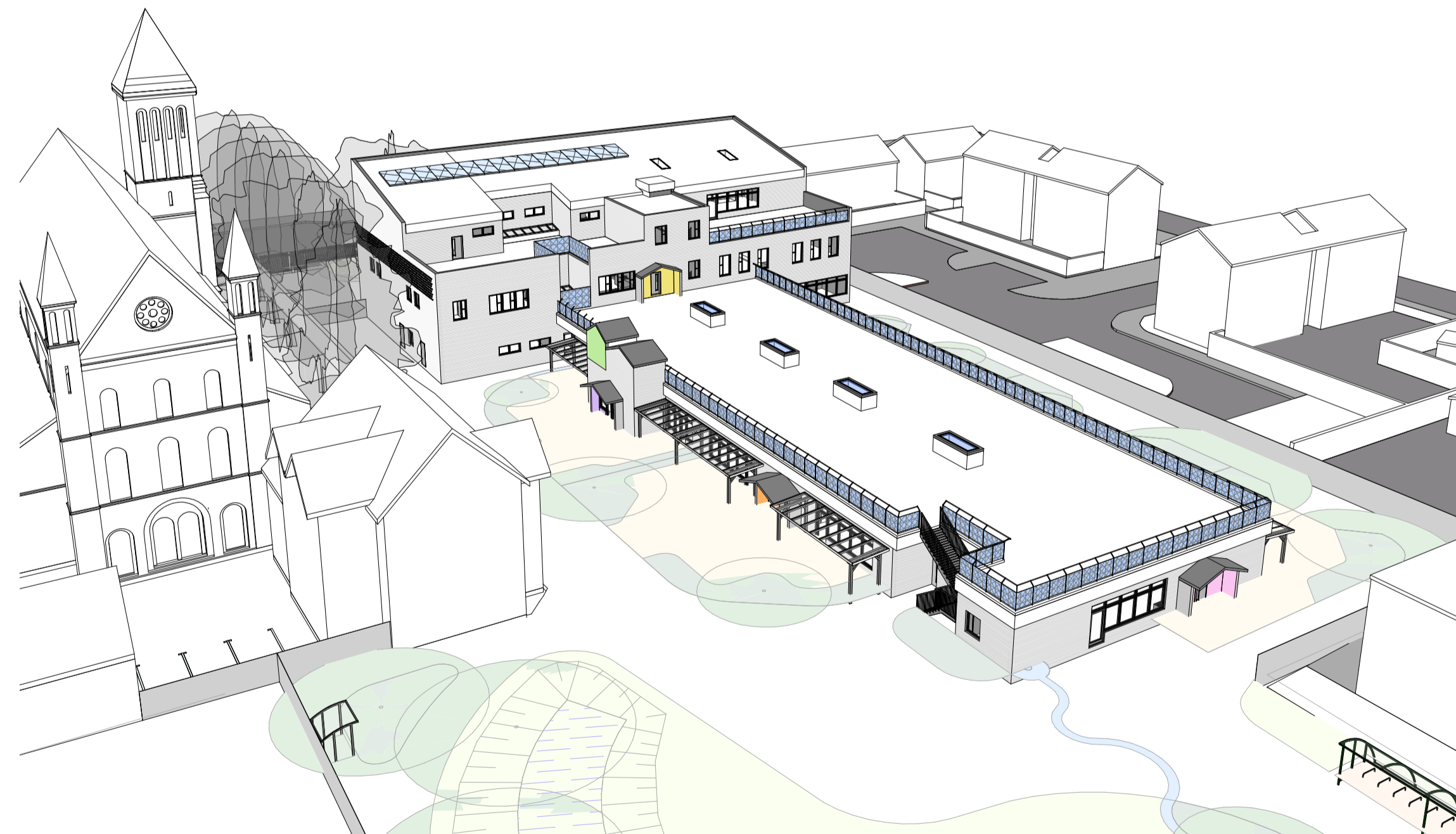
A 17.12.19 Alterations to North East elevation: First floor windows' height increased to 2700mm and second floor windows' height decreased to 2700mm. Additional soldier and stretcher courses added to the upper area above second floor windows. New mullion division to curtain wall above main entrance. LM

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 Telephone: 029 2233 0200

Drawings to be read in conjunction with Landscaping Plan BUT1802-01-04



rev/date/by
revision

Project	Originator	Zone	Level	Type	Role	Number	Description	Suitability	Revision
1648	CCC	XX	XX	VS	A	0008	VISUALS	S4	
filepath Y:\DESIGN + CONSTRUCTION\LIVE PROJECTS FROM 01 04 15\1648 St Mary the Virgin Band 8\02_Shared\Coordination_Models_Drawings									
scale	@A1			drawn	AT				
date	06/09/19			checked	MS				
Project Title				Detail					
St Mary the Virgin Primary School				3D Visuals					

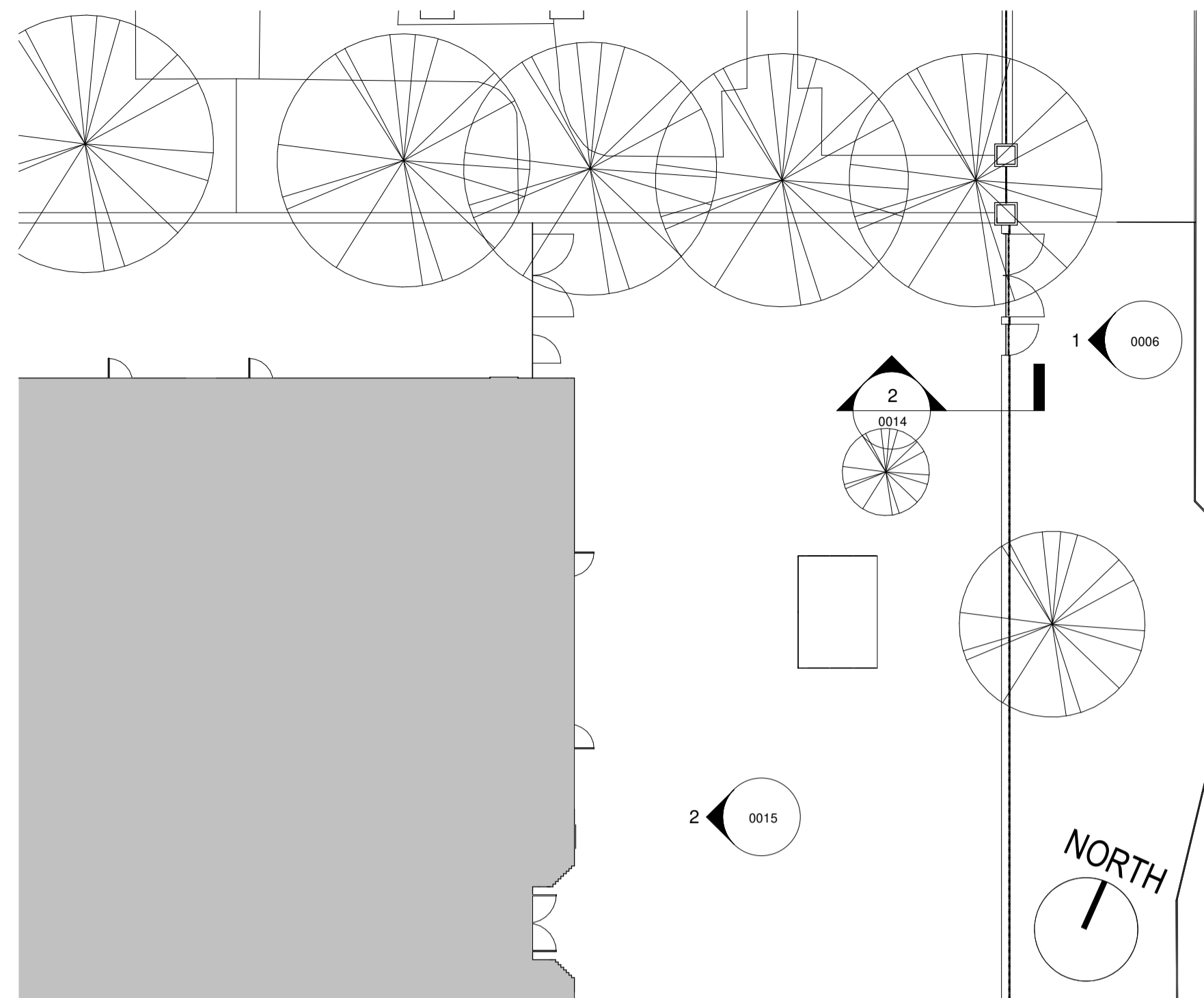
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DATBLYGIAID ECONOMAIDD
ECONOMIC DEVELOPMENT
PROJECTAU, DYLLUNIO A DATBLYGIU
PROJECTS, DESIGN & DEVELOPMENT

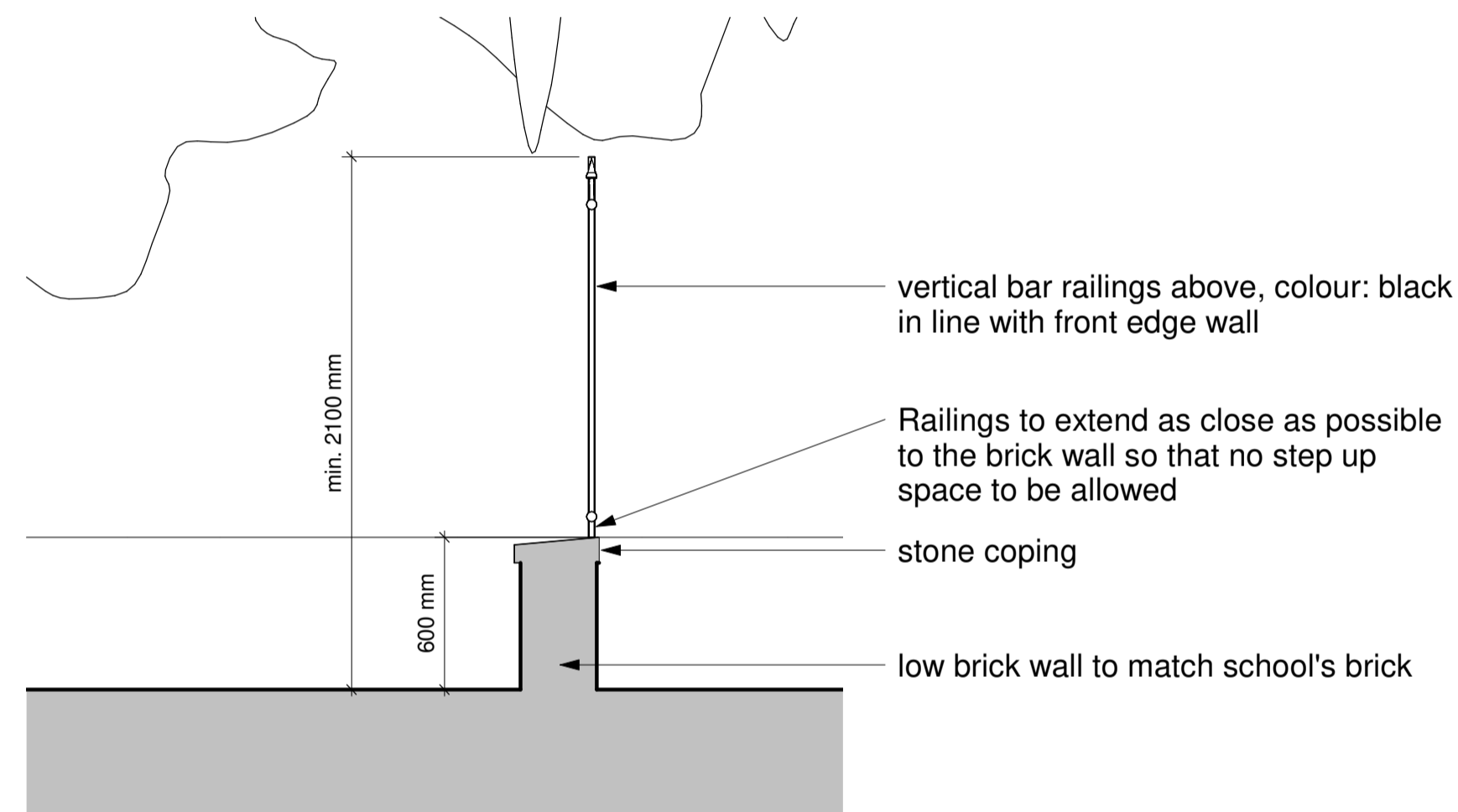
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RHEOLWR GWETHREDOL DROS DRŵ
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1 Railing & Wall - Plan
1 : 200

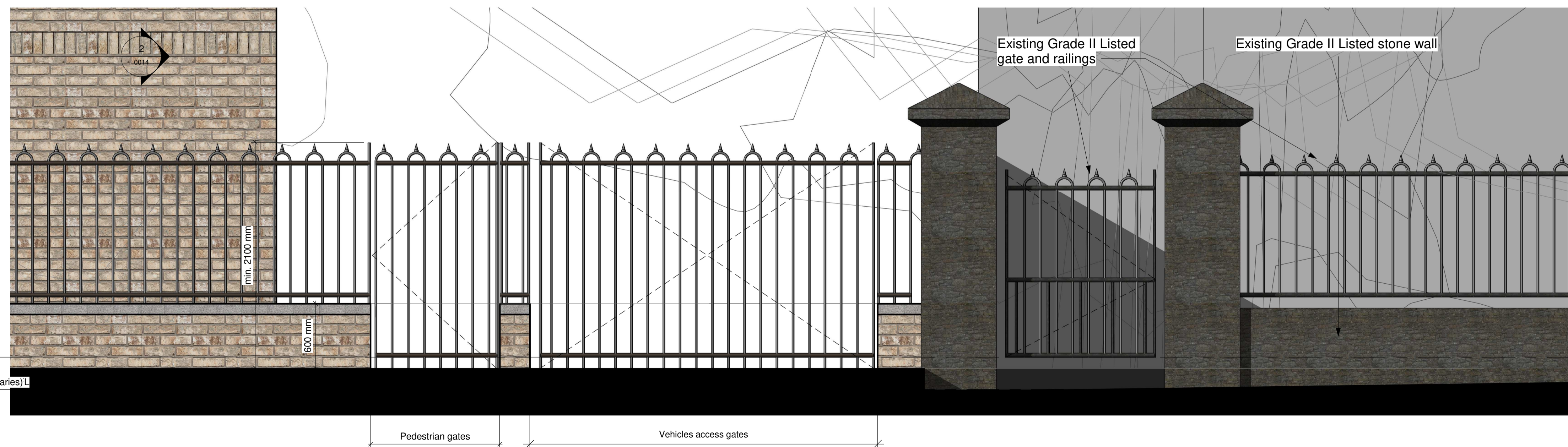
- Proposed front fence and gate to replicate as close as possible the existing Grade II Listed railings and gate, including pointed ornaments to bowtop and horizontal rails to prevent intruders from climbing over.
- Proposed front fence to be Secured by Design compliant.
- Fence to be designed in accordance with Approved Document K of the Building Regulation 2018, to insure that a 100mm-sphere cannot pass through any openings, and to BS 1722-9 2006.



2 Railing & Wall - Section
1 : 25



Existing Grade II Listed stone wall, gate and railings



3 Railing & Wall - East Elevation
1 : 25

FFL 7600 mm
GFFL
FFL 7300 mm
Site (varies)L

A 13.12.19 Coping stone to eastern front wall
revision

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Project	Originator	Zone	Level	Type	Role	Number	Description	Suitability	Revision
1648	CCC	XX	XX	DR	A	0014	RAILS DET-	S4	A
scale	As indicated @A1	drawn	AT/LM	Project Title	St Mary the Virgin Primary School				
date	06/12/19	checked	MS	Detail	Railing Details				

MP OBJECTION

COMMITTEE DATE: 26/02/2020

APPLICATION No. **20/00044/MNR** APPLICATION DATE: 13/01/2020ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: The Shah Pension Scheme

LOCATION: 11-12 CHURCH STREET, CITY CENTRE, CARDIFF, CF10 1BG

PROPOSAL: CHANGE OF USE FROM MIXED USE DEVELOPMENT (RETAIL AND SUI GENERIS) TO A3 USE (RESTAURANT) AND MIXED COMMERCIAL USE

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

1. C01 Statutory Time Limit
2. The development / uses approved shall accord with the approved drawings numbered GA310-PL-rev1; GA311-PL-rev2; GA312-PL-rev1; GA313-PL-rev1; GA314-PL-rev1.
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.

RECOMMENDATION 2: 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 3: The granting of planning permission does not remove the need to comply with the statutory nuisance provisions of the Environmental Protection Act 1990. The rating level of the noise emitted from fixed plant and equipment on the site shall achieve a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

RECOMMENDATION 4: The applicant is advised that a suitable grease trap should be provided to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to change the use of a three storey terraced building from Class A1 (retail) and a restaurant/bar/nightclub to Class A3 (food & drink) and Class A2/B1/D1 (financial, & professional services, office and non-residential institutions) uses.
- 1.2 Pedestrian access would be via the existing entrances from Church Street. The application form indicates opening hours of 11:00 – 23:00 for the Class A3 premises and 08:00 – 20:00 for the Class A2/B1/D1 premises.

2. **DESCRIPTION OF SITE**

- 2.1 The building currently accommodates a shop and a restaurant/bar at ground floor and nightclubs at basement and upper floor levels. Internally the premises has a floor area of 262 square metres. The site is located within the Principal Shopping Area, Principal Business Area and the St Mary Street Conservation Area, it lies within a terrace along the south side of Church Street adjoined by a restaurant at no. 22-23 Trinity Street and a vacant building at no. 13 Church Street.

3. **SITE HISTORY**

- 3.1 08/00167/C – planning permission refused for new shop front / bar entrance.
- 94/01856/C – planning permission granted to extend restaurant dining area onto first floor level.
- 94/01515/C – planning permission granted for a new shop entrance.
- 93/00204/C – planning permission granted for alteration of shop front to provide separate access to upper floor.
- 33582 – planning permission granted for restaurant and snack bar including shop front.
- 3.2 **Related History:**
- 19/02732/MNR – planning permission granted for change of use from betting shop (A2) to a principal A3 use Class with ancillary (A1) shops and (B1) offices together with alterations to the shop front at no. 13 Church Street.
- 16/00945/MJR – planning permission granted and implemented for major refurbishment including recladding of existing building, with some changes of use, partial demolition and construction of replacement space and the inclusion of the second floor level at 5-10 Church Street.
- 13/02278/DCI – planning permission granted and implemented for change of use from vacant Class A1 (retail) to Class A3 (food & drink) at no. 17 Church Street.

4. **POLICY FRAMEWORK**

4.1 **Relevant National Planning Guidance:**

Planning Policy Wales (Edition 10, 2018)

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

Policy KP10 (Central and Bay Business Areas)
Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
Policy R2 (Development in the Central Shopping Area)
Policy R3 (Protected Shopping Frontages)
Policy R8 (Food and Drink Uses)
Policy T5 (Managing Transport Impacts)
Policy W2 (Provision for Waste Management Facilities in Development)

4.3 **Relevant Supplementary Planning Guidance**

Food, Drink and Leisure Uses (2017)
Managing Transportation Impacts (Incorporating Parking Standards) 2018
Waste Collection and Storage Facilities (2016)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Neighbourhood Services – no comments to make given the existing and proposed uses for the site.

5.2 Transportation – I am content that no parking is provided and expected as much given location. It would be prudent to request the provision of cycle parking as part of the development to better accommodate any staff at the establishment and any customers.

5.3 Waste Management – The proposed storage area has been noted and is acceptable. A3 units are required to provide litter bins at the front of the unit in order to prevent littering on the adopted highway. The tenant will be required to provide, service and empty a litter bin to be placed at front of the unit during opening hours and removed from the highway during closing hours.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 None.

7. **REPRESENTATIONS**

7.1 The application was publicised by letter and site notice, objections have been received from the following addresses in Cardiff:

20 Llanbledian Gardens, 47 Heol Caerhys, Second Floor Flat 10 Conway Road,
51 Canada Road, 31 Ivydale, 91 Wentloog Road, 161 Cathays Terrace, 72

Miskin St, 126 Woodville Road, 105 Bryncyn, 4 Garnant, 90 Glyn Rhosyn, 90A City Road, 35 Maindy Road, 11 Avonridge. House 26 Talybont South, 425 Heol Trelai, Flat 1 43 Stacey Road, 2 Cyprian House, Monthermer Road, 2 Bronwydd Avenue, 45 Timothy Rees Close, 111 Wyeverne Road, Lumis Tyndall Street, Flat 4 Hazelhurst Court, 223 Loudoun House, 4 Wellfield Place, 16 Manor Rise, 9 Arthur Street. Flat 10 House T Talybont North, 4 Dolwen Road, 52 Salisbury Road, 41 Treharris Street, 18 Harriet Street, 70 Woodville Road, 105 Diana Street, 37 Treherbert Street, Flat 6 172 Newport Road, 13 Whitchurch Place, 23 Tarragon Way, 34 Clos Dewi Sant, 10 Letty St, 23 Cosmeston Street.

Objections have also been received from the following addresses outside Cardiff:

4 Highlight Lane, Barry
1 Station Road, Penarth
1a Pill Street, Penarth
71 Pinecroft Avenue, Aberdare
29 Trem Yr Efail, Ystrad Mynach
73 Marlborough Road, Cwmbran.
3 New Road, Taunton
38 Bindon Rd, Taunton
6 Stanford Road, Brighton
31 Manor Gardens, Hurspierpoint, Sussex.

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

- a) *Loss of a small live music venue, small venues are vital to grassroots musicians/artists/DJs;*
- b) *Having a kitchen in the basement presents significant safety risks;*
- c) *Loss of a family run food business;*
- d) *Competition with existing restaurants.*

7.2 Jo Stevens MP objects to the application, as follows:

If approved, this proposal would result in the loss of not one, but two important & popular live music venues right in the heart of our city centre. Between them, the venues host not only live music but poetry, spoken word and club nights for lesser know genres with strong followings, like house, drum & bass and electronic music more widely. Many a nightclub promoter or DJ will have cut their teeth at these venues. Sam Fender, now a renowned artist, played to a small crowd at the Big Top in 2018, only to now be selling out the Motorpoint Arena 2 years later – a music city in action. I note the developers in their application state that the proposals will ‘improve the balance of what’s on offer’ in the city centre. The surrounding area, as it stands, is already saturated with restaurants and cocktail bars – losing these two popular venues would be detrimental to what’s on offer in our city centre and would create an imbalance, the very opposite of what the developers’ application asserts. These plans would not just affect the music venues but also the award winning, family run Cornish Bakehouse next door. It is vital that our city centre does not just become a collection of national/international chains and good, successful local

businesses like this are supported and allowed to thrive. These venues are a cornerstone of the music community in Cardiff, and following the loss of Gwdihw and Buffalo recently. Approving this application will cause further detriment to the mix of culture on offer in Cardiff.

8. **ANALYSIS**

8.1 **Land Use Policy**

The site is situated within the Central Shopping Area (Policy R2) and within Protected Shopping Frontage 54 'Church Street Southern Frontage' (Policy R3) as defined by the Cardiff Local Development Plan (2006-2026). With regard to Policy R3 (Protected Shopping Frontages), taking into consideration that the ground floor units are currently Class A3 and Sui Generis uses, the proposal would not affect the existing balance of shop to non-shop uses within the Protected Frontage. Policy R2 (Development in the Central Shopping Area) identifies that an appropriate mix of non-shop uses can contribute to vitality, attractiveness and viability by introducing a diversity of compatible uses within the Central Shopping Area. A Class A3 (restaurant) use at the ground floor / basement of the building would be considered acceptable in this regard, as would Class A2 (financial and professional services) / B1 (business) / D1 (non-residential institution) uses to the upper floors of the building.

8.2 **Residential Amenity**

Policy R8 of the LDP identifies that A3 (food and drink) uses are most appropriately located in the City Centre, the Bay and District and Local Centres, and the Food, Drink and Leisure Uses SPG identifies that A3 (food and drink) uses are most appropriately located in the City Centre Principal Shopping Area, District and Local Centres and the City Centre Principal Business Area. There is no residential accommodation within the immediate vicinity, and the site is located within a designated commercial/business area. It is noted that the existing premises has no planning restriction upon opening hours as no such conditions were imposed upon permissions 33582 and 94/01856/C, therefore it is not considered reasonable to seek to restrict the opening hours through the inclusion of a planning condition in this instance. It is also noted that the basement and upper floors have been used as nightclubs for many years and while the uses may be considered ancillary to the main A3 use of the premises they are likely to be lawful as independent operations due to the passage of time. The lawful use would have a greater amenity impact than the uses proposed, therefore it is not considered reasonable to restrict the type of Class A3 use in this instance. It is not considered that the proposal would have any unreasonable amenity impact.

8.3 **Crime & Disorder**

Paragraph 4.11.12 of Planning Policy Wales states that Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard must be given by local planning

authorities in the preparation of development plans. They should be reflected in any supplementary planning guidance, and may be material considerations in the determination of planning applications.

The Food, Drink and Leisure Uses SPG identifies District Centres as an appropriate location for food and drink (A3) uses, subject to detailed considerations. The SPG states that consideration should be given to whether a proposal, in conjunction with existing and approved similar uses, would create a concentration of such uses, or give rise to (or exacerbate) problems of public safety and security. It is noted that the existing premises has no planning restriction upon opening hours. The proposed uses are unlikely to have any greater public safety and security impact than the existing uses, therefore it is not considered reasonable to restrict the type of Class A3 use or the opening hours in this instance. It is not considered that the proposal would have any unreasonable crime/disorder impact.

8.4 Transportation

The Managing Transportation Impacts (Incorporating Parking Standards) SPG identifies a minimum requirement of no car parking spaces and cycle parking for staff at a ratio of 2 per 100 square metres for Class A1, A2, A3 and B1 uses. Having regard to the existing uses of the building and that no additional commercial floor space is being created, it is not considered reasonable for cycle parking to be provided within the premises in this instance. On-street cycle parking for 28 cycles is available within the vicinity outside St John's Church.

8.5 Access

The entrance is level with the street, it is therefore considered that the proposal is inclusive in terms of access equality.

8.6 Other Matters

The request from Waste Management for a litter bin to be placed outside the front of the unit is not considered reasonable as the external area to the front is not within the application site boundary, a condition relating to provision of a bin on land outside the application site would not be enforceable. Furthermore, there are existing litter bins within close proximity at Trinity Street and St John Street.

8.7 Representations

The representations received from individual persons and Jo Stevens MP are noted. Specific issues are addressed as follows:

- a) Loss of a live music venue. It is noted that the existing use of the premises includes live music. The proposed use includes a Class A3 (food & drink) unit within the ground floor and basement, Class A3 would allow use as a public house or bar which could include live music entertainment if desired

by a future tenant. Occupation of a commercial premises by a particular tenant is not a matter that can be controlled by the planning process, therefore the inclusion of live music within the premises is not a matter that could be imposed by the Local Planning Authority.

- b) Safety of proposed basement kitchen: This matter would be controlled by the building regulations and environmental health legislation.
- c) Loss of existing food business: The proposed change of use of the existing Class A1 retail unit is considered compliant with policies R2 & R3 of the Local Development Plan. It should also be noted that there are vacant Class A1 retail units within the city centre which could accommodate the existing Class A1 business.
- d) Competition with existing restaurants: Competition is not a material planning consideration.

8.8 Other Legal Considerations

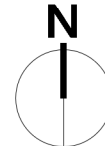
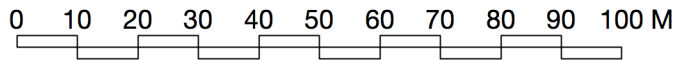
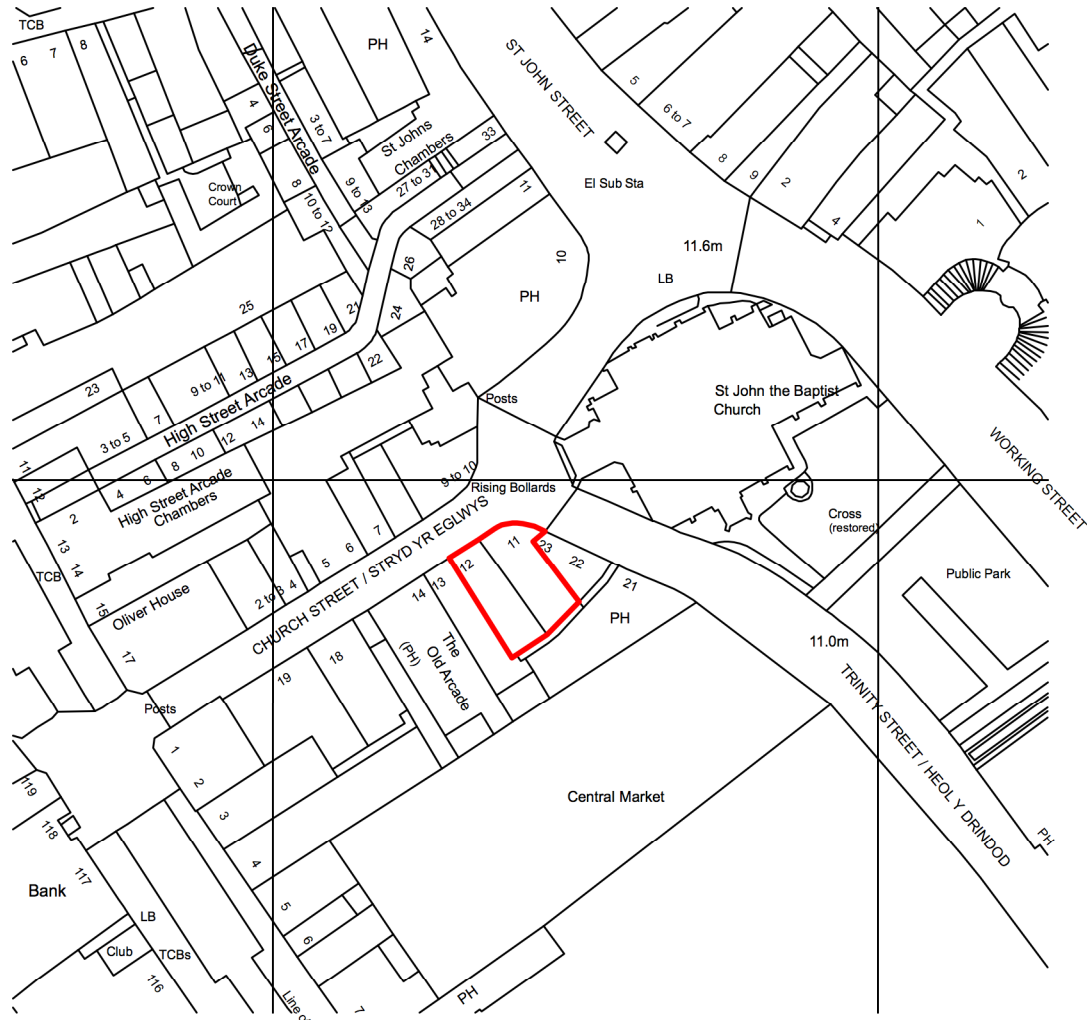
Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder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

8.9 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.



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DRAWING ISSUE STATUS

ISSUE STATUS	COMMENT
P PRELIMINARY	For comment and review
PL PLANNING	Planning/ Listed Building Application
BR BUILDING REGS	Building Regs Application
T TENDER	For pricing purposes only
C CONSTRUCTION	For procurement & construction
FC FINAL CONSTRUCTION	Record drawings on completion
L LEGAL	Conveyancing or other legal purposes

REVISIONS		
REV	DATE	NOTES

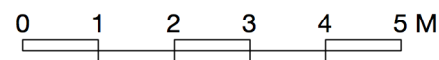
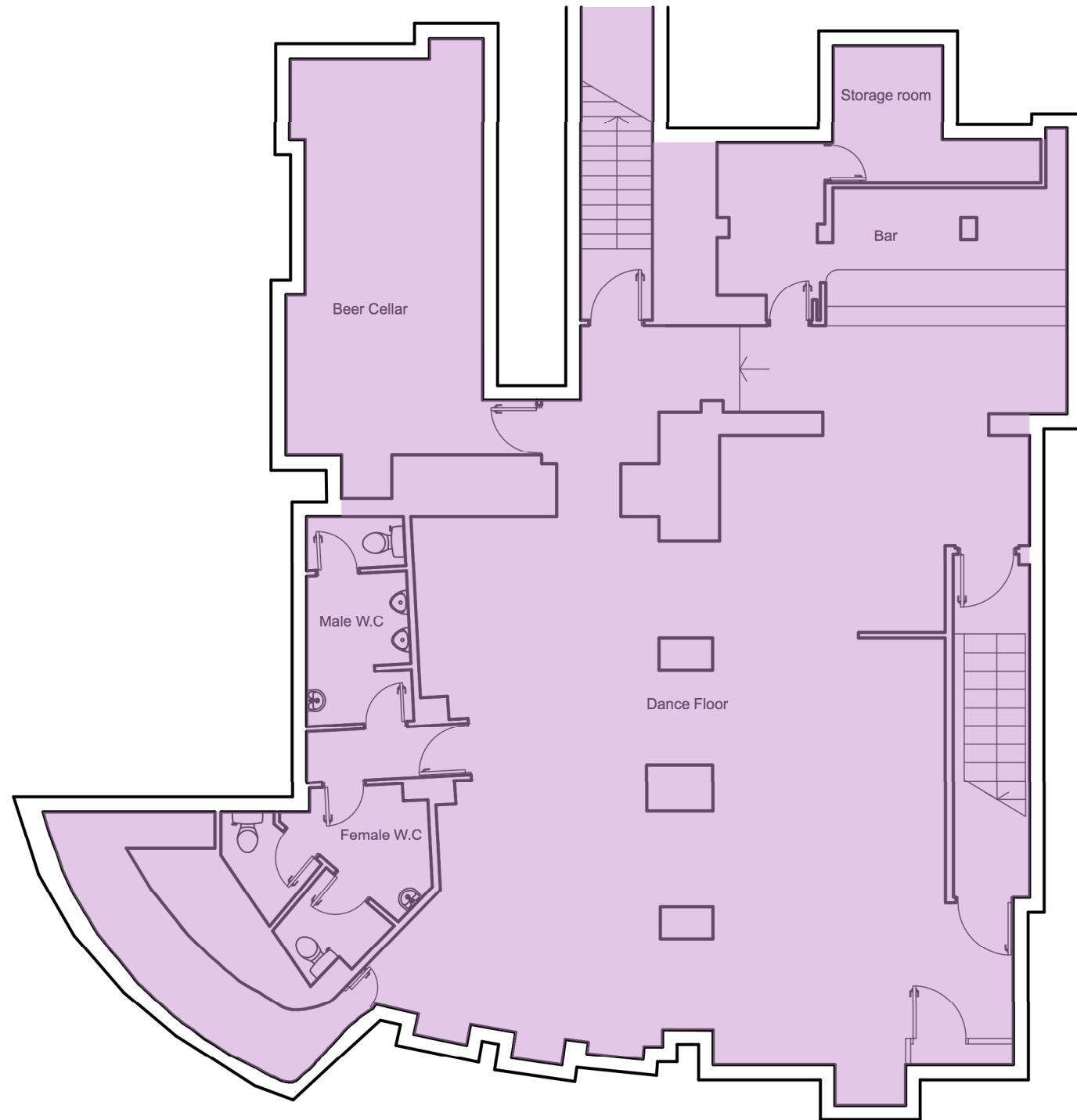
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 ✉ office@hainesphillips.co.uk

JOB TITLE

**11 & 12 Church Street
 Cardiff CF10 1BG**
 DRAWING TITLE
Site Location Plan

DRAWN	DATE	SCALE
PL	Nov 2019	1:1250 @ A4
JOB NR	DRAWING - ISSUE - REVISION	
4159	GA001-PL-Rev1	



- A5 Use (Pie Shop)
- Sui Generis (Nightclub)
- Sui Generis (ancillary to nightclub)

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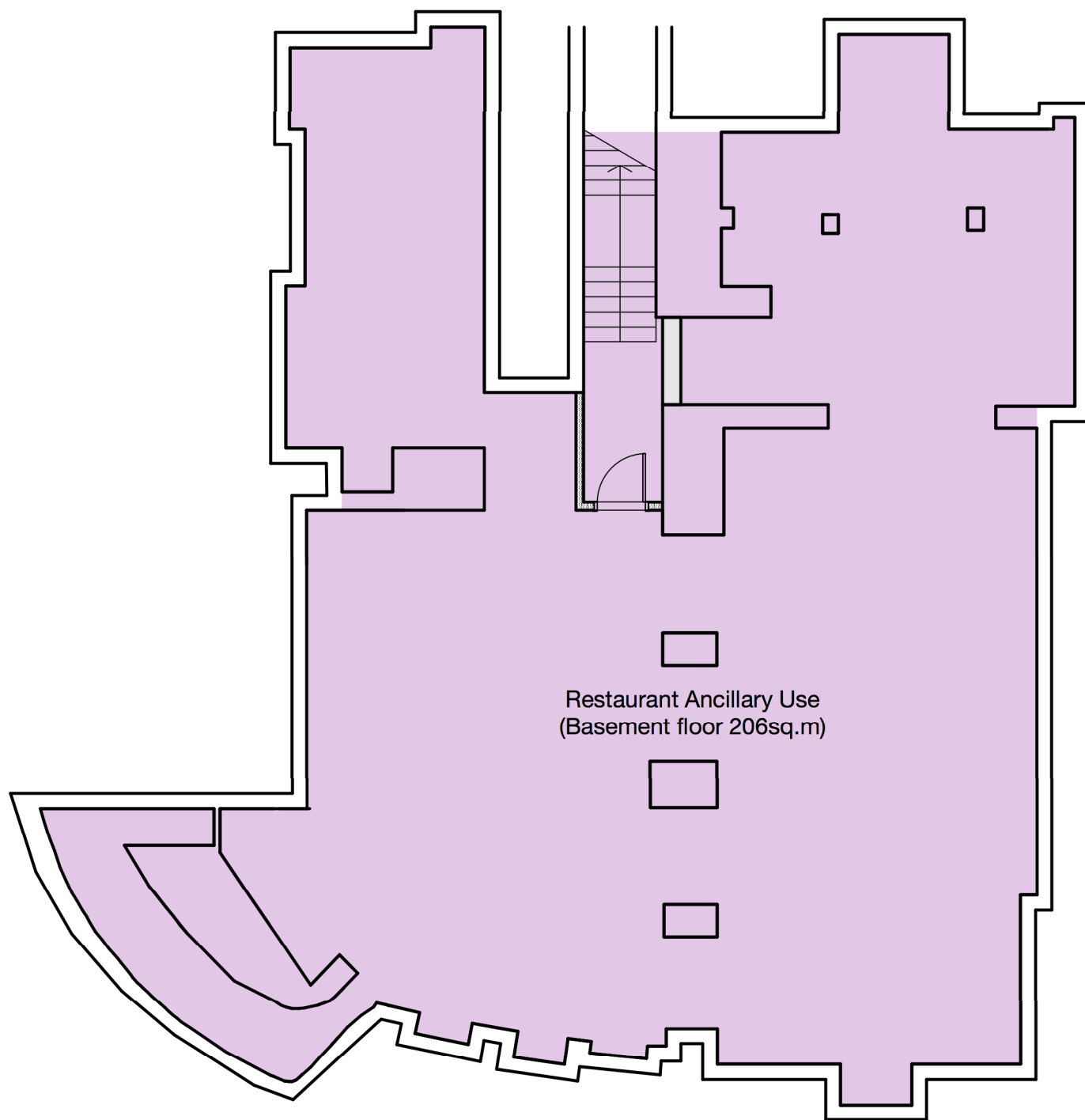
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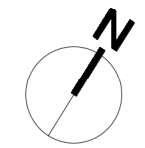
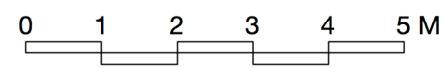
JOB TITLE
11 & 12 Church Street
Cardiff CF10 1BG

DRAWING TITLE
Basement Floor Plan
As Existing

DRAWN DATE
PL **Nov 2019**
 JOB NR SCALE
4159 **1:100 @ A3**
 DRAWING - ISSUE - REV
GA010-PL-Rev1



Restaurant Ancillary Use
(Basement floor 206sq.m)



- A3 Use (Restaurant)
- A3 Use (Ancillary to Restaurant)
- A2 / B1a / D1 Use (Commercial TBC)

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REV	DATE	NOTES

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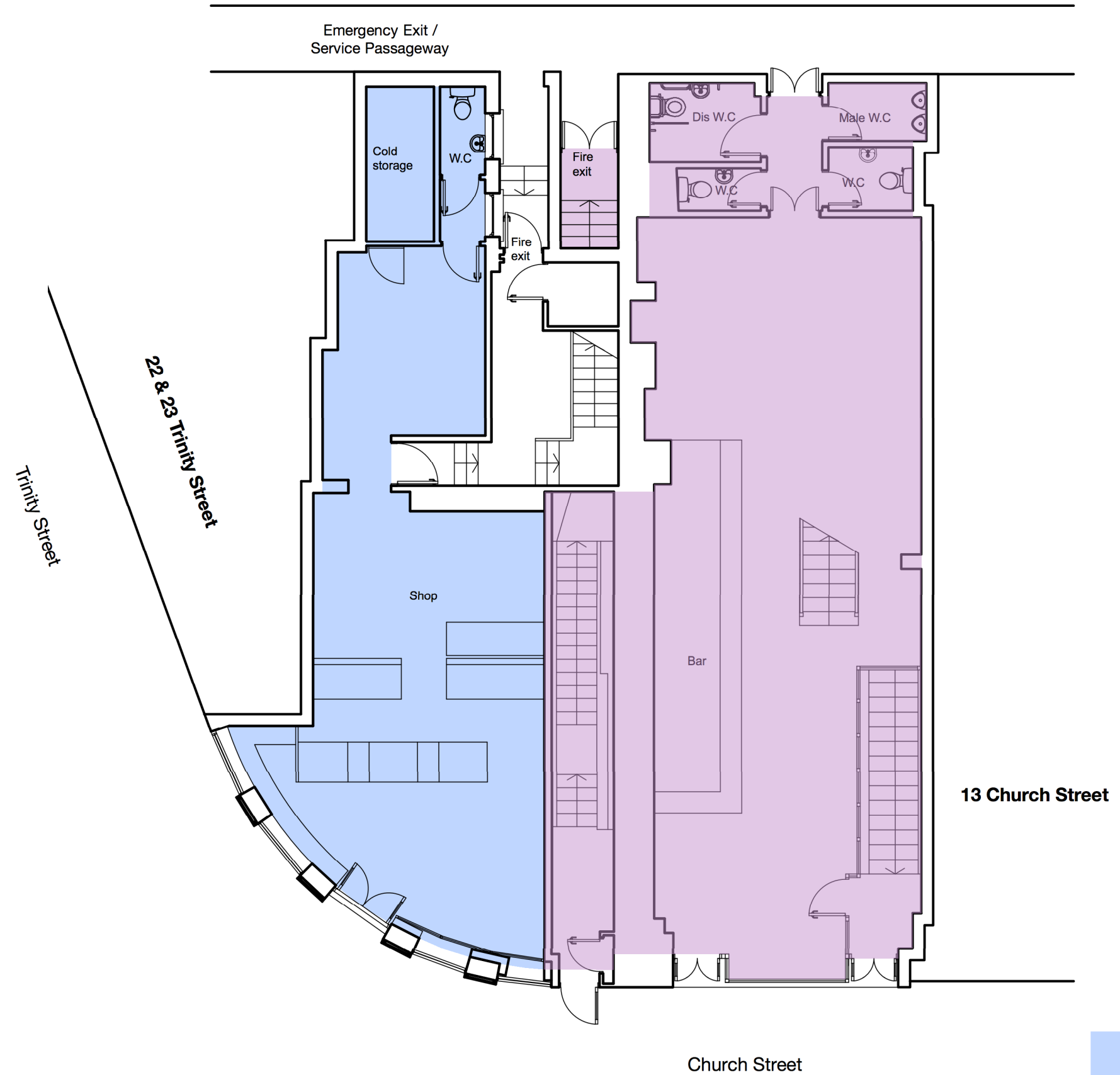
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JOB TITLE
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 Cardiff CF10 1BG

DRAWING TITLE
 Basement Floor Plan
 As Proposed

DRAWN	DATE
PL	Nov 2019
JOB NR	SCALE
4159	1:100 @ A3
DRAWING - ISSUE - REV	
GA310-PL-Rev1	



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REVISIONS

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 Cardiff CF10 1BG**

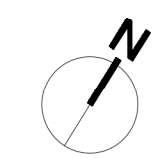
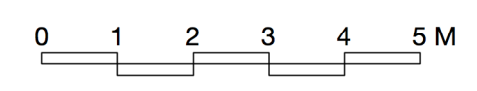
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**Ground Floor Plan
 As Existing**

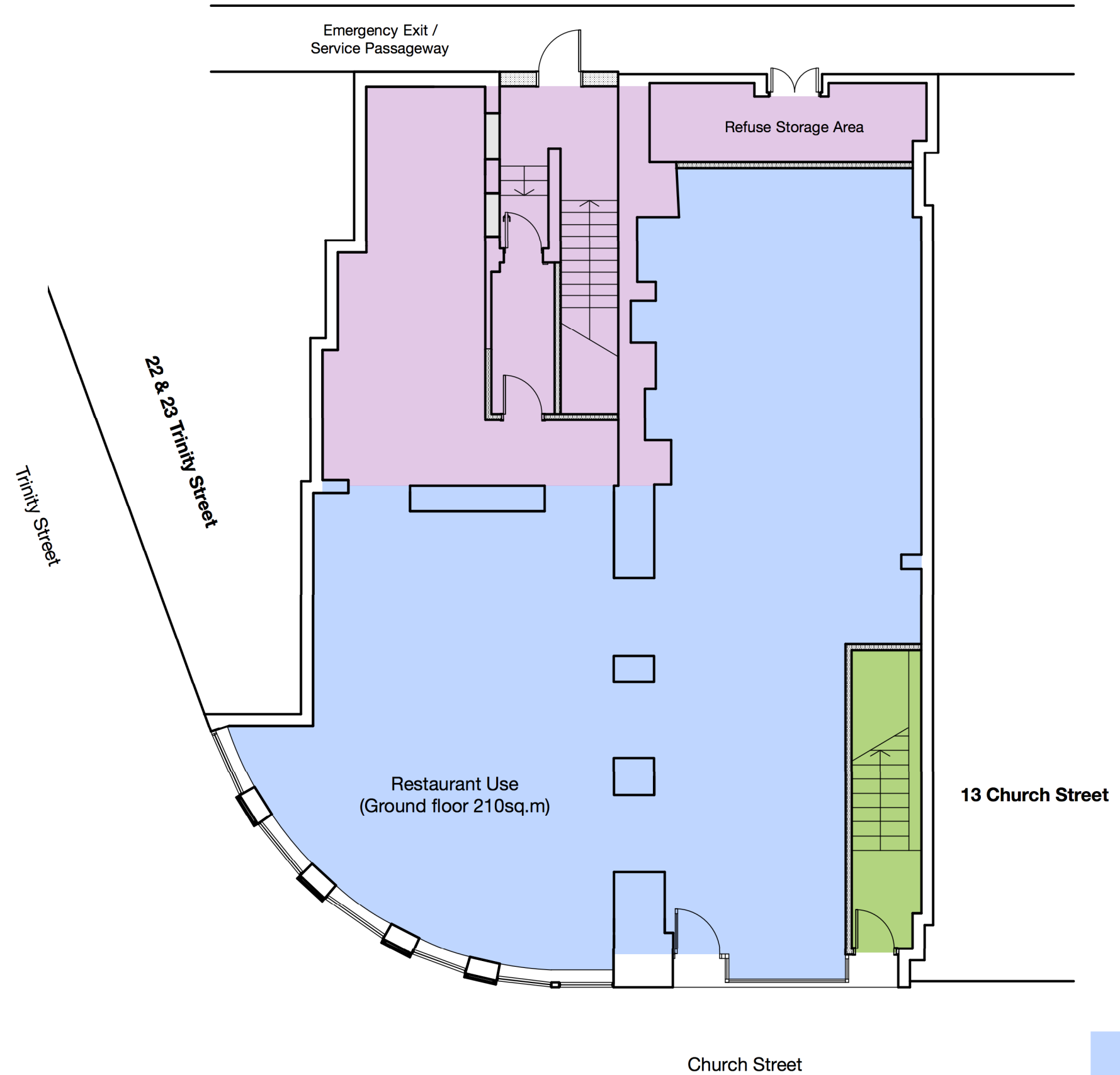
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PL Nov 2019

JOB NR SCALE
4159 1:100 @ A3

DRAWING - ISSUE - REV
GA011-PL-Rev1

- A5 Use (Pie Shop)
- Sui Generis (Nightclub)
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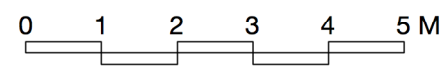
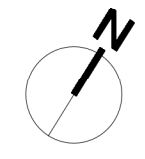
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JOB TITLE
**11 & 12 Church Street
 Cardiff CF10 1BG**

DRAWING TITLE
**Ground Floor Plan
 As Proposed**

DRAWN	DATE
PL	Nov 2019
JOB NR	SCALE
4159	1:100 @ A3
DRAWING - ISSUE - REV	
GA311-PL-Rev2	

- A3 Use (Restaurant)
- A3 Use (Ancillary to Restaurant)
- A2 / B1a / D1 Use (Commercial TBC)





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DRAWING ISSUE STATUS

ISSUE	STATUS	COMMENT
P	PRELIMINARY	For comment and review
PL	PLANNING	Planning/ Listed Building Application
BR	BUILDING REGS	Building Regs Application
T	TENDER	For pricing purposes only
C	CONSTRUCTION	For procurement & construction
FC	FINAL CONSTRUCTION	Record drawings on completion
L	LEGAL	Conveyancing or other legal purposes

REVISIONS

REV	DATE	NOTES

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 12 Argyle Walk
 London WC1H 8HA

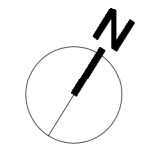
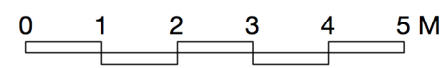
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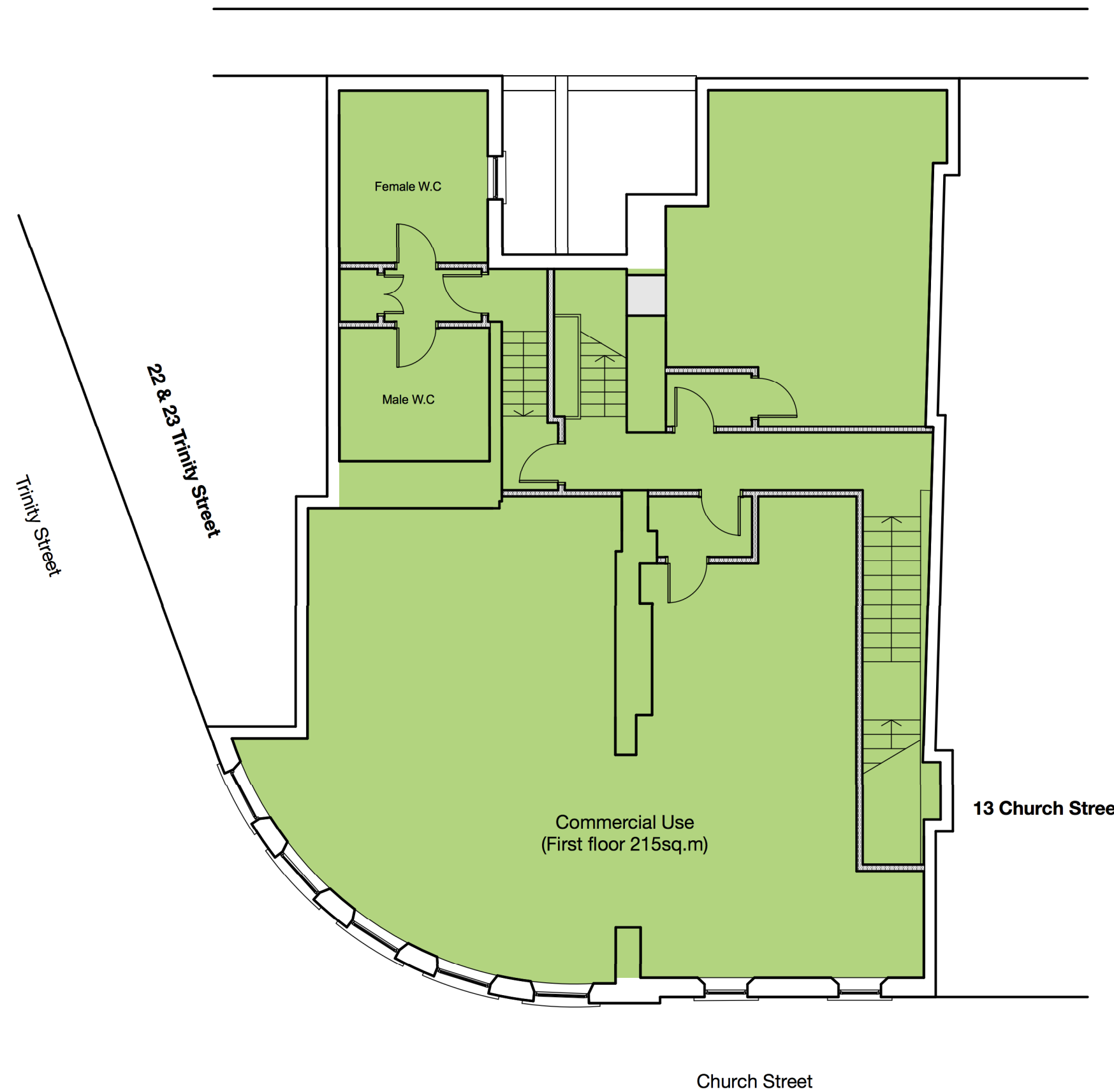
JOB TITLE
**11 & 12 Church Street
 Cardiff CF10 1BG**

DRAWING TITLE
**First Floor Plan
 As Existing**

DRAWN	DATE
PL	Nov 2019
JOB NR	SCALE
4159	1:100 @ A3
DRAWING - ISSUE - REV	
GA012-PL-Rev1	

- A5 Use (Pie Shop)
- Sui Generis (Nightclub)
- Sui Generis (ancillary to nightclub)





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JOB TITLE

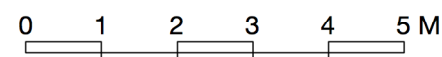
**11 & 12 Church Street
Cardiff CF10 1BG**

DRAWING TITLE

**First Floor Plan
As Proposed**

DRAWN	DATE
PL	Nov 2019
JOB NR	SCALE
4159	1:100 @ A3
DRAWING - ISSUE - REV	
GA312-PL-Rev1	

- A3 Use (Restaurant)
- A2 / B1a / D1 Use (Commercial TBC)





- A5 Use (Pie Shop)
- Sui Generis (Nightclub)
- Sui Generis (ancillary to nightclub)

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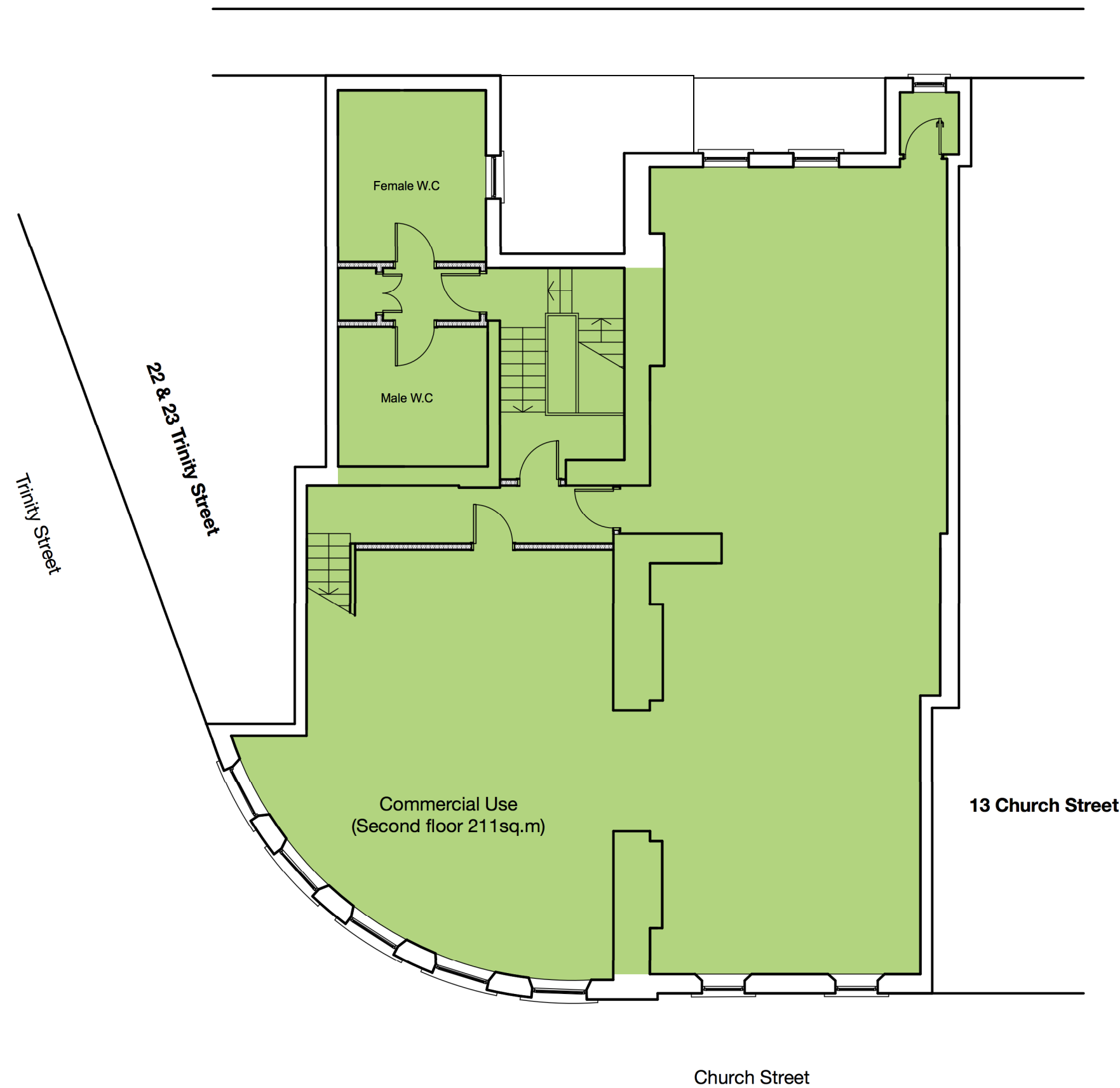
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JOB TITLE
11 & 12 Church Street Cardiff CF10 1BG

DRAWING TITLE
Second Floor Plan As Existing

DRAWN DATE
PL Nov 2019
 JOB NR SCALE
4159 1:100 @ A3
 DRAWING - ISSUE - REV
GA013-PL-Rev1



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REVISIONS

REV	DATE	NOTES
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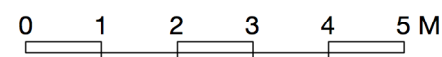
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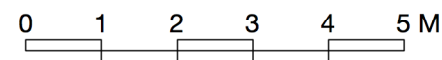
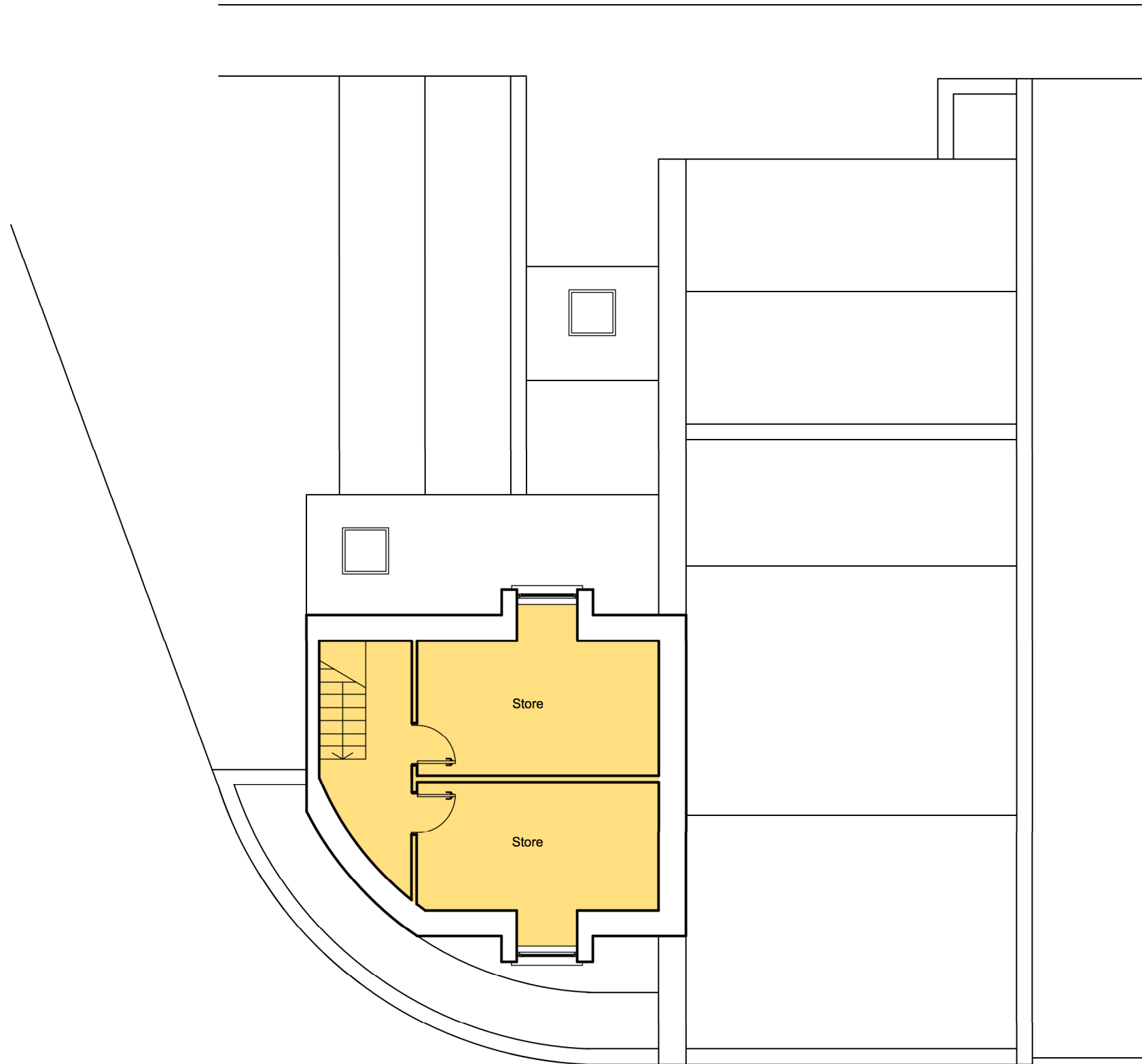
DRAWING TITLE

**Second Floor Plan
As Proposed**

DRAWN	DATE
PL	Nov 2019
JOB NR	SCALE
4159	1:100 @ A3
DRAWING - ISSUE - REV	
GA313-PL-Rev1	

- A3 Use (Restaurant)
- A2 / B1a / D1 Use (Commercial TBC)





- A5 Use (Pie Shop)
- Sui Generis (Nightclub)
- Sui Generis (ancillary to nightclub)



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REVISIONS

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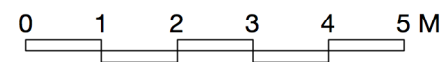
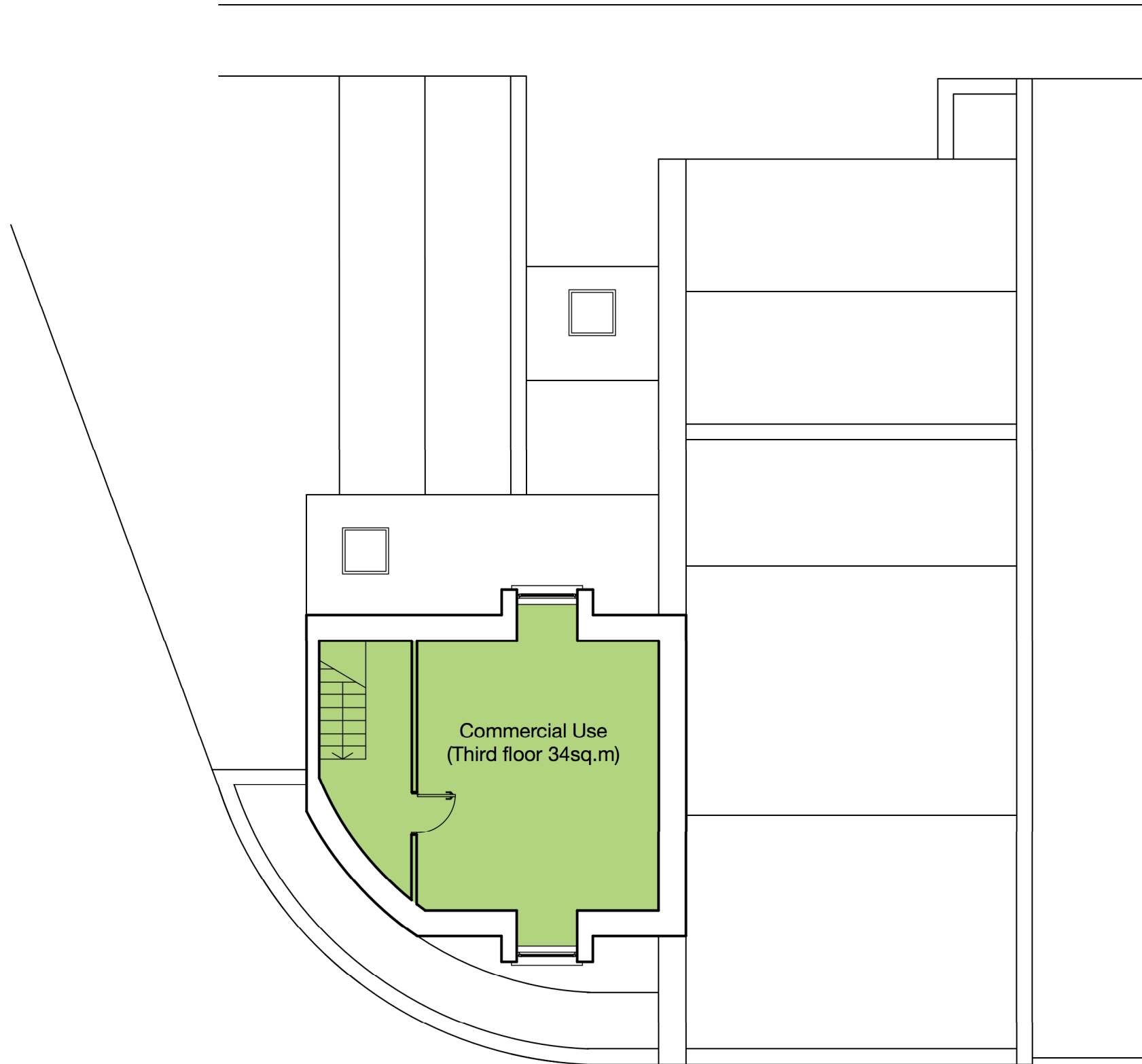
JOB TITLE

**11 & 12 Church Street
Cardiff CF10 1BG**

DRAWING TITLE

**Third Floor Plan
As Existing**

DRAWN DATE
PL Nov 2019
 JOB NR SCALE
4159 1:100 @ A3
 DRAWING - ISSUE - REV
GA014-PL-Rev1



- A3 Use (Restaurant)
- A2 / B1a / D1 Use (Commercial TBC)

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REVISIONS

REV	DATE	NOTES

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JOB TITLE

**11 & 12 Church Street
Cardiff CF10 1BG**

DRAWING TITLE

**Third Floor Plan
As Proposed**

DRAWN DATE
PL **Nov 2019**
 JOB NR SCALE
4159 **1:100 @ A3**
 DRAWING - ISSUE - REV
GA314-PL-Rev1

LOCAL MEMBER CONCERN

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/01533/MJR** APPLICATION DATE: 12/06/2019ED: **RUMNEY**

APP: TYPE: Full Planning Permission

APPLICANT: Mr. C Spiteri

LOCATION: 782-786 NEWPORT ROAD, CARDIFF

PROPOSAL: DEMOLITION OF EXISTING BUILDINGS AND PROPOSED MIXED USE DEVELOPMENT COMPRISING OF RESIDENTIAL, RETAIL AND ASSOCIATED PARKING

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 10.1 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following approved plans and documents:

Plans

PL100A	Location Plan
PL200C	Proposed Ground Floor Site Plan
PL200C	Proposed Ground Floor Site Plan (Extent of Additional Boundary Protection)
PL201B	Proposed First Floor Plan
PL202B	Proposed Second Floor Plan
PL203B	Proposed Third Floor Plan
PL204B	Proposed Roof Plan
PL210	Proposed Typical Apartment Floor Plan Layouts
PL300A	Proposed Context Elevations – North West
PL301A	Proposed Context Elevations – South West
PL302A	Proposed Context Elevations – South East
PL303A	Proposed Context Elevations – North East
PL310A	Proposed Detail Elevations – North West
PL311A	Proposed Detail Elevations – South West
PL312A	Proposed Detail Elevations – South East
PL313A	Proposed Detail Elevations – North East
PL400	Proposed Context Sections – North West, Section A-A

PL401	Proposed Context Sections – South West, Section B-B
PL402	Proposed Context Sections – South West, Section C-C

Documents

M2M Design & Access Statement ref: M2M/3082/2019 dated May 2019
 Asbri Pre-Application Consultation Report dated May 2019
 Acoustics & Noise Ltd. Noise Assessment Ref: 1902018R01 dated 15
 March 2019
 Terrafirma Geo-Environmental Desk Study Report ref: 15254 dated
 February 2019
 Asbritransport Transport Statement dated May 2019
 Cycle-works Josta Cycle Storage Data Sheets received 12 July 2019
 Ecological Services Ltd. Bat Survey version V1.0 dated 29 June 2019

Reason: for the avoidance of doubt.

3. No above ground superstructure works shall be commenced until a full schedule and 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 development.

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

The report of the findings shall include:

- (i) 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;

- (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.

- (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.

- 5. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme 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.

- 6. The remediation scheme approved by condition 5 above must be fully undertaken in accordance with its terms prior to the occupation of any

part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

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

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

7. 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.

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

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

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

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

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

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

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

11. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network unless a connection has been otherwise approved by Cardiff Council as a SuDS Approval Body (SAB) under the SAB application process.

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.

13. In line with the recommendations outlined in the applicant's noise report, the minimum sound reduction performance required from glazing units within the front elevation will be 32 dB Rw + Ctr. Calculations indicate that this could be achieved with a unit comprising 4mm glass/16mm airgap/6.4mm laminated glass. Alternative solutions may be specified provided that manufacturers' data confirms the above minimum sound reduction performance requirements.

The development shall be implemented so as to 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 day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.

14. A scheme of sound insulation works to the floor/ceiling and any party wall structure between the commercial element of the application and adjoining residential elements shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.

Reason: To ensure that the amenities of occupiers of adjoining residential premises within the application site are protected from noise generated within the commercial areas on site.

15. No development should commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- i) loading and unloading of plant and materials, including traffic management;
- ii) storage of plant used in the demolition process;
- iii) the erection and maintenance of security hoarding;
- iv) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during demolition - noting there shall be no burning of waste or any other materials on site;

- v) a scheme for recycling/disposing of waste resulting from demolition;
- vi) hours of demolition works;
- vii) lighting, including the use of security lighting on site outside normal construction/demolition hours;
- viii) management control and mitigation of noise and vibration; including the use of generators on site outside normal construction/demolition hours;
- ix) odour management and mitigation;
- x) a system for the management of complaints from local residents which will incorporate a reporting system.

The demolition stage of the development shall be undertaken in accordance with the approved CEMP.

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

16. The rating level of the noise emitted from fixed plant and equipment installed in connection with any commercial use on site shall not exceed the existing background noise level at the nearest noise sensitive premises, when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

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

17. Prior to their installation on site, full details of all external lighting (including lux levels) shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in full accordance with the approved details.

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

18. No development shall take place until the following landscaping details have been submitted to and approved in writing by the Local Planning Authority: -

- Scaled planting plan.
- Plant schedule.
- Tree pit sectional and plan views.
- Topsoil and subsoil specification.
- Planting methodology.
- Aftercare methodology.
- Landscaping implementation programme.

The submitted details shall provide for x4 new trees on the Newport Road frontage and x1 new tree in the car-park to the rear as depicted on the Proposed Ground Floor Site Plan. The trees to the Newport Road frontage shall have access to a combined minimum root available soil

volume of 40 cubic metres provided as a continuous tree pit trench, or a minimum 15 cubic metres root available soil volume per tree if the tree pits are isolated rather than inter-linked. Root available soil volume shall be made available via load bearing soil cells with two aeration/irrigation inlets provided for every 5 cubic metres of root available soil. The tree in the car-park shall have access to a minimum 15 cubic metres root available soil volume via the planting bed and un-compacted soil within load bearing soil cells beneath car-parking combined. This tree shall be served by three aeration/irrigation inlets.

Reason: To maintain and improve the environmental value of the area.

19. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 18 above unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area.

20. Notwithstanding the submitted plans, prior to development commencing details showing the provision of cycle parking spaces, and appropriate access to them, 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 sheltered and secure parking of cycles.

21. Prior to development commencing details of the proposed public realm area between the two retail units and the adopted footway on Newport Road shall be submitted to and approved in writing by the Local Planning Authority, to include details of the proposed surfacing, measures to ensure vehicular parking cannot occur there, and details of visitor cycle parking. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with pedestrian accessibility.

22. Prior to development commencing details of the proposed site access road off Newport Road shall be submitted to and approved in writing by the Local Planning Authority, to include details of the crossing points between the two retail areas, the position and format of the gates, and the delineated pedestrian priority zone. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with pedestrian accessibility.

23. Notwithstanding the submitted plans, details of the means of site enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved enclosures shall be implemented prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: In the interests of visual amenity and to protect the privacy of existing and future residents.

24. The glass balustrade to the rooftop terrace, facing the rear of the site shall be installed to a height of 1.8m above finished floor level and shall be obscurely glazed.

Reason: To protect the privacy and amenity of existing and future occupiers.

25. The glass balustrades to the Juliet balconies on the rear elevation of the proposed flats shall be obscurely glazed.

Reason. To protect the privacy and amenity of existing and future occupiers.

26. Notwithstanding the approved plans, prior to the commencement of development, a residential refuse storage and collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include (but not be limited to) the location of the collection point and details of how containers are to be presented and who will be responsible for presentation. The strategy shall show the following capacities:

Dry Recyclables	3x 1100 litre bulk bins
General Waste	3x 1100 litre bulk bins
Food Waste	2x 240 litre bins
A designated area for bulky waste	

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

27. The car parking provision hereby approved shall be provided prior the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure appropriate off-street parking is provided.

28. The commercial refuse storage facilities hereby approved shall be provided prior to the beneficial use of the commercial premises and shall thereafter be retained and maintained.

Reason. To ensure an orderly form of development and protect eh amenities of the area.

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

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

RECOMMENDATION 4: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a

mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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

RECOMMENDATION 6: The applicant is advised that any works proposed to the existing adopted public highway, to be undertaken by the developer, shall be subject to agreement(s) under Section 278 of the Highways Act 1980 between the developer and Council.

RECOMMENDATION 7: On the 7th January 2019 Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new developments where the construction area is of 100m² or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engage in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such we are offering a free pre-application service for the first year. To arrange discussion regarding this please contact SAB@cardiff.gov.uk In the meantime if you require further information please review our website: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

Or, alternatively you can review the legislation set by Welsh Government here: <https://gweddill.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 8: Bats Guidance Note: Where any building or demolition work is to commence, all contractors should remain vigilant at all times during the course of the works, looking for signs that bats are present or that bats have formerly occupied the building. Whilst the bat survey has been undertaken and no visible evidence of bats found within the building, the possibility of a bat or bats being present cannot be absolutely ruled out. In the extremely unlikely event that bats are discovered during the works, then work must **stop** as soon as it is safe to do so. The bat worker must be contacted immediately and Natural resources Wales informed in order for a licence to be granted to complete the works. No works will be permitted until such time a licence is approved.

If in the unlikely event a roost is accidentally opened up, any loose bats should

be returned to the roost and apertures closed to prevent their escape until they can be examined for injury by a bat worker. Dead bats should be retained. Bats are very fragile and should be handled by a professional, and unless absolutely necessary should not be approached and disturbed. However, where a bat is clearly injured and distressed, the contractor should carefully collect them and place in a light proof box. Gloves must be worn when handling bats.*

In the event of a bat being discovered the bat worker must be contacted immediately that it is safe to do so on 07866461726

If the bat worker is not available, Natural Resources Wales must be contacted on 0300 065 3000

*Bats can potentially carry European Bat Lyssa Virus (EBLV) which is a strain of rabies virus that is found in some bat species although extremely uncommon, a potential risk occurs, therefore, all bats must be handled with thick gloves.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A full planning permission is sought for the demolition of the existing buildings (a single storey estate agency and a two storey dwelling) on site and construction of a mixed use commercial and residential development and associated works.
- 1.2 The development consists of 27no. one bed studio flats, 1x 84sqm retail unit and 1x 114sqm retail unit, set in a new building of 2-3 storey height, with a flat roof.
- 1.3 The part of the new building adjacent to no. 780 Newport Road is of 2 storey scale, with the remainder being three storey. The three storey element benefits from a rooftop amenity space, set back from the parapet and framed by low level planting and glass balustrades. The 2x ground floor flats that front the rear courtyard area would benefit from small private amenity spaces and many of the upper floor flats would have Juliet Balconies.
- 1.4 Access to the site would be off the existing crossover and through an archway into the rear courtyard area. 16x off-street parking spaces are proposed for the development including one disability space, plus 30 cycle spaces for residents and 8 spaces to serve the retail units. Refuse storage facilities for both residential and commercial users is provided within the building at ground floor level.
- 1.5 The site is open plan to the Newport Road frontage, with existing brick/stone & timber enclosures being retained to the rear/side. The rear boundary to the dwellings fronting Whitehall Parade and Whitehall Avenue are to be enhanced by placing an additional trellis topped timber fence inside the existing boundary walls to a height of 1.0m above the existing enclosure height.

2. **DESCRIPTION OF SITE**

- 2.1 The site is approx. 0.14Ha. in size and located on the southern side of Newport Road, close to the junction with Whitehall Parade and opposite the junction with Widcombe Drive. Directly outside the site on Newport Road there is an established pedestrian controlled crossing, with central reservation.
- 2.2 The buildings within the site are a single storey estate agent premise, adjacent to no. 780 Newport Road, and a two storey dwelling adjacent to Rumney Hill Garage, a commercial premises that provides car sales and mechanical garage facilities.
- 2.3 To the opposite side of Newport Road there are is a betting office, takeaway and mini-market.
- 2.4 The land to the rear of the site is formed by the gardens of dwellings fronting Whitehall Parade and Whitehall Avenue. It is of note that the ground slopes down away from the rear of the site and these gardens are therefore set at a lower ground level than that within the site.

3. **PLANNING HISTORY**

- 3.1 12/02156/DCO – Change of use of existing dwelling to form 4x self contained flats, 2x studio flats and extensions – Approved.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales (Edition 10) Dec. 2018
- 4.2 The following policies of the City of Cardiff LDP are relevant to the consideration of this application:-
- KP5 Good Quality and Sustainable Design
 - KP6 New Infrastructure
 - KP7 Planning Obligations
 - KP18 Sustainable Transport
 - C1 Community Facilities
 - C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
 - R5 Local Centres
 - R6 Retail Development
 - T1 Walking and Cycling
 - T5 Managing Transport Impacts
 - W2 Provision for Waste Management Facilities in Development
- 4.3 The following Supplementary Planning Guidance is relevant:
- Community Facilities and Residential Development (2007)
 - Access, Circulation and Parking Requirements (2010)

- Infill Sites (2017)
- Locating Waste Management Facilities (2017)
- Planning Obligations (2017)

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Operational Manager Transportation has no objection, offering the following comments:

Access road/junction and Car Park

It is noted the road has been revised to be of 4.5m width and this is regarded as acceptable. It is noted that a pedestrian priority zone is to be provided. This could be conditioned, possibly as part of the public realm condition.

The swept path analysis has only used a 4.3m length car, which is not particularly robust, however the 4.5m width helps matters and we are content with this.

The proposed junction is acceptable in principle, although it appears that a telegraph pole, street light and fire hydrant would need to be relocated.

Deliveries and Servicing

The plan now shows the double yellows as ending adjacent to the eastern side of the relocated access, and therefore there should not be a need for the TRO to be amended. Servicing/deliveries can take place to the north-east of the access road (outside the prohibited times indicated on the plate) from the main carriageway now that the dedicated service bay is not included, with deliveries for the southern building taken by foot/trolley from there.

The plans show an extensive area of footway/public realm in front of both units (a mix of adopted highway and private land) and we want to ensure this area does not become used as a parking area for customers/staff of the retail units. Whilst this can partly be dealt with via a public realm condition, we would request a Section 106 contribution of **£6000** to cover the potential for bollards/other street furniture to be placed in the carriageway should parking/traffic issues become apparent following opening.

Cycle Parking

Whilst the principle of the Josta 2-tier gas cycle parking type is acceptable, we need to see further details at this stage (preferably 1:100) of how this will work. The Ground Floor Plan indicatively shows the cycle parking but the 0.5m spacing lines only seem to provide for around 16 spaces? The door into this area should also be marked.

As below, the 4 staff retail spaces need to be secure and covered, and it is suggested these would best be placed in the rear cycle parking area. Visitor cycle parking is not shown but this could be covered by the cycle parking/public realm conditions.

In addition to the above, conditions relating to the Newport Road/site entrance junction, cycle parking, public realm and construction traffic management.

- 5.2 The Pollution Control Manager (Noise & Air) has no objection, subject to conditions in respect of soundproofing, delivery times, CEMP, fume extraction, traffic and plant noise, with further advice in respect of construction noise.
- 5.3 The Pollution Control Manager (Contaminated Land) has no objection, subject to conditions in respect of contaminated land issues, with further contaminated land advice.
- 5.4 The Highways Drainage Manager has been consulted and advises that on the basis of the information submitted with the planning application, the proposals are unlikely to obtain SAB approval and that the applicant should engage with Drainage as the SAB body.
- 5.5 The Air Quality Manager has been consulted and no comments have been received.
- 5.6 The Regeneration Manager comments that as the development is over 25 dwellings there is a requirement for a financial contribution of **£19,453.82** towards the provision and/or maintenance of community facilities in the vicinity of the site.
- 5.7 The Parks Manager has no objection, making the following comments:

Design Comments

No existing street trees are affected by the development. The 4 proposed trees shown along the frontage on the layout plan should have a positive impact on the appearance of Newport Road which lacks street trees, but it is essential to establish that these are deliverable at this stage with sufficient root volume through use of below ground cells and absence of services.

Open Space Provision

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

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

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 35.1. This generates an open space requirement of 0.085 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of **£36,418** I enclose a copy of the calculation

As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site.

In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.

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 **Rumney Hill Gardens, Catherine Gardens and New Road Open Space.**

- 5.8 The Council's Trees Officer has no objection, noting that any existing arboricultural features are unlikely to be of a quality that would represent a significant constraint to development. Landscaping and an ongoing maintenance of planting conditions are recommended.
- 5.9 The Waste Manager has no objection, subject to the required capacities being achievable.
- 5.10 The Council's Ecologist has no adverse comment.
- 5.11 The Neighbourhood Regeneration Manager (Access) has been consulted and no comments have been received.
- 5.12 The Housing Strategy Manager advises:

In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 27 units (5 units) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements for purchase by a nominated Registered Social Landlord (RSL) partner.

Although the priority is to deliver on-site affordable housing, given the proposed design of the scheme, the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord may be unsustainable. On that basis we would be prepared to accept a financial contribution in lieu of on-site affordable housing provision.

On that basis, we would seek a financial contribution of **£347,130** in lieu of 5 x 1 bedroom apartments which is calculated in accordance with the formula in the Planning Obligations– Supplementary Planning Guidance (SPG) (2017).

- 5.13 The Economic Development Manager has been consulted and no comments have been received.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water have no objection subject to a drainage details condition.
- 6.2 Glamorgan Gwent Archaeological Trust have no objection, stating that given the history of the site, there is no need for any archaeological mitigation.
- 6.3 South Wales Police have no objection. Further advice in respect of crime prevention has been provided.

7. **REPRESENTATIONS**

- 7.1 Local Members for Rumney and Llanrumney have been consulted and Councillors Parry and Derbyshire make the following comments:

I am writing re this app. Re the amount of concerns that I am hearing from residents. Of course, if the present building is demolished then something else would go there in its place! There is one business there (now and historically)an estate agents and that creates no inconvenience or traffic problems. This is a very busy main road! There is a great deal of concern as to the number of flats that may be built on that site. The area is very "built up and busy as it is" and there is a very real problem with cars trying to park. What is the number of flats applied for please? Could I ask for a site visit please?

- 7.2 Adjacent occupiers were consulted and 15 representations have been received objecting to the proposals, raising issues including:

- Overlooking/loss of privacy
- Disruption during construction
- Traffic congestion,/on street parking
- Overdevelopment of the site
- The need for more retail premises
- Loss of light due to scale
- Highway safety – site access proximity to crossing
- Insufficient on-site parking
- No provision for delivery vehicles
- Negative impact on property values
- Lack of historical investigation (Roman Road)
- Lack of consultation

- 7.3 The application was publicised as a Major development by way of site and

press notice.

8. **ANALYSIS**

8.1 A full planning permission is sought for the demolition of the existing buildings (a single storey estate agency and a two storey dwelling) on site and construction of a mixed use commercial and residential development and associated works.

8.2 The application site falls within the settlement boundary as defined by the Adopted Local Development Plan proposal maps and has no specific land use allocation or designation. The application site is located adjacent to Rumney Local Centre. The surrounding area is a mix of residential and the commercial uses associated with the local centre.

The site comprises a detached dwelling and Darlows Estate Agent and is separated from Rumney Local Centre by a commercial garage. The premises opposite the site fall within Rumney Local Centre.

The site is not located within a District or Local Centre and is out of centre in terms of retail policy. The commercial uses proposed should therefore be assessed against Policy R6: Retail Development (Out of Centre). However, in this instance, the close proximity to Rumney Local Centre and the scale of the commercial floorspace proposed raises no retail policy concerns in relation to potential adverse impacts on the vitality and viability of Rumney Local Centre.

The proposal would also result in the loss of a dwelling in residential area however, this will be compensated for with the additional dwellings proposed for the site.

8.3 The proposed building is of a 2-3 storey flat roof design, with the majority being 3 storey.

Whilst it is noted that the immediate surrounding properties are of a 2 storey scale, it is also noted that the height of the proposed three storey structure is only approx. 1.5m higher than the ridge of no. 780 Newport Road, and is very slightly lower than the ridge to no. 790 Newport Road (on the corner of Whitehall Parade), and that there are other buildings in the vicinity that have differing scales, ranging from single storey to three/four storey.

The 2 storey element sits adjacent to no. 780 Newport Road. This part of the proposed building has a single storey flat roof section to the Newport Road frontage, rising to 2 storeys in the same plane as the front elevation of no. 780. To its rear, the two storey element would project approx. 2.2m beyond the rear elevation of no. 780, approx. 1.3m off the shared boundary.

To the rear, the 3 storey part of the proposed building would be set approx.10.6m off the boundary to the closest residential dwelling (no. 49 Whitehall Parade). This dwelling is set at a lower ground level than the proposed building and views into the site from this dwelling will be restricted by

the existing boundary enclosure, and the proposed additional 1.0m enclosure, thus reducing the perception of scale.

- 8.4 The Council's approved Supplementary Planning Guidance 'Infill Sites' indicates that taller buildings may be acceptable on sites on "...primary routes, in higher density areas with variation in heights and massing". The exemplar of an acceptable form of development given in the Guidance is considered to be very similar in nature to this proposal.
- 8.5 Whilst it is noted that an objection has been raised in respect of the scale and new proximity of the built form adjacent to Rumney Hill Garage, and its impact on light to a window set in the side elevation of that building.

In considering the scale and massing of the proposal, the impact on light is a material consideration, and it is acknowledged that there is likely to be some degradation of ambient light into this window. However, it is also noted that the window is already compromised by the existing boundary enclosure between the garage and no. 786 (to be demolished), and that the window in question is a secondary window to a large 'shopfront' window to the front elevation of the garage. In light of this, it is considered that there would be insufficient grounds to reasonably justify or sustain refusal of consent.

- 8.6 Having regard for the proposals in context of the immediate and wider surroundings, and the provisions of Supplementary Planning Guidance, it is considered that the scale, massing and siting of the proposed building is acceptable.
- 8.7 The architectural design is generally supported as drawing on the mixed character of the local surroundings, which vary between Victorian style dwellings, multiple storey flats and mixed commercial facades. The proposed finished materials are also considered to be acceptable in this regard. It is considered that the use of render and facing brick in combination offers an acceptable contrast to the proposed building, adding interest to the street scene.
- 8.8 The proposals do not raise any concerns in respect of impacts on the residential amenity of existing adjacent occupiers in terms of privacy, loss of light, or overbearing.

To the north east of the site lies Rumney Hill Garage, a commercial premises that provides a car sales and repair service within a single storey structure that has a pitched roof to its frontage to Newport Road, switching to a flat roof where it extends back along Whitehall Parade. To the rear of the garage building there is small external parking area, adjacent to the boundary with no. 49 Whitehall Parade.

The matter of the impact of the proposals on a side facing office area window has been discussed above (para. 8.5). There are no other matters that would give rise to concerns in respect of this relationship.

To the south and south east lie the gardens of the dwellings fronting Whitehall Parade and Whitehall Avenue, where concerns have been raised in respect of loss of privacy/overlooking, loss of light and overbearing.

With regard to impact on light, the proposed building is sited to the north and northwest of these dwellings. In this case, the impact of the building on the amount of light obtained by the occupiers of these dwellings would be negligible and would not justify or sustain refusal of consent.

The proposed building is set approx. 10.6m off the boundary to the nearest dwelling at no. 49 Whitehall Parade and therefore is compliant with the requirements of the Council's approved Supplementary Planning Guidance, which advocates a minimum distance of 10.5m. It is of note that there are ground and first floor windows to the side of no. 49 facing the application site. With this in mind, the proposals have been amended so as to relocate the originally proposed first and second floor Juliet balconies of those flats that have a direct relationship to no. 49 from the rear elevation to the side elevation overlooking Whitehall Parade itself over the roof of Rumney Hill Garage. In addition, it should be noted that the proposals include an increase in the height of the existing boundary enclosure of the site (by 1.0m).

In this case, it is considered that there would be no justifiable or sustainable grounds to refuse consent in respect of the impact of the proposals on the occupiers of no. 49 Whitehall Parade.

The next dwellings adjacent to the site are no. 47 Whitehall Parade, and no. 2, 4 and 6 Whitehall Avenue. The shared boundary to these dwellings is (on the application site side) a stone/brick wall of approx. 1.5m height, with a drop in ground level on the garden side ranging from approx. 1.0-2.0m.

The shared boundary to these dwellings is set approx. 21.6m-22.0m from the rear elevation of the proposed building, and this boundary enclosure is to be increased in height by 1.0m through the placement of a timber fence (0.5m solid with 0.5m open trellis atop) inside the application site.

In this case, not only is the proposed building double the required separation distance of 10.5m from the boundary, but the boundary is to be increased in height (with a trellis to allow light penetration).

With regard to the proposed rooftop terrace, this area has been amended (reduced in size) so as to take the perimeter of the terrace away from the rear parapet. This move results in an inability for residents using the terrace to have any views into the gardens of the surrounding dwellings. This aspect is further reinforced by the requirement for a 1.8m high obscurely glazed balustrade along the relevant line.

Having regard for the above, there would be no reasonable or sustainable grounds to refuse consent.

To the south west, is the dwelling at no. 780 Newport Road. The relationship with this dwelling in terms of scale is discussed above. With regard to impacts on privacy and amenity, whilst it is noted that the proposals present a two storey projection approx. 2.2m from the rear elevation of no. 780, there are no ground floor windows that would suffer any detriment as a result (there is a door to the rear of no. 780 at this corner). There is a first floor window adjacent to the site. However, taking a 45 degree line from its centre the proposed building does not break the plane.

It is noted that there is a Juliet balcony to the first floor flat close to the shared boundary that is likely to have views into the bottom part of the garden to no. 780. Whilst this is a new window aspect, it is of note that the dwelling at no. 778 has bay windows to a rear annexe that offer direct views across the garden to no. 780. In this case, it would be difficult to sustain an any refusal of consent on grounds of loss of privacy/amenity from the balcony window.

Similarly to the comments above, the proposed roof terrace is set so deep into the proposed flat roof area that views down onto the garden of no. 780 would not be possible.

Having regard for the above, there would be no reasonable or sustainable grounds to refuse consent.

To the north west, of the site there are commercial premises on the opposite side of Newport Road. The relationship between the proposed building and these properties would not raise any concerns, given the context of the location.

8.9 With regard to the concerns raised in respect of parking and highway safety, The Operational Manager Transportation offers the following responses:

- It is not considered that the proposed access road junction with Newport Road will cause any undue safety concerns. This proposed junction will be subject to a highways agreement which will consider various technical matters in detail, including the lengthening of the central reserve (to discourage right-turn manoeuvres to and from the access road), footway access, and lining and signing.
- The amount of car parking proposed for the residents is within the Council's maximum standards. The site is located in a sustainable location within the Rumney Local Centre and on a very frequent bus route, which should help to reduce the demand for car parking.
- It will be possible for the retail units' delivery vehicles to unload on Newport Road adjacent to the northern unit (outside peak times), and it is not considered they should need to access Whitehall Parade.

Subject to conditions and the requested financial contribution, there would be no sustainable grounds for refusal of consent in respect of parking or highway safety.

8.10 With regard to the comments received from the Highways Drainage Manager, whilst they are noted the information requested is required to establish an

acceptable form of development in respect of sustainable drainage and, though warranting due consideration are not required to make the proposals acceptable in planning terms. Notwithstanding this, it is considered appropriate to require the development to comply with SuDS and the SAB process. In this regard condition 12 above is recommended, and further advice is offered under recommendation 7 above.

8.11 With regard to objections raised not discussed above, the following comments are made:

- It is acknowledged that construction activities associated with undertaking developments can result in local disturbance. However, this is an unfortunate consequence of development and cannot reasonably be held as grounds for refusal of planning permission;
- The 'need' for the proposed retail units is not a material planning consideration. The units have been assessed with regard to adopted retail policies and are considered acceptable;
- The impact of development on property values is not a material planning consideration;
- The site is not identified as being archaeologically sensitive on the Council's constraints database. Should any archaeological features be exposed during development, other legislation will dictate any actions to be undertaken;
- The application includes a Developer Pre-Application Consultation Report, which indicates that the consultation was undertaken in accordance with the appropriate legislation. The planning application was advertised, and neighbour notification letters were sent, in accordance with legislation.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010* – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

9.3 *Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure

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

10. **PLANNING OBLIGATIONS**

10.1 The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

Parks – A contribution of **£36,418** is requested towards the maintenance/provision of open space in the vicinity of the site.

Transportation – A contribution of **£6000** is requested, towards amended/additional Traffic Orders and street furniture.

Regeneration – A contribution of **£19,453.82** is requested, towards the provision, maintenance or improvement of community facilities in the vicinity of the site.

10.2 The application has been the subject of an Economic Appraisal that has been independently scrutinised by the District Valuation Service.

The DVS has concluded that the development as proposed would not be economically viable for the developer, should they be required to meet the contribution requests.

10.3 Notwithstanding the findings of the DVS, the applicant has agreed to meet the Transportation request of **£6000** in order to mitigate any future highway issues relating to the site entrance and public realm area to the site frontage.

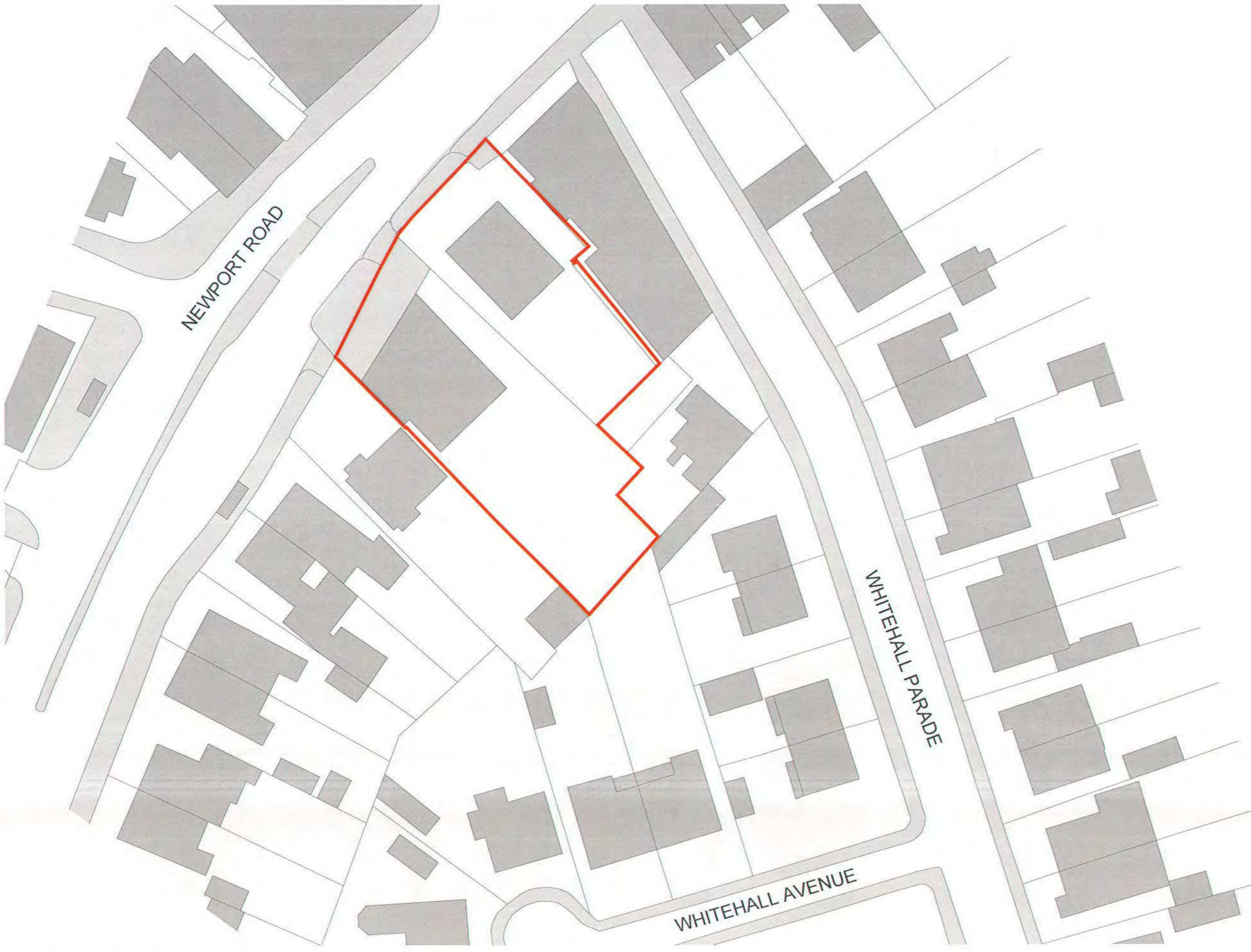
11. **CONCLUSION**

11.1 In light of the above, and having regard for current planning policy and guidance, it is recommended that planning permission be granted, subject to conditions and a Legal Agreement.

NEWPORT ROAD, CARDIFF.

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 * This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.
 * Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.

REVISIONS		
No	By	Date
A	HM	30.04.19



 Existing Site Location

0.14 ha
0.36 Acres



Scale: 1:500 @ A3

morgan 2 morgan

Chartered Architects Surveyors Urban Designers
 16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
 Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project: Proposed Newport Road Redevelopment
 Client:
 Drawing Title: Property Index
 Existing Location Plan

Drawn	Checked	Scale	Original	Date
DG	PAM	1:500	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	100	A	PLANNING

EXISTING LOCATION PLAN

NEWPORT ROAD, CARDIFF.

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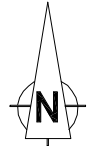
REVISIONS			
No	By	Date	Description
A	HM	30.04.19	Boundary and car park amended
B	HM	10.05.19	Car parking arrangement amended
C	HM	4.06.19	Access road width, delineated pedestrian zone, access control and hard landscaping amended. Cycle storage reference added. Service bay removed - To Transportation managers recommendations.



- SITE BOUNDARY LINE
- Site Area
 - 0.36 Ac.
 - 0.14 Ha.
- EXISTING BUILDINGS

PROPOSED PLANNING APPLICATION

1. GROUND FLOOR RETAIL MAIN BLOCK
Retail Area 1 - 84 m² (905ft²) NIA approx.
Retail Area 2 - 114 m² (1236ft²) NIA approx.
Total - 198m² (2131ft²)
 2. GROUND FLOOR RESIDENTIAL
Residential - 3 No. Apartments
 3. FIRST FLOOR RESIDENTIAL
Residential - 13 No. Apartments
 4. SECOND FLOOR RESIDENTIAL
Residential - 11 No. Apartments
 5. THIRD FLOOR
Roof Amenity space provided at 3rd floor level
- TOTAL UNITS - 27 No.**
6. ROOF SPACE
Roof Amenity / Garden Area
 7. PROPOSED CAR / CYCLE PARKING
 - 16 Residential car spaces in rear court yard
 - 30 No. Cycle space (min 1 per apartment)
 - 8 No. Cycle spaces for Retail



Scale: 1:250 @ A3
1:125 @ A1



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Proposed Newport Road Redevelopment			
Property Index			
Proposed Ground Floor Site Plan			

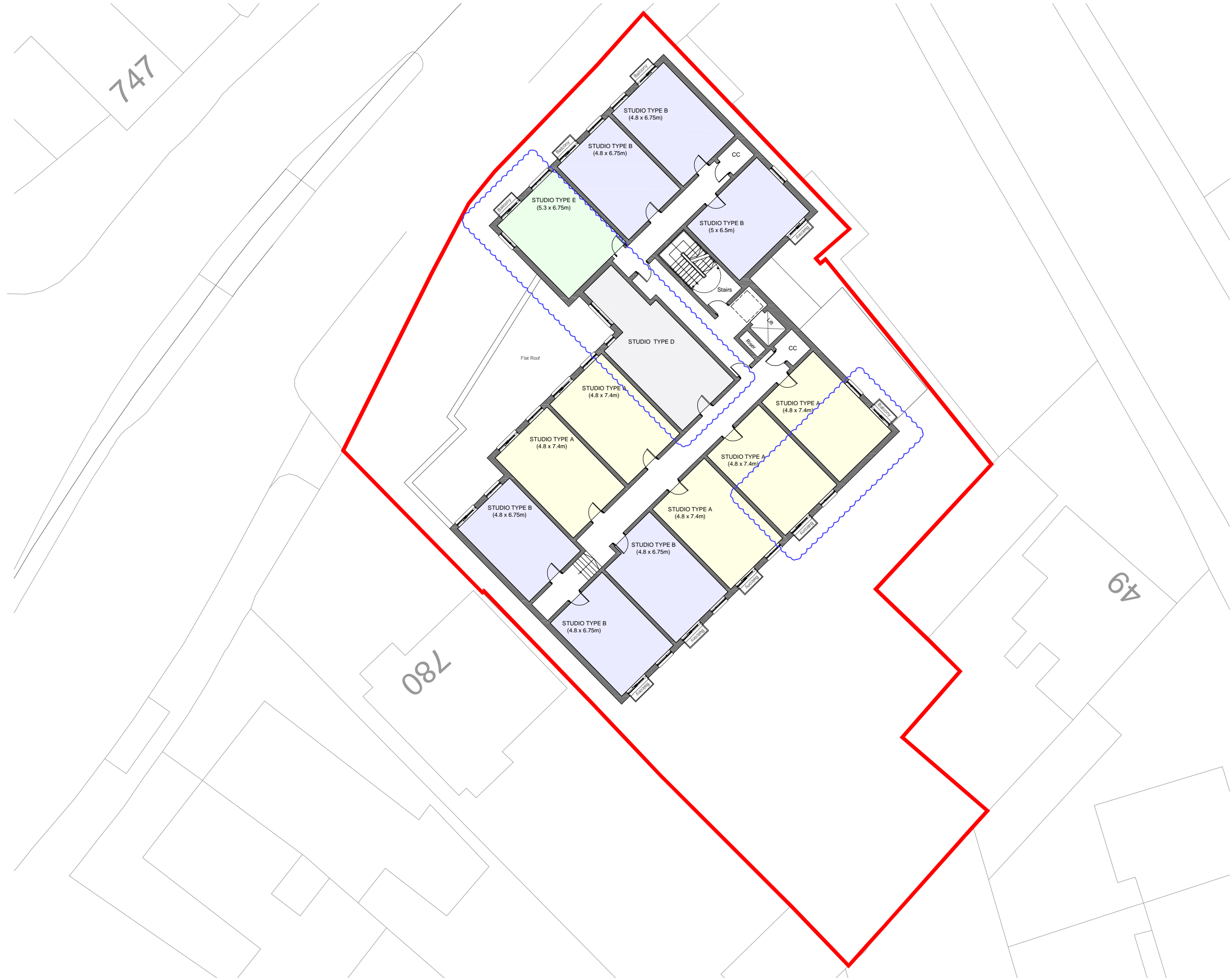
Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	200	C	PLANNING

PROPOSED GROUND FLOOR SITE PLAN

NEWPORT ROAD, CARDIFF.

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 * Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.

REVISIONS			
No	By	Date	Description
A	HM	30.04.19	Boundary and car park amended
B	HM	04.06.19	Studio types D & E introduced - (amended from previous types) Balcony & Window arrangement to South East corner amended



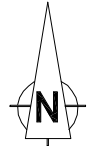
SITE BOUNDARY LINE

Site Area
 - 0.36 Ac.
 - 0.14 Ha.

PROPOSED PLANNING APPLICATION

- GROUND FLOOR RETAIL MAIN BLOCK**
 Retail Area 1 - 84 m² (905ft²) NIA approx.
 Retail Area 2 - 114 m² (1236ft²) NIA approx.
 Total - 198m² (2131ft²)
 - GROUND FLOOR RESIDENTIAL**
 Residential - 3 No. Apartments
 - FIRST FLOOR RESIDENTIAL**
 Residential - 13 No. Apartments
 - SECOND FLOOR RESIDENTIAL**
 Residential - 11 No. Apartments
 - THIRD FLOOR**
 Roof Amenity space provided at 3rd floor level
- TOTAL UNITS - 27 No.**
- ROOF SPACE**
 Roof Amenity / Garden Area
 - PROPOSED CAR / CYCLE PARKING**
 - 16 Residential car spaces in rear court yard
 - 30 No. Cycle space (min 1 per apartment)
 - 8 No. Cycle spaces for Retail

PROPOSED FIRST FLOOR PLAN



Scale: 1:250 @ A3
 1:125 @ A1

morgan 2 morgan

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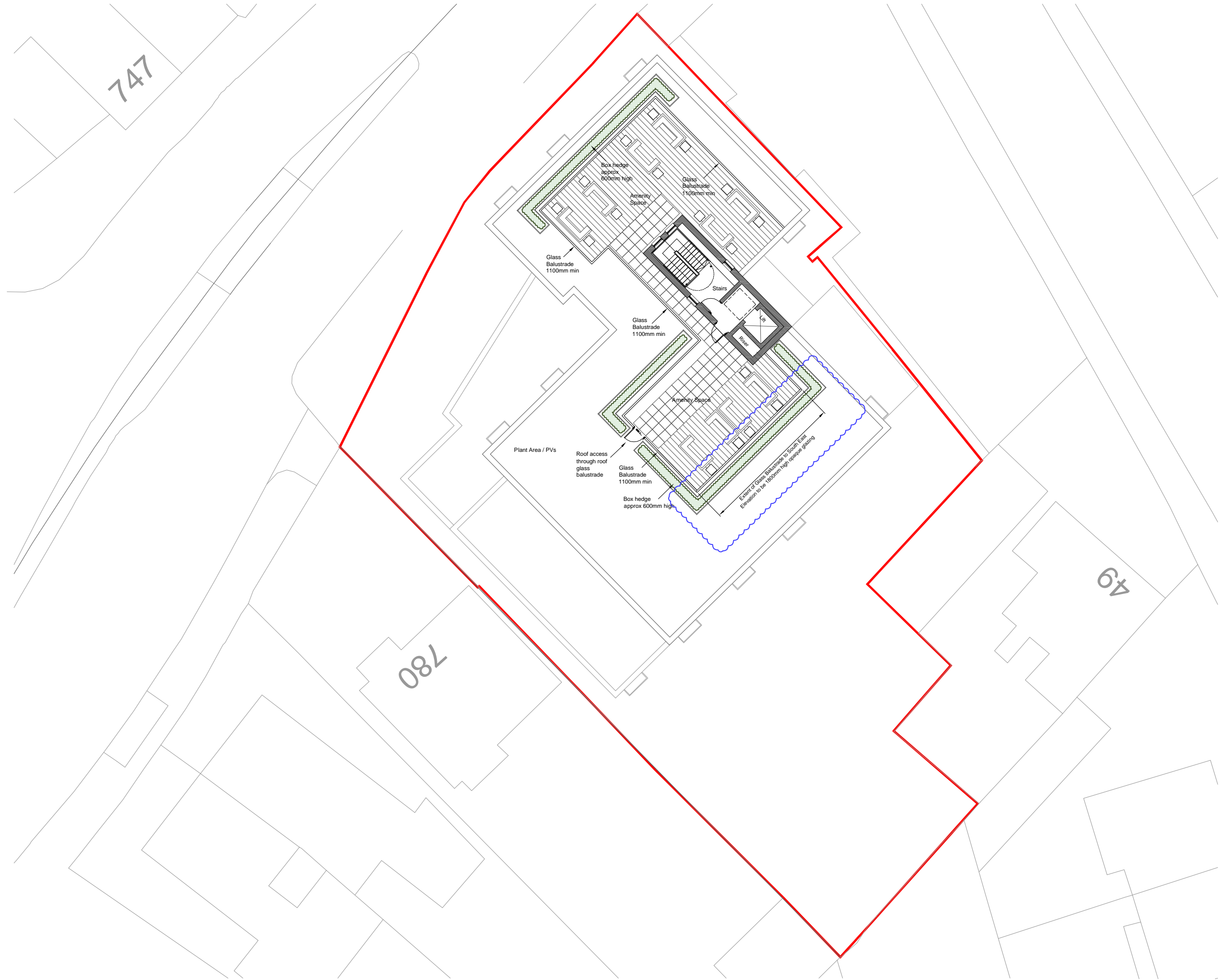
Proposed Newport Road Redevelopment	
Client	
Property Index	
Drawing Title	
Proposed First Floor Plan	

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	201	B	PLANNING

NEWPORT ROAD, CARDIFF.

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REVISIONS			
No	By	Date	Description
A	HM	30.04.19	Boundary and car park amended
B	HM	04.06.19	Extent of Roof garden / amenity space reduced. Balustrade details to South East amended.

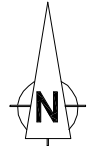


SITE BOUNDARY LINE

Site Area
 - 0.36 Ac.
 - 0.14 Ha

PROPOSED PLANNING APPLICATION

- GROUND FLOOR RETAIL MAIN BLOCK**
 Retail Area 1 - 84 m² (905ft²) NIA approx.
 Retail Area 2 - 114 m² (1236ft²) NIA approx.
 Total - 198m² (2131ft²)
 - GROUND FLOOR RESIDENTIAL**
 Residential - 3 No. Apartments
 - FIRST FLOOR RESIDENTIAL**
 Residential - 13 No. Apartments
 - SECOND FLOOR RESIDENTIAL**
 Residential - 11 No. Apartments
 - THIRD FLOOR**
 Roof Amenity space provided at 3rd floor level
- TOTAL UNITS - 27 No.**
- ROOF SPACE**
 Roof Amenity / Garden Area
 - PROPOSED CAR / CYCLE PARKING**
 - 16 Residential car spaces in rear court yard
 - 30 No. Cycle space (min 1 per apartment)
 - 8 No. Cycle spaces for Retail



Scale: 1:250 @ A3
 1:125 @ A1



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Client: Proposed Newport Road Redevelopment

Property Index

Drawing Title: Proposed Third Floor Plan

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	203	B	PLANNING

PROPOSED THIRD FLOOR PLAN

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REVISIONS		
No	By	Date
A	HM	04.06.19



NORTH WEST ELEVATION

PROPOSED CONTEXT ELEVATIONS - NORTH WEST

Scale: 1:250 @ A3
 1:125 @ A1

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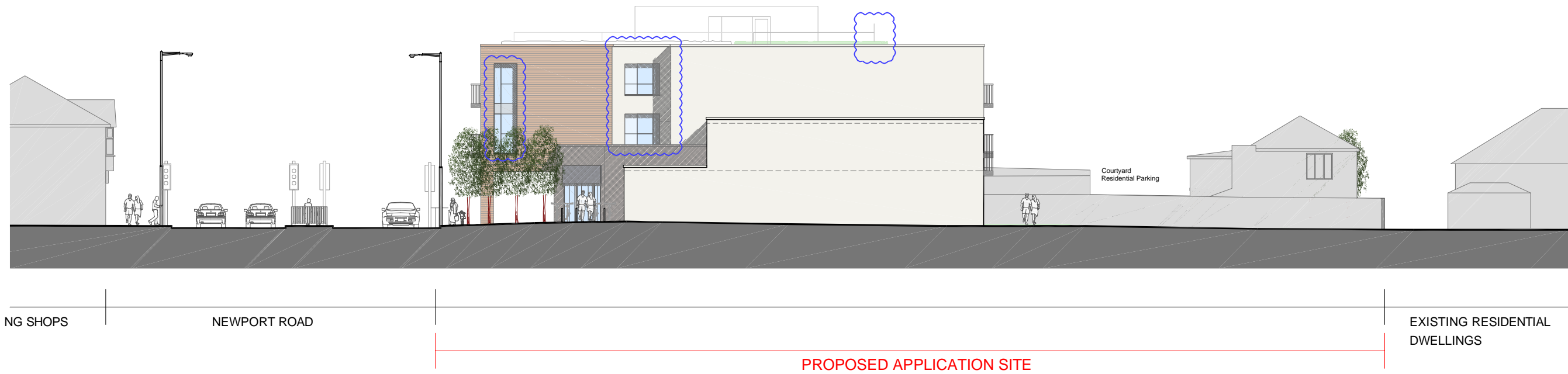
Client: Proposed Newport Road Redevelopment
 Drawing Title: Property Index
 Proposed Context Elevations - North West

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	300	A	PLANNING

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REVISIONS		
No	By	Date
A	HM	04.06.19



SOUTH WEST ELEVATION

PROPOSED CONTEXT ELEVATIONS - SOUTH WEST

Scale: 1:250 @ A3
 1:125 @ A1

morgan 2 morgan

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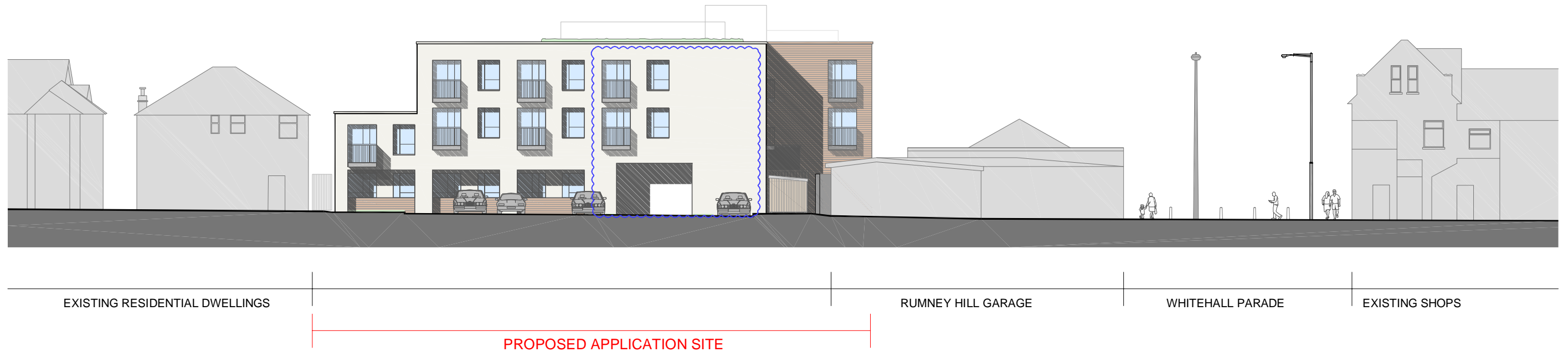
Project: Proposed Newport Road Redevelopment
 Client: Property Index
 Drawing Title: Proposed Context Elevations - South West

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	301	A	PLANNING

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REVISIONS		
No	By	Date
A	HM	04.06.19



SOUTH EAST ELEVATION

PROPOSED CONTEXT ELEVATIONS - SOUTH EAST

Scale: 1:250 @ A3
 1:125 @ A1

morgan 2 morgan

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 Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project: Proposed Newport Road Redevelopment
 Client: Property Index
 Drawing Title: Proposed Context Elevations - South East

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	302	A	PLANNING

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REVISIONS		
No	By	Date
A	HM	04.06.19



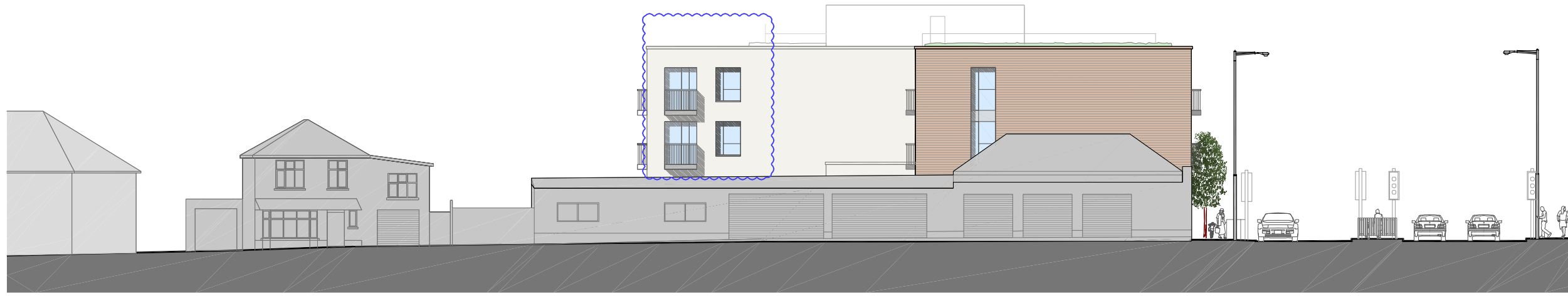
EXISTING RESIDENTIAL DWELLINGS

NEWPORT ROAD

EXISTING SHOPS

PROPOSED APPLICATION SITE

NORTH EAST ELEVATION



EXISTING RESIDENTIAL DWELLINGS

RUMNEY HILL GARAGE

NEWPORT ROAD

PROPOSED APPLICATION SITE

NORTH EAST ELEVATION - VIEW FROM WHITEHALL PARADE

PROPOSED CONTEXT ELEVATIONS - NORTH EAST

Scale: 1:250 @ A3
 1:125 @ A1



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Project: Proposed Newport Road Redevelopment
 Client: Property Index
 Drawing Title: Proposed Context Elevations - North East

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	303	A	PLANNING

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MP OBJECTION / LOCAL MEMBER OBJECTION

COMMITTEE DATE: 26/02/2020

APPLICATION No. **19/01374/MJR** APPLICATION DATE: 14/05/2019ED: **PLASNEWYDD**

APP: TYPE: Outline Planning Permission

APPLICANT: Bonnes Mares Ltd

LOCATION: 195-197 CITY ROAD, ROATH, CARDIFF, CF24 3JB

PROPOSAL: DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF PURPOSE BUILT STUDENT ACCOMMODATION INCORPORATING CLASS A1/A2/A3 AND D2 FLOORSPACE AT GROUND LEVEL AND ALL ASSOCIATED DEVELOPMENT

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 10.1 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to the following approved plans and documents:

Plans

A100414[ST2]S01	Location Plan
A100414[ST3]11 Rev. A	Parameters Plan

Documents

WYG Planning Statement dated April 2019
 WYG Design & Access Statement dated September 2019
 WYG PAC Report dated April 2019
 WYG Bat Roost Assessment and Emergence/Re-Entry Surveys dated August 2019
 Vale Consultancy Drainage Strategy ref: 8854 dated February 2019
 WYG Air Quality Assessment dated February 2019
 WYG Geo-Environmental Desk Based Assessment dated October 2018
 WYG Noise Assessment dated February 2019
 WYG Transport Statement dated May 2019
 WYG Travel Plan dated May 2019
 WYG Historical Building Record dated December 2018

Reason: for the avoidance of doubt.

3. Unless otherwise agreed in writing by the local planning authority, the development shall accord with the general scale and massing principles as set out in the approved Parameters Plan no. A100414[ST3]11 rev. A.. Reason. To ensure that the development accords with the principles of the approved indicative plans and in the interests of visual amenity.
4. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

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

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

* 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.

5. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

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.

6. The remediation scheme as approved by condition 5 above must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

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.

7. 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.

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

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

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

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

10. No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details as shown in the Drainage Strategy Report ref: 8854 and surface water shall be restricted to a rate no greater than 2.5l/s. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly to 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.

11. Any Reserved Matters application which includes refuse storage provision shall generally accord with the principles set out in the submitted illustrative numbered A100414[ST3)12 rev. A.

Reason. To ensure adequate provision for the storage and collection of waste and to protect the amenities of the area.

12. Prior to commencement of development details of the proposed cycle storage for 148 bicycles shall be submitted and approved in writing. The detail shall ensure that the proposed cycle provision is safe, secure and easily accessible to resident.

Reason: To ensure acceptable cycle provision for the development in accordance with Policy T1 of the adopted Cardiff Local Development

Plan (2006-2026).

13. No part of the development hereby permitted shall be occupied until a travel/parking/traffic/resident/letting management plan to include, but not limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of the private car; the management of student drop-off and collection/traffic at the start and end of term; the control of vehicular access to the site and the exclusion, and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority.
Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway in accordance with Policy T6 of the adopted Cardiff Local Development Plan (2006-2026).
14. No part of the development hereby permitted shall be commenced until a scheme of public realm reinstatement/improvement works to the City Road footway and the side (if not completed by others), and rear lanes adjacent to the site has been submitted to and approval in writing by the LPA. The scheme shall include the removal, re-kerbing and reinstatement as footway of the existing vehicle dropped kerb to the front of the site on City Road; the reinstatement/resurfacing as required of the remainder of the footway abutting the site; and the resurfacing of the side and rear lane to the north and west of the site, to include as required surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture as required as a consequence of the scheme. No part of the development shall be occupied until the approved scheme has been implemented.
Reason: To reinstate the footway/highway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development in accordance with Policy T6 of the adopted Local Development Plan (2006-2026).
15. No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved in writing by the Local Planning Authority, to include as required but not limited to details of site hoardings, site access and wheel washing facilities, a strategy for the delivery of plant and material, and construction staff parking. Construction of the development shall be managed strictly in accordance with the scheme so approved.
Reason: To ensure the development does not interfere with the free flow of traffic in accordance with Policy T6 of the adopted Cardiff Local Development Plan (2006-2026) in the interests of highway safety.
16. A scheme of sound insulation works to the floor/ceiling structure between residential units and between residential and commercial premises shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

17. Prior to implementation a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.
18. Any reserved matters application submitted in respect of site layout and building appearance shall include full details of site security measures including (but not limited to) on-site external lighting, on site CCTV (including arcs of camera coverage outside the site perimeter), details of monitoring the CCTV feeds and manned on-site security, and door/gate entry systems. The details shall be in accordance with the security measures indicated in the approved documents and shall be implemented prior to the beneficial occupation of the development and thereafter retained and maintained.
Reason. To make appropriate provision for the safety and security of future occupiers, in the interests of crime prevention.
19. The precautionary mitigation measures set out in section 5.2 of the 'Bat Roost Assessment and Emergence / Re-entry Surveys' document, Revision No. 2, shall be implemented in full.
Reason: To implement precautionary mitigation measures to ensure the protection of bats, which are protected species.
20. The ground floor Class A3 (Food & Drink) floorspace shall be used as a restaurant/café/coffee shop, and for no other purpose within Use Class A3 (Food & Drink).
Reason: To protect the amenities of adjacent occupiers.
21. No customers shall be admitted to or allowed to remain on any ground floor Class A3 (Food & Drink), or Class D2 (Assembly and Leisure) premises between the hours of 22:00 and 08:00 on any day.
Reason: To ensure the amenities of adjacent occupiers are protected.
22. No customers shall be admitted to or allowed to remain on the ground floor Class A1 (Shops) premises between the hours of 22:30 and 07:30 on any day.
Reason: To ensure the amenities of adjacent occupiers are protected.
23. If at any time the use of the premises is to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the cooking of food. The equipment shall thereafter be maintained in

accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

24. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) no sale of hot food for consumption off the premises shall take place from the premises.
Reason: To ensure that the amenities of future occupiers are protected.

RECOMMENDATION 2: Works to the existing public highway are subject to agreement or licence under the Highways Act 1980, the subject of separate application to the Local Highway Authority.

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 : 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 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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. Internal pumps and storage will be required to maintain supplies to this property.

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

RECOMMENDATION 6: Prior to the commencement of development, the developer shall notify the local planning authority of the commencement of development, and shall display a site notice and plan on, or near the site, in

accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

RECOMMENDATION 7: The developer is advised that bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are known to be roosting, Natural Resources Wales must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and either NRW or a suitably qualified, experienced and licenced ecologist is consulted for advice on how to proceed.

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

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

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

RECOMMENDATION 8: On the 7th January 2019 Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new developments where the construction area is of 100m² or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engage in consultation with the Cardiff

Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such we are offering a free pre-application service for the first year. To arrange discussion regarding this please contact

SAB@cardiff.gov.uk

In the meantime if you require further information please review our website:

<https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

Or, alternatively you can review the legislation set by Welsh Government here:

<https://gweddi.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 9: With regard to any future Reserved Matters (Landscaping) submission, the following advice is given:

Landscaping proposals should be directly linked with a SuDS strategy. In this regard the submitted Drainage Strategy plan denotes a Bio-retention garden system and tree pit/planter with infiltration system in the courtyard. Such features are supported in principle but full details should be provided upfront with any reserved matters application and comprise scaled planting plan, plant schedule, tree pit section and plan views (to show Root Available Soil Volume), topsoil and subsoil specification giving parameters for all planting soils to demonstrate fitness for the specific landscape functions, planting methodology, aftercare methodology and implementation programme.

Appropriate courtyard trees to perform a SuDS function, subject to provision of a minimum 30m³ Root Available Soil Volume (RASV) via soil cells include: -

Acer rubrum 'Red Sunset'
Gleditsia triacanthos 'Imperial'
Liquidambar orientalis
Quercus palustris 'Woodside Splendor'
Quercus phellos 'Hightower'

The proposed planting of two trees to the City Road frontage is supported but both suffer highly constrained growing space, especially above ground, but also below ground unless soil cells can be accommodated to give a shared RASV of 30m³. In the context of the constraints depicted and subject to provision of RASV as described, I think the following tree would be appropriate: -

Ulmus 'Columella'

If, as I would hope, the City Road frontage tree pits can be adapted as per the courtyard to serve a SuDS function, but the above ground constraints remain similar, then the following would be appropriate: -

Acer rubrum 'Bowhall'
Acer rubrum 'Doric'
Acer rubrum 'Scanlon'

The project Landscape Architect should work with the project architect and drainage engineer to draw up detailed specifications that harmonise with all other aspects of design.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 An amended outline application, with all matters reserved, for the demolition of

an existing former cinema building and redevelopment to provide purpose built student residential accommodation of 114 beds, laid out as individual studio rooms (reduced from 134no. beds).

The indicative plans show ground floor commercial floorspace of 265sqm over 2 x units, fronting City Road

1.2 The amended indicative plans show the development formed by three elements:

- Element 1 is to the City Road frontage, adjacent to no. 189 City Road. This element is shown as accommodating ground floor commercial, with three floors of residential above (third floor set within a Mansard style roof), linking to;
- Element 2 forms the corner of City Road and Northcote Lane and is shown a accommodating ground floor commercial uses, entrance foyer, stair core and plant room with 5 floors of residential accommodation above, linking to;
- Element 3 forms the rear corner of the site and extends south along Northcote Lane. This element is shown as accommodating ground floor cycle (148 spaces) and refuse storage facilities, a stair core and plant room, with two floors of residential accommodation above.

1.3 The three elements as shown form an open ended hard and soft landscaped amenity area, with direct access onto Northcote Lane

1.4 Although all matters are reserved, this application has been considered having due regard to the following illustrative plans:

- Plan 01a Illustrative Ground Floor Plan
- Plan 02a Illustrative First Floor Plan
- Plan 03a Illustrative Second floor Plan
- Plan 04a Illustrative Third Floor Plan
- Plan 05a Illustrative Fourth Floor Plan
- Plan 06a Illustrative Fifth Floor Plan
- Plan 07a Illustrative Roof Plan
- Plan 08a Illustrative Elevation & Section
- Plan 09a Illustrative Views 01
- Plan 10a Illustrative Views 02
- Plan 12a Illustrative Bins & Bike Provisions
- Plan SPA01 Swept Path Analysis: 3.5t Panel Van

2. **DESCRIPTION OF SITE**

2.1 The site is approx. 0.13Ha in size and is located at the northern end of City Road, within the City Road District Centre as identified by the LDP Proposals Map. The site is currently partially occupied by the former Gaiety Cinema building.

2.2 The site is bounded to the north by a newly built student residential development, to the south and east by various mixed use properties fronting City Road, and to the west by the rear areas/outbuildings of the properties fronting Richmond Road.

3. **PLANNING HISTORY**

3.1 PA/17/00157/MJR – A discretionary pre-application enquiry in respect of redevelopment for purpose built student accommodation.

18/02382/MNR – An application seeking the Prior Approval of the Council for the demolition of the former Gaiety Cinema – Approved.

15/0205/MJR – Demolition of existing offices and redevelopment for student accommodation (tower block) - Withdrawn

4. **POLICY FRAMEWORK**

National policy

4.1 Planning Policy Wales (PPW) Edition 10, 2018 favours the sustainable re-use of previously developed land.

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

- TAN 12: Design

4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- C1 Community Facilities
- C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
- EN12 Renewable Energy and Low Carbon Technologies
- H2 Conversion to Residential Use
- R4 District Centres
- T1 Walking and Cycling
- T5 Managing Transport Impacts

4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:

- Community Facilities and Residential Development (2007)
- Access, Circulation and Parking Requirements (2010)

4.5 In addition to the above, the following new Supplementary Planning Guidance is also relevant:

- Locating Waste Management Facilities Jan. 2017
- Planning Obligations Jan. 2017
- Infill Sites Nov. 2017
- Green Infrastructure Nov. 2017

5. **INTERNAL CONSULTEE RESPONSES**

(Original Submission)

5.1 The Operational Manager Transportation has no objection to the proposals, subject to conditions and a financial contribution of **£50,000**, making the following comments:

I refer to the above application and would confirm that the submission has been assessed and is considered to be acceptable in principle subject to the following comments and conditions.

The Managing Transportation Impacts (Incorporating Parking Standards) SPG confirms that purpose built student residential accommodation attracts a maximum of one operational parking space per 25 beds. The proposed provision of two circa 12m loading/drop-off/pick-up laybys (which will accommodate a total of four cars or two delivery vehicles) as shown on the illustrative ground floor plan is therefore considered to be policy compliant.

The adopted parking standards also identify that a minimum of one under cover and secure cycle parking space per two beds should be provided and the illustrative GF plan shows two internal cycle stores accommodating a total of 148 cycle spaces. The proposed number of cycle parking spaces is considered to be acceptable and is secured, including the detail of the stands/internal layout, by way of the requested condition.

I am therefore satisfied that the application is parking policy compliant subject to the requested conditions.

With reference to the location and wider development considerations. It is noted that the site is in the well established district centre of City Road with good access to employment, leisure, shopping opportunities, as well as being within easy walk/cycle of the City Centre and main university campus. The site is also in an area where walking, cycling and public transport offer viable daily alternatives to the use of a private car; having very good access to bus based public transport services on street. The site is therefore considered to be sustainably located in transport terms and entirely appropriate for the proposed form of development.

It is however considered that the introduction of 140+ new residents who will be entirely reliant on walking, cycling and public transport for daily journeys will put additional pedestrian traffic pressure onto adjacent footways and crossings

in the vicinity of the site. Conditions are therefore sought to secure reinstatement/improvements to adjacent footways and a S106 contribution toward the provision of a controlled pedestrian crossing (ZEBRA) in the vicinity of the site. I am also satisfied, subject to agreement of the conditioned Traffic Management Plan, that there is sufficient capacity on the adjacent public highway to accommodate the arrival and departure of students at the start and end term. The Traffic Management plan will also assist with the control of student car parking within the site and surrounding area.

In terms of servicing, taxi drop-off/pick-up, and the arrival/departure of residents at the start/end of year, it is proposed to provide a new footway area, two loading bays and primary access to the student accommodation in Northcote Lane on the northern elevation of the site. I have no objection to the installation of these bays etc. and note that they will provide a useful facility to serve the development and help to keep City Road clear of delivery vehicles. However they (the bays) will be open to potential abuse for fly-parking and will necessitate vehicles to continue along Northcote Lane and on to Northcote Street or to undertake a U-turn to exit back onto City Road.

S106:

Commensurate with the student residential development at 199/209 City Road, a pro-rata financial contribution of £50,000 (£375/bed) is required towards the implementation of Traffic Regulation Orders in the vicinity of the site and completion of the controlled pedestrian crossing works (both of which were part funded by the 199/209 application).

Second Recommendation:

Works to the existing public highway are subject to agreement or licence under the Highways Act 1980, the subject of separate application to the Local Highway Authority.

Conclusion:

In light of the foregoing I must conclude that any objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. I therefore have no objection to the application subject to the above requested conditions, S106 and associated comments.

- 5.2 The Pollution Control Manager (Noise & Air) has no objection, subject to noise/soundproofing conditions and noise advice.
- 5.3 The Pollution Control Manager (Contaminated Land) has no objection, subject to conditions in respect of contaminated land issues, with further contaminated land advice.
- 5.4 The Highways Drainage Manager advises that there is insufficient or conflicting information relating to either flood risk, or surface water drainage. Whilst he recommends deferral of any decision until such time as relevant details are

provided, it is noted that should the LPA be minded to grant planning permission, sustainable drainage conditions are requested, along with a further sustainable drainage advisory.

- 5.5 The Air Quality Manager has been consulted and no comments have been received.
- 5.6 The Water Quality Manager has been consulted and no comments have been received.
- 5.7 The Regeneration Manager has no objection, commenting that the proposed development of 134 bedroom student accommodation generates a requirement for a financial contribution of **£74,268.16** towards the provision or maintenance of community facilities in the vicinity of the site.
- 5.8 The Parks Manager has no objection, advising that whilst having regard for the open space provision on site, the scale of the proposed development generates a requirement for a financial contribution of **£73,235** towards the provision or maintenance of public open space in the vicinity of the site.
- 5.9 The Council's Trees Officer provides advice in respect of matters that would require attention in the preparation and submission of any future Reserved Matters (Landscaping) application.
- 5.10 The Council's Ecologist has no objection, subject to a condition requiring the development to be implemented in accordance with the provisions of the approved Bat Survey, along with a further Bats advisory.
- 5.11 The Neighbourhood Regeneration Manager (Access) has been consulted and no comments have been received.

Amended Plans Re-Consultation

- 5.14 Following a limited re-consultation exercise in light of the amended submission, the following comments are made:
- 5.15 The Regeneration Manager advises that the reduction in rooms results in a revised financial contribution request of **£63,186.36**.
- 5.16 The Parks Manager advises that the reduction in rooms results in a revised financial contribution request of **£62,304**.
- 5.17 The Operational Manager Transportation advises that he has no further comment to add in light of the amended indicative plans and that the requested financial contribution remains as originally indicated - **£50,000**.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water have no objection subject to a drainage condition and connection

advisories.

- 6.2 Western Power Distribution have been consulted and no comments have been received.
- 6.3 South Wales Police have no objection, subject to advice in respect of crime prevention

7. **REPRESENTATIONS**

Original submission

- 7.1 Local Members were consulted and the following letter of objection has been received:

We are writing to object to this proposal on behalf of residents living in the community.

The application is contrary to local and national planning policy, especially with regard to sustainable, balanced communities, and contrary to local amenity. There is already an abundance of student accommodation in City Road and the surrounding area and this application does not support the need to have a more balanced community as set out in Cardiff Council's Student Accommodation Supplementary Planning Guidance (SPG) 2019.

While students are always a welcome part of the community, the sheer volume creates an imbalance. As councillors we are aware of the impact to our area brought about by great number of students and their need for accommodation. While we have no objection to students and welcome them each year it is recognised that one of the impacts is an imbalance in our community and this has been recognised by the Supplementary Planning Guidance adopted by Cardiff Council in recent years to address this. These policies have begun to work but any further introduction of accommodation specifically used for students would be a backward step in this process.

As the Design and Access statement for the application itself states "in the last 5 years there has been a significant number of PBSA (purpose built student accommodation) developed on or near City Road (para 215, page 14)" This is now an oversaturated and unsustainable market, where PBSAs not even completed are making applications to extend their planning permission to enable renting to non-students.

The oversupply of the PBSA market has been already been acknowledged by Cardiff Council Planning Department. As reported by Wales online in September 2018, in reference to the granting of a permanent change of use application away from student accommodation at 34 Park Place, Council planning officer Lawrence Dowdall said "Cardiff may now have an oversupply of student accommodation - and even larger developments with hundreds of rooms are struggling to be filled."

This ongoing occupancy decline was firmly established by two Market Reports on Cardiff Student Housing undertaken by Savills in June 2018 and October 2018, and accepted as justification for granting the removal of the student occupancy condition for application 18/02469/MJR, also on City Road. The Savills report is available on the planning website for 18/02469/MJR and notes 1,326 beds were opened for new lettings last year, with another 2979 beds with historic planning permissions or resolutions to grant consent. In their summary they conclude that “commercial funders will no longer consider backing PBSA in Cardiff because of this significant oversupply and it is our view that many, if not all, existing larger schemes will no longer be viable.”

This development would add to at least 7 major purpose built student accommodation in or near City Road, which have provided almost 1,000 rooms between them. We therefore consider this proposal for an additional 134 student rooms to be an unsustainable overdevelopment in this already saturated market, contrary to Cardiff Council’s Student Accommodation Supplementary Planning Guidance (SPG) 2019. The SPG purpose states that “deep concentrations of one type of accommodation in small areas can create issues for other residents, particularly in terms of amenity or character of areas. As such, this SPG seeks to present guidance for the balanced development of student accommodation, ensuring they positively contribute to the communities in which they are sited.” An additional 134 student rooms on City Road is not a balanced development contributing to the community, and instead will aggravate this imbalance of students in this area. There is a danger that local retail, commercial, and social facilities will end up being more suited to students rather than the whole of Roath residents.

This proposed development is also contrary to the primary objective of Planning Policy Wales (Edition 10, December 2018) as set out at Paragraph 2.1 the need to “ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.” Placemaking should be at the heart of the planning system, where proposals “must seek to promote sustainable development” for the “well-being of people and communities across Wales.” This proposal will do nothing for the well-being of local people, businesses and the community.

7.2 The following letter of objection has been received from Jo Stevens MP:

I am writing to object to the above proposal - the application is contrary to local and national planning policy, especially with regard to sustainable, balanced communities, and contrary to local amenity.

If approved, this development would add to at least 7 major purpose built student accommodation in or near City Road, which have provided almost 1,000 rooms between them. We must therefore consider this proposal for an additional 134 student rooms to be an unsustainable overdevelopment in an already saturated market, contrary to Cardiff Council’s Student Accommodation Supplementary Planning Guidance (SPG) 2019. The SPG purpose states that “deep concentrations of one type of accommodation in

small areas can create issues for other residents, particularly in terms of amenity or character of areas. As such, this SPG seeks to present guidance for the balanced development of student accommodation, ensuring they positively contribute to the communities in which they are sited." An additional 134 student rooms on City Road is not a balanced development contributing to the community, and instead will aggravate this imbalance of students in this area. There is a danger that local retail, commercial, and social facilities will end up being more suited to students rather than the whole of Roath residents.

As the Design and Access statement for the application itself states "in the last 5 years there has been a significant number of PBSA {purpose built student accommodation} developed on or near City Road (para 215, page 14)" This is now an oversaturated and unsustainable market, where PBSAs not even completed are making applications to extend their planning permission to enable renting to non-students.

The oversupply of the PBSA market has been already been acknowledged by the Council planning department and seemingly developers, as we have already seen applications in Cardiff to change purpose built student accommodation into more general accommodation due to these rooms not being filled. As reported by Wales online in September 2018, in reference to the granting of a permanent change of use application away from student accommodation at 34 Park Place, a Council planning officer said "Cardiff may now have an oversupply of student accommodation - and even larger developments with hundreds of rooms are struggling to be filled." It is clear that the addition of more rooms of this type would be absolutely unnecessary. I note too that several local residents have raised the issue of congestion and local infrastructure - City Road is an extremely busy road and shopping centre. An additional 134 rooms on this road would add much strain to an already congested area with very limited parking.

7.3 Adjacent occupiers were notified and 29 representations in objection to the proposal were received, citing the following as grounds for objection:

- There is enough student accommodation on City Road;
- The scale damages the skyline of City Road;
- There will be an increase in parking congestion;
- Loss of the Gaiety building;
- There is need for affordable housing and community spaces;
- There is a lack of integration with student accommodation;
- Implementation works will obstruct existing business uses;
- Noise nuisance from people and vehicles;
- Impact on local amenities;
- Increased instances of littering;
- Impact on character of City Road;
- Scale is out of proportion to surroundings;
- Saturation of area with PBSA is contrary to Supplementary Planning Guidance.

- 7.4 The application was publicised as a Major development by way of site and press notice. No comments have been received.

Amended Plans Re-Consultation

- 7.5 Following a re-consultation exercise in light of the amended submission, a further 4 objection representations were received. Of those representations the following additional ground for objection (in addition to matters already raised above) was raised:

- The local Planning Authority should not consider the viability of applicant's business plans.

8. **ANALYSIS**

- 8.1 An amended outline application, with all matters reserved, for the demolition of an existing former cinema building and redevelopment to provide purpose built student residential accommodation of 114 beds, laid out as individual studio rooms (reduced from 134no. beds).

The indicative plans show ground floor commercial floorspace of 265sqm over 2x units, fronting City Road

- 8.2 The application site is located within City Road District Centre as defined by the adopted Local Development Plan proposals map. The application should therefore be assessed against Policy R4: District Centres. Also of relevance is Policy H2: Conversion to Residential Use.

Policy R4 aims to promote and protect the shopping role of district centres and favours retail, office, leisure and community facilities within District Centres. Criterion (iv) permits proposals for uses other than Class A1 at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages. Paragraph 5.273 of the supporting text recognises that the provision of residential accommodation at upper floors within centres can support their vitality, attractiveness and viability.

Policy H2 favours the conversion of suitable vacant space above commercial premises to residential use in District Centres where adequate servicing and security can be maintained to the existing commercial use; appropriate provision can be made for parking, access, amenity space and refuse disposal and the residential use does no compromise the ground floor use. Paragraph 5.3 of the supporting text recognises that the conversion of empty space above shops to residential use provides a valuable contribution to the city's housing stock and positively contributes to the creation of vibrant, mixed use communities where people live and shop. Centres therefore remain busy and populated beyond business hours, increasing surveillance and providing a market for ancillary uses associated with the night time economy.

The former Gaiety Cinema has remained unused for a number of years and

therefore not contributing to the vitality, viability and attractiveness of the frontage or the centre as a whole. The proposal includes a ground floor commercial frontage (Use Class A1, A2, A3 and D2) which would regenerate the frontage and enhance the vitality, viability and attractiveness of the frontage and the centre as a whole. In addition the provision of student accommodation in the centre would increase footfall and positively benefit the centre's vitality and viability.

Assessed against this policy framework, the proposal would positively contribute to the aims of Policy R4 and as such the proposal raises no land use policy concerns.

- 8.4 Whilst it is noted that this is an outline application, with all matters reserved, sufficient information has been submitted to allow the Local Planning Authority arrive at an informed opinion that the scale and massing principles of the development are acceptable. In addition, though not for consideration here, the illustrative plans and elevations provide sufficient confidence that moving forward this site can achieve a form of development that has a positive impact on the quality of the built form and street scene in this area.

The site is located in an area currently dominated by 2-3 storey (third floor in roofspace), with the exception of the adjacent land to the north, where a student accommodation development is practically completed, with heights ranging from 4 to 8 storeys.

The 'in principle' scale and massing of the proposal sees the taller element (6 storeys) sit adjacent to the taller element of the adjacent site (8 storeys), with a four storey element extending south to meet no. 189 City Road and a three storey element forming the rear of the site.

The three storey element has a height approx. 3.6m higher than the ridge to no. 189 City Road, and is set approx. 3.5m off the side elevation of no. 189.

The rear three storey element is set on one side of Northcote Lane. To the opposite side, the majority of the properties benefit from substantial rear outbuildings/garages, which offer some visual screening from their amenity space. The shortest window to window distance in this relationship is approx. 21.3m from the site boundary to the rear annexe elevation of no. 132 Richmond Road.

Having regard for these relationships, and the likely primary views from the north and south along City Road, it is considered that the proposals as amended would not cause such harm to the visual amenity of the area so as to reasonably justify or sustain refusal of consent.

- 8.5 Although not a material consideration in the determination of a planning application, the 'need' for further student accommodation has been raised as a cause for objection. These concerns were brought to the attention of the applicant who, though not obliged to, has provided additional information in support of the proposal. This report is available to view on record and its summary is as follows:

1.6 Summary

- *The application site is a derelict eyesore in continuing decline. There is a pressing need to redevelop the site. The proposals re-use vacant brownfield land and also deliver employment-based commercial uses at a thriving district centre location.*
- *The proposals scale and massing have been revised/reduced. It now provides up to 114 beds over six storeys.*
- *The wider context is one where student numbers in Cardiff continue to grow. There is no compelling, credible evidence of an oversupply of PBSA. The number of bed spaces remains significantly less than the student population. The Council has recognised publicly it cannot refuse an application based on lack of need.*
- *Students are increasingly discerning and well catered for. Increased choice and competition has driven up standards of accommodation.*
- *The redevelopment proposals aim to provide an affordable, viable alternative to HMO accommodation. Theoretically it would obviate the need for c.23 HMOs, easing pressure on family housing.*

8.6 Notwithstanding the above, it should be noted that the recent application to remove the student occupancy stipulation from the adjacent site to the north (1990209 City Road – 18/02469/MJR) was refused by the Local Planning Authority and was subsequently dismissed at appeal.

8.7 The preferred location for student accommodation is the subject of discussion in section 4 of the Council's Supplementary Planning Guidance 'Student Accommodation' (March 2019).

Whilst it is acknowledged that this guidance notes that larger developments can have a significant impact on the immediate surrounding area, it also highlights that student accommodation is more acceptable in sustainable locations either close to or within campuses.

This current site lies within the largest catchment area for the City Centre campuses as identified in the guidance, is within easy walking/cycling distance to the major Faculties and is well served by public transport links.

It is acknowledged that there are either approved student developments, or built/occupied developments on City Road. However there is no evidence that the use of properties actually on City Road (all with commercial ground floor uses) is causing harm to the wider residential demographic of the Plasnewydd Ward due to over intensification.

Given that this site has been unused for a considerable period of time, it is considered that it would be very difficult to sustain any argument that this

proposal has a negative impact on community facilities, bearing in mind that the proposals include ground floor commercial units that would be publicly accessible.

In this regard, it is considered that there are insufficient grounds to justify or sustain refusal of consent.

8.8 With regard to conditions requested, but not recommended:

- The drainage conditions requested by the Highways Drainage Manager are noted. However the information requested is required to establish an acceptable form of development in respect of sustainable drainage and, though warranting due consideration are not required to make the proposals acceptable in planning terms. In addition, given the outline nature of this application, with all matters reserved, it is considered that the addition of the standard SuDS advisory (Recommendation 8 above), is considered appropriate;
- The request for an hours of delivery condition from Shared Regulatory Services is noted. However, given the context of the site, within a well established District Centre, with many premises in close proximity that would benefit from unrestricted delivery times, it is considered that to impose such a condition on this site in isolation would be overly onerous and open to challenge.

8.9 With regard to matters raised in objection not discussed above, the following comments are made:

- The proposals have been considered by the Operational Manager Transportation, who has no objection on parking or highway safety grounds;
- The loss of the Gaiety building has been established under application 18/02382/MNR. Whilst the loss of the City Road façade is unfortunate, this is not a valid reason to refuse consent;
- Whilst there may well be a need for affordable housing and/or community space, the Local Planning Authority have a duty to consider the application before it;
- Whilst it is acknowledged that there may be local disruption during any implementation phase (should consent be granted), this is not unusual in such circumstances and cannot be presented as grounds for refusal of consent;
- There is no evidence that the occupancy of any development on this site would cause litter;
- The current Supplementary Planning Guidance 'Planning Obligations' permits the submission of viability assessments, which are independently scrutinised and are a material consideration that the Local Planning Authority must have regard to in making its recommendations/decisions. It should be noted that no such submission is made in respect of this application.

9. OTHER CONSIDERATIONS

- 9.1 *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.
- 9.2 *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.
- 9.3 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

10. PLANNING OBLIGATIONS

- 10.1 The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests (and having regard for the amended submission):

Parks – A contribution of **£62,304** is requested towards the maintenance/provision of open space in the vicinity of the site.

Regeneration – A contribution of **£63,183.36** is requested towards the provision/maintenance of community facilities in the vicinity of the site.

Transportation – A contribution of **£50,000** is requested, towards Traffic Regulation Orders in the vicinity, and the provision of a pedestrian crossing close to the site on City Road.

In addition to the above, it is recommended that future occupancy by students only is secured through any legal agreement made.

The agent has confirmed that the above mentioned contributions are acceptable to the applicant.

11. **CONCLUSION**

- 11.1 In light of the above, and having regard for adopted planning policy and approved guidance, it is recommended that outline planning permission be granted, subject to conditions and a Legal Agreement



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CHIEF EXECUTIVE

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

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

Cyngor Caerdydd

Cardiff Council



Title 19/03022/MJR 195-197 City Road

Scale: 1:1250

Date: 12/2/2020 at 7:57 AM

Coordinates:

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Ordnance Survey 100023376 (2014).

195 - 197 City Road
Proposed student accommodation
Site location plan

S01

Key

 Application boundary



North



A100414[ST2]S01
File reference: A100414[ST2]drf[S]01_v3

Scale: 1:2500 @ A3
Date: 11 December 2018

WYG Group
Floor 5, Longcross Court, 47 Newport Road, Cardiff, CF24 0AD
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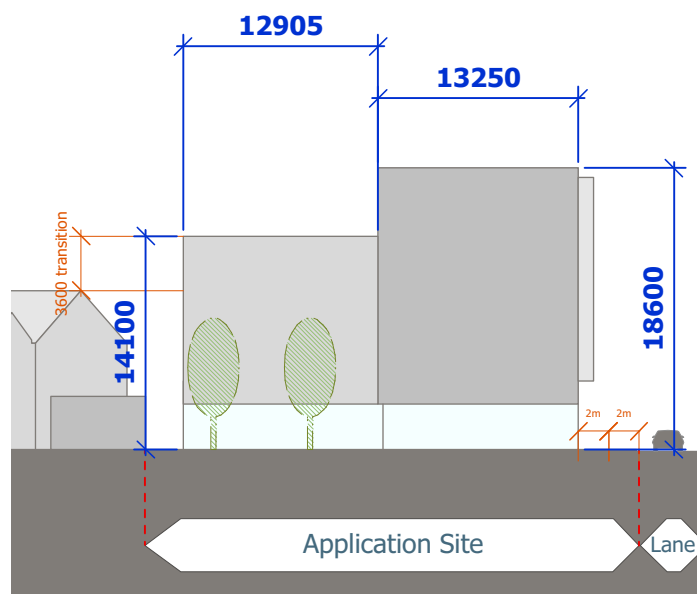
195 - 197 City Road
Proposed student accommodation
Illustrative:
 Parameters

11

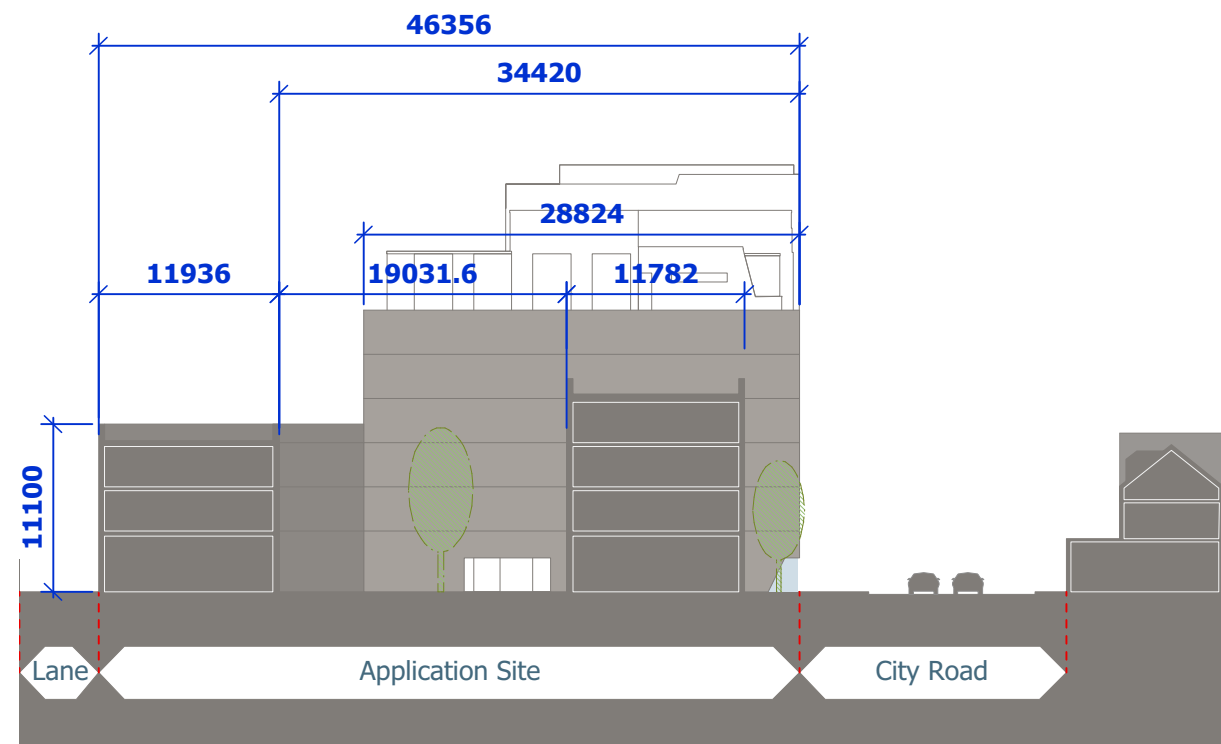


Illustrative - Ground floor plan

Height:	11 m - 19 m
Width:	29 m - 29 m
Length:	45 m - 49 m



Illustrative - Elevation



Illustrative - Section

195 - 197 City Road
Proposed student accommodation
Illustrative - Ground floor plan

01

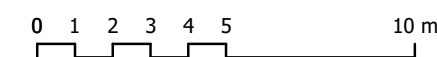
Unit Schedule

First	31 en-suite bedrooms (in 5 cluster flats)
Second	31 en-suite bedrooms (in 5 cluster flats)
Third	18 en-suite bedrooms (in 3 cluster flats)
Fourth	12 en-suite bedrooms (in 2 cluster flats)
Fifth	12 en-suite bedrooms (in 2 cluster flats)

Total 114



North

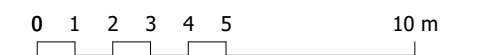
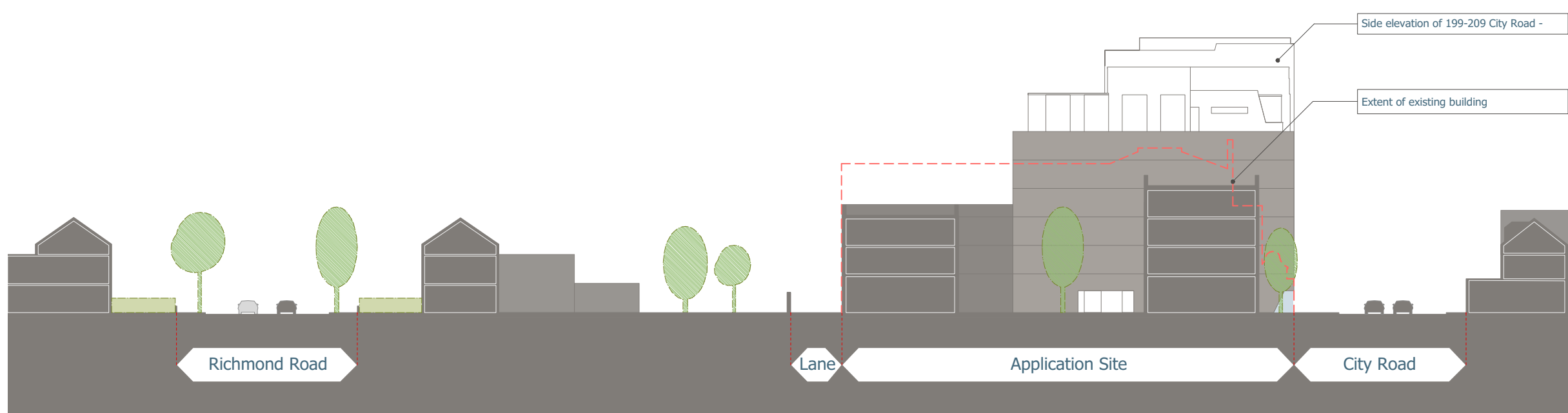
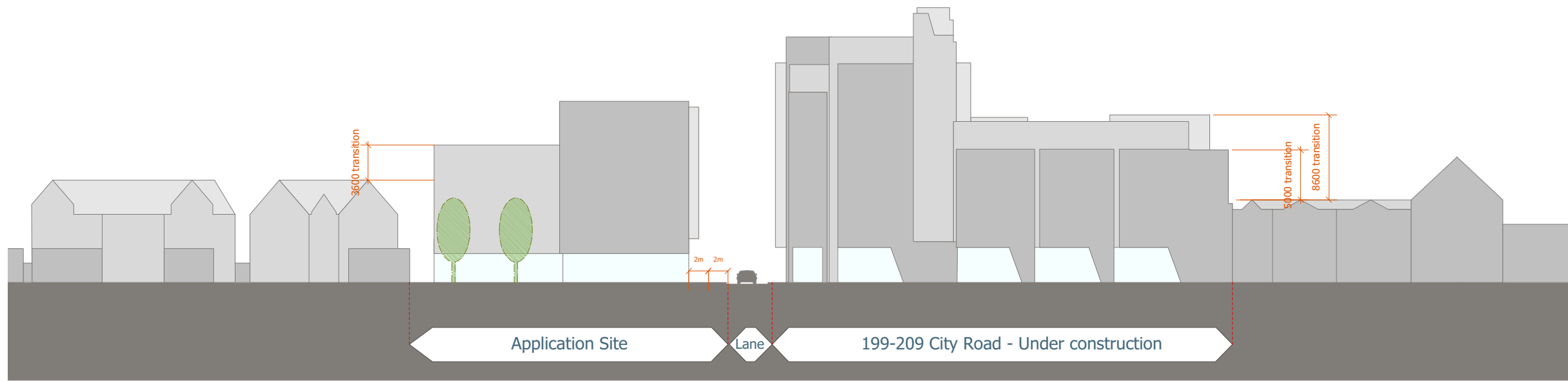


A100414[ST3]01 Revision A
 File reference: A100414[ST3]drf01_v2
 Scale: 1:200 @ A3
 Date: 30 September 2019

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195 - 197 City Road
Proposed student accommodation
Illustrative:
 Elevation & Section



A100414[ST3]08 Revision A Scale: 1:500 @ A3
 File reference: A100414[ST3]drf01_v2 Date: 30 September 2019

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195 - 197 City Road
Proposed student accommodation
Illustrative:
Views 01



A100414[ST3]09 Revision A
File reference: A100414[ST3]drf01_v2

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195 - 197 City Road
Proposed student accommodation
Illustrative:
Views 02



A100414[ST3]10 Revision A
File reference: A100414[ST3]drf01_v2

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Applications decided by Delegated Powers between 01/01/2020 and 31/01/2020

Total Count of Applications: 204

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>
19/03062/DCH	21/11/2019	MILOSEVIC	PROPOSED DOUBLE STOREY REAR EXTENSION AND REAR DORMER ROOF EXTENSION.	93 STACEY ROAD, ADAMSDOWN, CARDIFF, CF24 1DT	56	True	Permission be granted	16/01/2020

<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>
19/02254/MJR	13/08/2019	Cardiff and Vale University Health Board	INTERNAL REFURBISHMENT AND RE-CONFIGURATION WITHIN BUILDINGS 4, 10A AND 11 AND REPLACEMENT OF 26 WINDOWS IN BUILDINGS 10A AND 11	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	156	False	Permission be granted	16/01/2020

19/03227/MJR	17/01/2020	Mr Jeff Walsh	DISCHARGE OF CONDITION 3 (REPLACEMENT WINDOWS) OF PLANNING PERMISSION 16/01732/MJR	BUILDING 12 &14 CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	-3	True	Full Discharge of Condition	14/01/2020
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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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19/02761/MNR	15/10/2019	Cardiff Council	DISCHARGE OF CONDITIONS 4 (SURFACE WATER DRAINAGE), 5 (SUSTAINABLE DRAINAGE), 6 (GROUNDWATER ASSESSMENT), 7 (DRAINAGE SCHEME), 8 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) AND 9 (CYCLE PARKING) OF 19/00981/MNR	ADAMSDOWN PRIMARY SCHOOL, SYSTEM STREET, ADAMSDOWN, CARDIFF, CF24 0JF	84	False	Full Discharge of Condition	07/01/2020
19/02951/MNR	11/11/2019	THREADNEEDLE UK PROPERTY INVESTMENT FUND	VARIATION OF CONDITION 4 TO AMEND THE EXISTING RETAIL USE CONDITION OF 17/01845/MNR	UNIT 3B, CITY LINK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1PQ	77	False	Permission be granted	27/01/2020

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>
19/03049/MJR	26/11/2019	Cadwyn Housing Association	DISCHARGE OF CONDITIONS 5 (SECURITY LIGHTING) AND 10 (CCTV) OF 17/02925/MJR	238 BUTE STREET, BUTETOWN, CARDIFF, CF10 5HT	43	True	Full Discharge of Condition	08/01/2020
19/03129/MJR	29/11/2019	Travis Perkins (Properties) Limited	MINOR ALTERATIONS TO SITE LAYOUT - PREVIOUSLY APPROVED UNDER 91/01648/R	TRAVIS PERKINS TRADING CO LTD, EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4SF	41	True	Permission be granted	09/01/2020
19/03275/MJR	23/12/2019	Techniquet	DISCHARGE OF CONDITION 13 (TRAVEL PLAN) OF 18/02513/MJR	TECHNIQUEST, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BW	29	True	Full Discharge of Condition	21/01/2020
20/00101/MJR	17/01/2020	North Somerset District Council	REQUEST FOR OBSERVATIONS-APPLICATION FOR A RAILWAY LINE FROM PORTISHEAD TO PILL	PORTISHEAD BRANCH LINE (METRO WEST PHASE 1)	5	True	Raise No Objection	22/01/2020
<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>

19/02608/MNR	26/09/2019	LORAN PROPERTIES	PART CHANGE OF USE OF GROUND FLOOR FROM RETAIL TO PART RESIDENTIAL APARTMENT AND PART RETAIL, AND MINOR AMENDMENTS TO SHOPFRONT	105 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AD	117	False	Permission be granted	21/01/2020
19/02321/MNR	22/08/2019	SAUNDERS	TEMPORARY CHANGE OF USE FOR A PERIOD OF 5 YEARS TO AN EVENTS VENUE (SUI GENERIS)	LYNDONS SCAFFOLDING, WILLIAMS WAY, BUTETOWN, CARDIFF, CF10 5DY	140	False	Permission be granted	09/01/2020
19/02915/MNR	05/11/2019	Rank Group Gaming	FIXED SHELTER TO CASINO EXTERNAL TERRACE	GROSVENOR CASINO, RED DRAGON CENTRE, HEMINGWAY ROAD, ATLANTIC WHARF, CARDIFF, CF10 4JY	83	False	Permission be granted	27/01/2020
19/01349/MNR	02/05/2019	Battrick	EXTERNAL ALTERATIONS AND THE SUBDIVISION OF THE GROUND FLOOR OF THE EXISTING COMMERCIAL PREMISES, TO CREATE A SMALLER COMMERCIAL UNIT, TO FACILITATE THE PROVISION OF 2NO. FLATS (1NO. ONE BED FLAT AND 1NO. STUDIO FLAT)	109 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AD	274	False	Permission be granted	31/01/2020

CAER

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/03202/DCH	11/12/2019	Hall	TWO STOREY REAR EXTENSION WITH DORMER LOFT CONVERSION, AND TWO STOREY SIDE EXTENSION TO FORM AN INTEGRATED GRANNY ANNEXE	4 LAURISTON PARK, CAERAU, CARDIFF, CF5 5QA	50	True	Permission be granted	30/01/2020
19/03135/DCH	02/12/2019	Rashid	PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION	169 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TB	52	True	Permission be granted	23/01/2020
19/03031/DCH	21/11/2019	Gardiner	SINGLE STOREY SIDE EXTENSION	14 CAERAU LANE, CAERAU, CARDIFF, CF5 5HP	57	False	Permission be granted	17/01/2020

<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>
19/02755/MNR	15/10/2019	Greatrex	CONVERSION OF FLAT AND FUNERAL HOME TO FOUR FLATS	477 COWBRIDGE ROAD WEST, CAERAU, CARDIFF, CF5 5TF	94	False	Permission be granted	17/01/2020

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>
19/03057/DCH	26/11/2019	Jones	SINGLE STOREY REAR AND SIDE EXTENSION AND EXTENSION OF LOFT WITH A FLAT ROOF DORMER TO THE REAR	20 GREENWICH ROAD, CANTON, CARDIFF, CF5 1EU	44	True	Permission be granted	09/01/2020
19/03163/DCH	16/12/2019	Jones	SINGLE SIDE STOREY EXTENSION	30 WEST ORCHARD CRESCENT, CANTON, CARDIFF, CF5 1AR	31	True	Permission be granted	16/01/2020

<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>
19/03141/MNR	06/12/2019	Cardiff and Vale College	THE USE OF PART OF THE STADIUM BUILDING FOR TEACHING PURPOSES RELATING TO SPORTS COURSES	CARDIFF INTERNATIONAL SPORTS STADIUM, LECKWITH ROAD, CANTON, CARDIFF, CF11 8AZ	45	True	Permission be granted	20/01/2020
19/03169/MNR	06/12/2019	Hafod Resources	DEMOLITION OF EXISTING SINGLE STOREY AND TWO STOREY STRUCTURES AT FORMER LANSDOWNE HOSPITAL	FORMER CARDIFF AND VALE NHS OFFICES, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8PL	48	True	Prior Approval be granted	23/01/2020

19/02693/MNR	10/10/2019	Hamaa LTD	ALTERATIONS AND REAR SINGLE-STOREY EXTENSION TO THE GROUND FLOOR OF AN EXISTING PUB	FORMER CORPORATION HOTEL, 188 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GW	106	False	Permission be granted	24/01/2020
19/02694/MNR	07/10/2019	Hamaa LTD	ALTERATIONS AND REAR SINGLE-STOREY EXTENSION TO THE GROUND FLOOR OF AN EXISTING PUB	FORMER CORPORATION HOTEL, 188 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GW	109	False	Permission be granted	24/01/2020

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>
19/02371/DCH	07/10/2019	ILYAS	ALTERATIONS AND DORMER LOFT CONVERSION PLUS CONVERSION TO 2 FLATS	71 MONTHERMER ROAD, CATHAYS, CARDIFF, CF24 4QX	102	False	Permission be granted	17/01/2020
19/02613/DCH	17/10/2019	Ms Tucker	GROUND FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND ALTERATIONS TO EXISTING HMO	11 MINNY STREET, CATHAYS, CARDIFF, CF24 4ER	84	False	Permission be granted	09/01/2020

<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>
19/03140/MJR	02/12/2019	Rightacres Property Company Limited	DISCHARGE OF CONDITION 3 (EXTERNAL FINISHING MATERIALS) OF 19/01538/MJR	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	45	True	Full Discharge of Condition	16/01/2020
19/02147/MJR	02/08/2019	Hafod Housing Association	DISCHARGE OF CONDITION 7 (DRAINAGE STRATEGY) OF 18/02856/MJR	THE GOWER HOTEL, 29 GWENNYTH STREET, CATHAYS, CARDIFF, CF24 4PH	167	False	Full Discharge of Condition	16/01/2020

19/02753/MJR	17/10/2019	Cardiff University	DISCHARGE OF CONDITION 5 (MATERIALS) OF 16/01623/MJR	PHASE 3 MAINDY PARK CAMPUS, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	96	False	Full Discharge of Condition	21/01/2020
19/02754/MJR	17/10/2019	Cardiff University	DISCHARGE OF CONDITION 6 (MATERIALS) OF 16/01625/MJR	PHASE 3 MAINDY PARK CAMPUS, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	96	False	Full Discharge of Condition	21/01/2020
19/03280/MJR	19/12/2019	Silver Crescent Estates Ltd	DISCHARGE OF CONDITION 13 (REMEDIATION SCHEME) OF 14/01281/DCI	40A MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HP	22	True	Full Discharge of Condition	10/01/2020
<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>
19/02721/MNR	07/11/2019	Beere	GROUND & FIRST FLOOR REAR EXTENSION, REAR DORMER AND CONVERSION INTO TWO FLATS.	6 MINNY STREET, CATHAYS, CARDIFF, CF24 4ER	75	False	Permission be granted	21/01/2020
19/03152/MNR	03/12/2019	Vitec	RE-LOCATION OF AN EXISTING ELECTRONIC NOTICEBOARD	CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE	44	True	Permission be granted	16/01/2020
19/03032/MNR	18/11/2019	Cardiff University	MINOR AMENDMENTS TO PREVIOUSLY APPROVED APPLICATION 19/02228/MNR. RELOCATION OF EXISTING WORKSHOP, DIGITAL FABRICATION FACILITIES AND ROBOTIC ARM FROM SECOND FLOOR TO GROUND FLOOR. MINOR, PARTIAL DEMOLITION OF BUILDING INCLUDING NEW DOOR OPENINGS, REMOVAL OF PARQUET FLOORING AND NON-ORIGINAL WALL LININGS, CEILINGS AND SERVICES. NEW PARTITIONS, GLAZED SCREENS, DOORS AND ACOUSTIC CEILINGS TO BE INTRODUCED	BUTE BUILDING, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NB	57	False	Permission be granted	14/01/2020

19/02611/MNR	26/09/2019	Love Investments	GROUND FLOOR REAR EXTENSIONS, REAR AND SIDE DORMERS AND CONVERSION TO FOUR FLATS	5 COLUM ROAD, CATHAYS PARK, CARDIFF, CF10 3EE	105	False	Permission be granted	09/01/2020
19/02376/MNR	28/08/2019	Mr Carrey	RETENTION OF CONVERSION FROM C4 HOUSE IN MULTIPLE OCCUPATION TO 7 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	11 NORMAN STREET, CATHAYS, CARDIFF, CF24 4NU	135	False	Permission be granted	10/01/2020
19/03068/MNR	22/11/2019	Harlech Court Ltd	PROPOSED TEMPORARY CHANGE OF USE OF 1ST & 2ND FLOORS FOR EDUCATIONAL USE (CLASS D1)	FIRST AND SECOND FLOOR, HARLECH COURT, BUTE TERRACE, CITY CENTRE, CARDIFF, CF10 2FE	49	True	Permission be granted	10/01/2020
A/19/00130/MNR	11/10/2019	The New World Trading Company Ltd	INSTALLATION OF 1 X HANGING SIGN AND FASCIA SIGN	9-10 CHURCH STREET, CITY CENTRE, CARDIFF, CF10 1BG	88	False	Permission be granted	07/01/2020
19/02832/MNR	25/10/2019	CTIL / Vodafone	REMOVAL OF 1NO EXISTING ANTENNA AND INSTALLATION OF 4NO NEW ANTENNAS ON NEW STEELWORK FIXED TO CHIMNEYS (2NO AT EACH CHIMNEY). 6NO RRUS ON NEW SUPPORT POLES FIXED TO CHIMNEYS. 1NO GPS UNIT TO THE REAR OF ONE OF THE ANTENNAS AND OTHER ANCILLARY EQUIPMENT TO INCLUDE CABLE TRAY ALONG THE FACE OF THE BUILDING. EXTERNAL EQUIPMENT IS TO BE PAINTED TO MATCH THE BUILDING BRICKWORK. 1NO COMBINER AND 1NO AIRCON UNIT IN THE EQUIPMENT ROOM. IN INTERNAL EQUIPMENT ROOM SWAP 1NO CABINET, AND REFRESH 1NO CABINET	VODAFONE (36618) AT ROOF TOP, CARDIFF AND COUNTY CLUB, WESTGATE STREET, CITY CENTRE	74	False	Planning Permission be refused	07/01/2020

19/02833/MNR	25/10/2019	CTIL / Vodafone	REMOVAL OF 1NO EXISTING ANTENNA AND INSTALLATION OF 4NO NEW ANTENNAS ON NEW STEELWORK FIXED TO CHIMNEYS (2NO AT EACH CHIMNEY). 6NO RRUS ON NEW SUPPORT POLES FIXED TO CHIMNEYS. 1NO GPS UNIT TO THE REAR OF ONE OF THE ANTENNAS AND OTHER ANCILLARY EQUIPMENT TO INCLUDE CABLE TRAY ALONG THE FACE OF THE BUILDING. EXTERNAL EQUIPMENT IS TO BE PAINTED TO MATCH THE BUILDING BRICKWORK. 1NO COMBINER AND 1NO AIRCON UNIT IN THE EQUIPMENT ROOM. IN INTERNAL EQUIPMENT ROOM SWAP 1NO CABINET, AND REFRESH 1NO CABINET	VODAFONE (36618) AT ROOF TOP, CARDIFF AND COUNTY CLUB, WESTGATE STREET, CITY CENTRE	74	False	Planning Permission be refused	07/01/2020
19/02287/MNR	16/08/2019	Legal & General Investment Management	EXTERNAL ALTERATIONS INCLUDING STONE CLEANING AND REPAIR, WINDOW REFURBISHMENT, PAINTING AND INSTALLATION OF NEW LOUVRE. INTERNAL ALTERATIONS INCLUDING NEW AND REPLACEMENT DOORS/PARTITIONS, DECORATION, REPLACEMENT RAMP, RELOCATION OF BALUSTRADE, NEW WC/SHOWER AND CHANGING ROOMS LAYOUT TO BASEMENT AND ASSOCIATED REFURBISHMENT WORKS TO CEILINGS AND FLOORS	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	161	False	Permission be granted	24/01/2020
19/02612/MNR	07/11/2019	Pennrise properties	GROUND AND FIRST FLOOR EXTENSIONS REAR DORMER AND ALTERATIONS TO CREATE THREE FLATS	10 BRITHDIR STREET, CATHAYS, CARDIFF, CF24 4LG	78	False	Planning Permission be refused	24/01/2020
19/03143/MNR	02/12/2019	Curado Bar Ltd	INSERTION OF INTERNAL DOOR	FORMER BOMBER'S SANDWICH HOUSE LTD, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	53	True	Permission be granted	24/01/2020

A/19/00140/MNR	26/11/2019	Estee Lauder Companies Inc.	CONSENT TO DISPLAY AN ADVERTISEMENT FOR THE REPLACEMENT OF THE EXISTING FASCIA SIGN WITH NEW SIGNAGE, ERECTION OF NEW HANGING SIGN AND THE INSTALLATION OF SUSPENDED 55" LG ADVERTISING SCREEN	49 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	64	False	Permission be granted	29/01/2020
19/02297/MNR	07/10/2019	Salih	TO ESTABLISH USE AS A C4 HOUSE IN MULTIPLE OCCUPATION	34 MAY STREET, CATHAYS, CARDIFF, CF24 4EX	108	False	Permission be granted	23/01/2020
19/02790/MNR	28/11/2019	DRISCOLL	CONVERSION FROM 1NO. 4 BEDROOM 3 STOREY HOUSE INTO 4NO. 1 BEDROOM FLATS TO INCLUDE A REAR GROUND FLOOR EXTENSION AND A REAR DORMER	34 RICHARDS STREET, CATHAYS, CARDIFF, CF24 4DA	56	True	Planning Permission be refused	23/01/2020
19/03144/MNR	02/12/2019	TESCO	RETENTION OF NEW IRON RAILINGS IN FRONT OF STORE	TESCO STORES, 26-27 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AB	59	False	Permission be granted	30/01/2020
19/02919/MNR	04/11/2019	AHMED 2005 FAMILY SETTLEMENT	RETENTION OF 10 BED HMO	25 RUTHIN GARDENS, CATHAYS, CARDIFF, CF24 4AU	88	False	Permission be granted	31/01/2020
A/19/00149/MNR	13/12/2019	c/o agent	ERECTION OF 2NO. ILLUMINATED BT LOGO FASCIA SIGNS AND 1NO. STATIC BT WELCOME SIGN	BT, STADIUM HOUSE, PARK STREET, CITY CENTRE, CARDIFF, CF10 1NT	47	True	Permission be granted	29/01/2020
19/01736/MNR	24/06/2019	LaSalle Investment Management	REPLACEMENT OF INTERNAL FLOOR STRUCTURES AND OF STAIR FROM GROUND TO FIRST FLOOR	7 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	220	False	Permission be granted	30/01/2020
19/02725/MNR	09/10/2019	Next Retail Ltd	ERECTION OF FENCING AND FOLDING MANUAL GATES, TO FORM SECURE ENCLOSURE FOR STAFF PARKING	LAND TO REAR OF CHURCH PLACE, CITY CENTRE, CARDIFF, CF10 2GA	113	False	Permission be granted	30/01/2020
19/02920/MNR	04/11/2019	Ahmed 2005 Family Settlement	TO ESTABLISH USE FOR THIRD FLAT (TWO PREVIOUSLY APPROVED)	30 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AQ	87	False	Permission be granted	30/01/2020

19/03182/MNR	12/12/2019	Charles	CREATION OF 2NO. THREE BEDROOM APARTMENTS AT THIRD FLOOR	LANDMARK PLACE, CHURCHILL WAY, CITY CENTRE, CARDIFF, CF10 2HR	40	True	Permission be granted	21/01/2020
19/03288/MNR	19/12/2019	St Davids Partnership Ltd co Land Securities	INSTALLATION OF AN EXTERNAL SMOKE DUCT AND NEW PLANT SPACE AT ROOF LEVEL	ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE	27	True	Permission be granted	15/01/2020
19/03294/MNR	20/12/2019	Union Burger Ltd.	CHANGE OF USE FROM USE CLASS A2/D1 TO USE CLASS A3, INCLUDING REPLACEMENT SHOP FRONTAGE	57-58 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FE	27	True	Permission be granted	16/01/2020
A/19/00150/MNR	16/12/2019	STONEGATE PUB COMPANY	INSTALLATION OF 2NO. EXTERNALLY ILLUMINATED TEXT, 4NO. IF NON ILLUMINATED TEXT, 3NO. EXTERNALLY ILLUMINATED PROJECTION SIGNS, 1NO. SET OF NEW TEXT AND LANTERN AND RETENTION OF EXISTING TEXT AND 2NO. LANTERNS	THE OWAIN GLYNDWR, 10 ST JOHN STREET, CITY CENTRE, CARDIFF, CF10 1GL	22	True	Permission be granted	07/01/2020
A/19/00154/MNR	18/12/2019	Kin+Ilk Pop Up Ltd	INSTALLATION OF 1NO. INTERNALLY ILLUMINATED FASCIA SIGN AND 1NO. NON-ILLUMINATED FASCIA SIGN TO FRONT ELEVATION	1A ST DAVIDS DEWI SANT, HILL'S STREET, CITY CENTRE, CARDIFF, CF10 2LE	15	True	Permission be granted	02/01/2020
A/20/00001/MNR	06/01/2020	Herberg	INSTALLATION OF NON-ILLUMINATED FASCIA SIGNAGE TO FRONT ELEVATION	4 WORKING STREET, CITY CENTRE, CARDIFF, CF10 1GN	17	True	Permission be granted	23/01/2020

CRE

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19/03005/DCH	14/11/2019	Walters	REPLACEMENT OF SINGLE STOREY REAR EXTENSION PLUS ALTERATIONS TO EXISTING DORMER TO FRONT OF PROPERTY WITH PROVISION OF NEW FRONT ENTRANCE PORCH	57 PARC CASTELL-Y-MYNACH, CREIGIAU, CARDIFF, CF15 9NW	53	True	Permission be granted	06/01/2020

19/02052/DCH	26/07/2019	Lenihan	ROOF ALTERATION INVOLVING RAISING THE MAIN RIDGE TO CREATE TWO ADDITIONAL BEDROOMS AND A REAR FACING DORMER	16 TREGARTH COURT, CREIGIAU, CARDIFF, CF15 9SY	168	False	Planning Permission be refused	10/01/2020
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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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19/02713/MJR	09/10/2019	Persimmon Homes East Wales	DISCHARGE OF CONDITION 17 (PHASING) OF 14/00852/DCO	M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	111	False	Full Discharge of Condition	28/01/2020
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19/03084/MJR	02/12/2019	Persimmon Homes East Wales	DISCHARGE OF CONDITION 10 (GROUND FLOOR FLAT PRIVACY MEASURES) OF 18/00696/MJR	M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	36	True	Full Discharge of Condition	07/01/2020
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19/03216/MJR	18/12/2019	Persimmon Homes East Wales	DISCHARGE OF CONDITIONS 36 (GROUND GAS ASSESSMENT AND MITIGATION MEASURES), 37 (LAND CONTAMINATION RISK ASSESSMENT) AMD 38 (REMEDICATION SCHEME AND VERIFICATION PLAN) OF 14/00852/DCO	LAND TO THE NORTH OF M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	21	True	Full Discharge of Condition	08/01/2020
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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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19/02961/MNR	08/11/2019	St Fagans: National Museum of History	REMOVE THE LOWER PORTION OF CORRUGATED SHEETING THAT COVERS THE LONG WALL OF THIS CORRUGATED STEEL SHED. THE SHEETING WOULD BE REMOVED ONLY TO ALLOW HEAD-ROOM CLEARANCE	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	77	False	Permission be granted	24/01/2020
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15/00909/MNR	17/04/2015	National Museum of Wales	VARIATION OF CONDITION 2 OF 12/00697/DCO TO REMOVE REFERENCE TO DRAWING NO. D2695.200.012A AND SUBSTITUTE WITH DRAWING NO. D2695.200.012B.	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	1722	False	Deemed Withdrawn	03/01/2020
17/02206/MNR	11/09/2017	Ball	DISCHARGE OF CONDITIONS 5 (LANDSCAPING) AND 8 (SITE ENCLOSURE) OF 15/00584/MNR	GREAT HOUSE FARM, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DU	862	False	Full Discharge of Condition	21/01/2020

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19/03083/DCH	26/11/2019	Evans	PROPOSED TWO STOREY REAR HOUSE EXTENSION	4 OGWEN DRIVE, LAKESIDE, CARDIFF, CF23 6LH	56	True	Planning Permission be refused	21/01/2020
19/03130/DCH	29/11/2019	Humphreys	EXISTING GARAGE TO BE CONVERTED INTO 2 ROOMS WITH GALLEY ACCESS TO REAR. EXISTING GARAGE DOOR WILL BE REMOVED AND THE OPENING ALTERED TO PROVIDE 2 WINDOWS	3 NANT FAWR COURT, HEOL ESGYN, CYNCOED	54	True	Permission be granted	22/01/2020
19/02212/DCH	31/10/2019	Barker	PROPOSED LOFT CONVERSION AND CONSTRUCTION OF NEW DORMERS AND GABLE WALL	11 BRYN-AWELON ROAD, CYNCOED, CARDIFF, CF23 6QR	78	False	Permission be granted	17/01/2020
19/02740/DCH	11/10/2019	RAHMAN	PROPOSED SINGLE STOREY EXTENSION TO SIDE AND REAR	2 LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EF	83	False	Planning Permission be refused	02/01/2020
19/02981/DCH	18/11/2019	CONTRACTOR	REAR DOUBLE AND SINGLE STOREY EXTENSION, FRONT GARAGE/CARPORT CONVERSION, VELUX WINDOWS TO SIDE	27 CEFN COED GARDENS, CYNCOED, CARDIFF, CF23 6AX	50	True	Permission be granted	07/01/2020
19/03036/DCH	20/11/2019	Ball	SINGLE STOREY FRONT EXTENSION AND GARAGE CONVERSION	29 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QT	49	True	Permission be granted	08/01/2020

19/03096/DCH	26/11/2019	Bromiley	TWO STOREY SIDE EXTENSION	28 RANNOCH DRIVE, LAKESIDE, CARDIFF, CF23 6LQ	44	True	Permission be granted	09/01/2020
19/03161/DCH	03/12/2019	Gonzales	PITCHED ROOF EXTENSION AND REMODELLING CLAD IN MATCHING TILES	58 HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6TA	51	True	Permission be granted	23/01/2020
19/02894/DCH	04/11/2019	Morgan	PROPOSED DORMER ROOF EXTENSION WITH CONSERVATION-STYLE DORMER WINDOW TO FRONT ELEVATION	87 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PJ	88	False	Permission be granted	31/01/2020
19/03191/DCH	13/12/2019	Coyle	SINGLE STOREY REAR EXTENSION	322 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6RY	34	True	Permission be granted	16/01/2020
19/03318/DCH	24/12/2019	Nightingale	GROUND FLOOR REAR EXTENSION AND FIRST FLOOR EXTENSION OVER EXISTING WITH REAR ROOF TERRACE	7 CUNNINGHAM CLOSE, ROATH PARK, CARDIFF, CF23 5QE	38	True	Permission be granted	31/01/2020

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19/02896/DCH	13/11/2019	c/o agent	TWO STOREY SIDE EXTENSION	12 NANT Y RHOS, ELY, CARDIFF, CF5 4UD	51	True	Permission be granted	03/01/2020

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>
19/03136/DCH	04/12/2019	williams	REAR DORMER CONVERSION WITH GABLE END EXTENSION	6 DAVIES PLACE, FAIRWATER, CARDIFF, CF5 3AQ	37	True	Permission be granted	10/01/2020

19/03298/DCH	20/12/2019	DAVIES	REAR GROUND FLOOR SINGLE STOREY EXTENSION	4 COSHESTON ROAD, FAIRWATER, CARDIFF, CF5 3NR	40	True	Permission be granted	29/01/2020
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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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19/00435/MJR	07/03/2019	Redrow Homes	APPLICATION FOR APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 58 DWELLINGS FORMING PART 1 OF PHASE 2B, LAND SOUTH OF LLANTRISANT ROAD PURSUANT TO OUTLINE PLANNING PERMISSION 14/02157/MJR	PART 1 OF PHASE 2B, LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	329	False	Permission be granted	30/01/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/00680/MNR	24/03/2016	ATTWOOD	RENEWAL OF PLANNING PERMISSION 08/00648/W TO DEMOLISH EXISTING BUILDING AND BUILD A TWO BEDROOM DOMESTIC DWELLING	THE COACH HOUSE, REAR OF 1 BANASTRE AVENUE CARDIFF	1407	False	Deemed Withdrawn	30/01/2020
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19/02398/MNR	06/09/2019	Chen	LOFT CONVERSION AND REAR DORMER EXTENSION TO EXISTING FLAT	98A WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3LY	124	False	Permission be granted	08/01/2020
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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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19/03221/DCH	12/12/2019	Mr Paul Robins	DEMOLISHMENT OF REAR CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	52 CAMBRIDGE STREET, GRANGETOWN, CARDIFF, CF11 7DJ	41	True	Permission be granted	22/01/2020
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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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19/03121/MJR	29/11/2019	Cardiff University; School of Architecture	DISCHARGE OF CONDITION 15 (FINISHING MATERIALS) OF 17/02590/MJR	PAVILION, GRANGE GARDENS PARK, GRANGE GARDENS, GRANGETOWN	47	True	Full Discharge of Condition	15/01/2020
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19/02849/MJR	03/12/2019	JG Hale	DISCHARGE OF CONDITION 3 (RENDER DETAILS) OF 17/02936/MJR	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	43	True	Full Discharge of Condition	15/01/2020
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19/03259/MJR	17/12/2019	Natural Resources Wales	REQUEST FOR OBSERVATIONS - CARDIFF MAINTENANCE DREDGE DISPOSAL - RENEWAL	SEVERN ESTUARY SAC/SPA/RAMSAR	28	True	Raise No Objection	14/01/2020
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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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19/03019/MNR	15/11/2019	Mr Mike Roach	CONVERSION OF DWELLING INTO TWO STUDIO FLATS AND A TWO BEDROOM FLAT WITH SINGLE STOREY REAR EXTENSION	235 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FS	54	True	Permission be granted	08/01/2020
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19/01567/MNR	08/07/2019	Cardiff City House of Sport	EXTENSION TO EXISTING SPORTS FACILITY INCLUDING CHANGING ROOMS AND TEACHING ACCOMMODATION, PLUS CAR PARKING	HOUSE OF SPORT, CLOS PARC MORGANNWG, LECKWITH, CARDIFF, CF11 8AW	198	False	Permission be granted	22/01/2020
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A/19/00136/MNR	14/11/2019	Digital Showrooms Limited	DOUBLE SIDED SINGLE POLE L.E.D. SIGNS	232 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8LR	77	False	Permission be granted	30/01/2020
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19/03181/MNR	09/12/2019	Islamic & Cultural Centre	ALTERATIONS TO FRONT ELEVATION	27-31 CLARE ROAD, GRANGETOWN, CARDIFF, CF11 6QP	29	True	Permission be granted	07/01/2020
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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>
19/03166/DCH	09/12/2019	Mr & Mrs Davies	SINGLE STOREY REAR AND SIDE EXTENSION	74 ST INA ROAD, HEATH, CARDIFF, CF14 4LT	45	True	Permission be granted	23/01/2020
19/03138/DCH	04/12/2019	mcgraph	SINGLE STOREY REAR EXTENSION	48 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	43	True	Permission be granted	16/01/2020
19/03044/DCH	13/01/2020	LLewellyn	REMOVAL OF SIDE ELEVATION GROUND FLOOR KITCHEN WINDOW	34 GREENFIELD ROAD, WHITCHURCH, CARDIFF, CF14 1TE	10	True	Permission be granted	23/01/2020
19/03204/DCH	11/12/2019	Sprudd	SINGLE STOREY SIDE AND REAR EXTENSIONS AND ALTERATIONS TO THE ROOF TO INCLUDE FRONT SIDE AND REAR ROOF EXTENSIONS	138 KING GEORGE V DRIVE NORTH, HEATH, CARDIFF, CF14 4EL	36	True	Planning Permission be refused	16/01/2020
20/00010/DCH	06/01/2020	Crossley	TO INCLUDE FULL HEIGHT GLAZING TO SINGLE STOREY REAR WALL - PREVIOUSLY APPROVED UNDER 19/02346/DCH	23 MAVIS GROVE, RHIWBINA, CARDIFF, CF14 4SA	2	True	Permission be granted	08/01/2020
19/03213/DCH	10/12/2019	Powell	REMOVAL OF SHED AND REPLACEMENT WITH GARAGE	10 ST EDWEN GARDENS, HEATH, CARDIFF, CF14 4LA	35	True	Permission be granted	14/01/2020

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20/00089/MJR	20/01/2020	United Welsh Housing Association	DISCHARGE OF CONDITION 6 (SOFT LANDSCAPE PLAN) OF 18/00123/MJR	PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF	3	True	Full Discharge of Condition	23/01/2020
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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>
19/03183/MNR	06/12/2019	Domos	CHANGE OF USE FROM SINGLE DWELLING TO HOUSE OF MULTIPLE OCCUPATION	352 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	47	True	Permission be granted	22/01/2020
19/03233/MNR	16/12/2019	Capital Estates & Operational Services, Cardiff and Vale	PROPOSED MINOR EXTENSION TO RESUS PAEDIATRICS SERVICES TO PROVIDE NEW RECEPTION AREA AND INTERNAL MODIFICATIONS	UNIVERSITY HOSPITAL OF WALES, HEATH PARK WAY, HEATH, CARDIFF, CF14 4XW	38	True	Permission be granted	23/01/2020

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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>
19/03190/DCH	09/12/2019	Walcot	REAR SINGLE STOREY EXTENSION	28 ROWAN WAY, LISVANE, CARDIFF, CF14 0TD	42	True	Permission be granted	20/01/2020
19/03098/DCH	25/11/2019	Matthews	SINGLE STOREY SIDE EXTENSION	21 HEOL CEFN ON, LISVANE, CARDIFF, CF14 0TP	51	True	Permission be granted	15/01/2020
19/03170/DCH	06/12/2019	Beament	REAR DORMER ROOF EXTENSION WITH REAR SINGLE STOREY/TWO STOREY EXTENSION, REMODELLING OF PORCH AND GARAGE CONVERSION	36 MILLWOOD, LISVANE, CARDIFF, CF14 0TL	56	True	Permission be granted	31/01/2020
19/03272/DCH	18/12/2019	MacDonald	DOUBLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR LEAN TO EXTENSION A	31 HEOL CEFN ON, LISVANE, CARDIFF, CF14 0TP	43	True	Permission be granted	30/01/2020

19/03089/DCH	09/12/2019	Hassan	ALTER SIZE & PLACEMENT OF WINDOWS TO REAR ELEVATION & SIDE ELEVATION WITH CHANGE IN CLADDING TO FRONT - PREVIOUSLY APPROVED UNDER 19/02011/DCH	18 HOLLY GROVE, LISVANE, CARDIFF, CF14 0UJ	31	True	Permission be granted	09/01/2020
20/00079/DCH	15/01/2020	Poyner	ADDITION OF A SIDE WINDOW WITH FROSTED GLASS ON THE GROUND FLOOR LEVEL AS SHOWN ON PLANS AND ELEVATIONS - PREVIOUSLY APPROVED UNDER 19/01604/DCH	15 HOLLY GROVE, LISVANE, CARDIFF, CF14 0UJ	9	True	Permission be granted	24/01/2020

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19/02888/MJR	04/11/2019	Redrow Homes	TO REMOVE REFERENCE TO PLOTS 49 AND 50 TO ALLOW BUS STOPS TO BE LOCATED IN ACCORDANCE WITH THE DESIGN CODE FOR PHASE 1 - PREVIOUSLY APPROVED UNDER 18/02906/MJR	CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	84	False	Planning Permission be refused	27/01/2020
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19/02057/MJR	29/07/2019	Redrow Homes	DISCHARGE OF CONDITION 9 (CEMP), 13 (TREES), 15 (SOILS) AND 25 (INVASIVE SPECIES) OF 14/02891/MJR	PHASE 1B(ii) & PHASE 1C(i), CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	178	False	Full Discharge of Condition	23/01/2020
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19/03192/MJR	12/12/2019	Redrow Homes	CONSTRUCTION OF BRICK BUILT SUBSTATION AT WESTERN SPUR OF SPINE ROAD - PREVIOUSLY APPROVED UNDER 18/02222/MJR	CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	35	True	Permission be granted	16/01/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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18/01620/MNR	12/07/2018	Jones	DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 3 DETACHED DWELLINGS, WITH ASSOCIATED OFF-STREET PARKING AND AMENITY SPACE	94 MILL ROAD, LISVANE, CARDIFF, CF14 0UG	554	False	Planning Permission be refused	17/01/2020
19/02510/MNR	16/09/2019	Reynolds	DISCHARGE OF CONDITIONS 3 (MATERIAL SAMPLES), 4 (HARD & SOFT LANDSCAPING), 7 (SOAKAWAYS), 8 (ENCLOSURE), 11 (ARBORICULTURAL REPORT) AND 17 (FLOOR LEVEL) OF 14/02415/MNR	CWM Y TRANCH, GRAIG ROAD, LISVANE, CARDIFF, CF14 0UF	120	False	Full Discharge of Condition	14/01/2020

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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>
19/03107/DCH	27/11/2019	Mazarelo	REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND TWO STOREY CORNER EXTENSION	6 CEFN ONN MEADOWS, LLANISHEN, CARDIFF, CF14 0FL	55	True	Permission be granted	21/01/2020
19/03249/DCH	19/12/2019	Cox	SINGLE STOREY REAR/SIDE EXTENSION WITH ADJOINING GARAGE	120 HEOL HIR, LLANISHEN, CARDIFF, CF14 5AD	34	True	Permission be granted	22/01/2020
19/03250/DCH	17/12/2019	Lewis	TWO STOREY SIDE EXTENSION	7 GARRICK DRIVE, THORNHILL, CARDIFF, CF14 9BH	37	True	Permission be granted	23/01/2020
<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>
19/03209/MJR	12/12/2019	WRW Construction	DISCHARGE OF CONDITIONS 3 (ARCHITECTURAL DETAILING) AND 4 (EXTERNAL FINISHING MATERIALS) OF 17/03101/MJR	FORMER TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN, CARDIFF, CF14 5DR	48	True	Full Discharge of Condition	29/01/2020

19/02924/MJR	18/11/2019	WRW Construction	DISCHARGE OF CONDITION 12 (CONSTRUCTION MANAGEMENT PLAN) OF 17/03101/MJR	FORMER TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN, CARDIFF, CF14 5DR	70	False	Full Discharge of Condition	27/01/2020
19/03224/MJR	17/12/2019	WRW Construction Ltd	REVISE SIZES OF WINDOWS ON FIRST FLOOR, RECONSTITUED STONE WINDOW SILL AND HEADERS OMITTED, RENDER FINISH GABLES ON FRONT ELEVATIONS REPLACED WITH BRICKWORK, BRICK FINISHES BETWEEN GABLES ON FRONT ELEVATIONS REPLACED WITH RENDER, PITCHED PORCHES ON ENTRANCES REPLACED WITH FLAT CNOPIES - PREVIOUSLY APPROVED UNDER 14/00283/DCO	FORMER TRAVIS PERKINS TRADING CO LTD, 1 MALVERN DRIVE, LLANISHEN, CARDIFF, CF14 5DR	30	True	Permission be granted	16/01/2020

<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>
19/03101/MNR	26/11/2019	Marston's PLC	REFURBISHMENT WORKS TO EXISTING PUBLIC HOUSE INCLUDING NEW JOINERY ITEMS, DOORS, RAISED FLOOR WORKS, FLOOR FINISHES AND DECORATIONS	FFYNNON WEN, THORNHILL ROAD, LISVANE, CARDIFF, CF14 9UA	50	True	Permission be granted	15/01/2020
A/19/00122/MNR	31/10/2019	DAISY DAY CARE	PROPOSED SIGNS FOR NEW NURSERY AT FRONT AND SIDE OF 36 LAMBOURNE CRESCENT	UNIT 34-37, CARDIFF BUSINESS PARK, LAMBOURNE CRESCENT, LLANISHEN, CARDIFF, CF14 5GG	82	False	Permission be granted	21/01/2020

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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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19/03186/DCH	16/12/2019	Shao	SINGLE STOREY REAR EXTENSION	2 PACE CLOSE, DANESCOURT, CARDIFF, CF5 2QZ	29	True	Permission be granted	14/01/2020
19/03231/DCH	13/12/2019	Codd	NEW WINDOW AND DOOR OPENINGS	6 YNYS Y COED, LLANDAFF, CARDIFF, CF5 2LU	25	True	Permission be granted	07/01/2020

<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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19/02559/MJR	23/09/2019	The Rise (Cardiff) Its	DISCHARGE OF CONDITIONS 3 (CONTAMINATION), 4 (REMEDIATION), 11 (SW DRAINAGE), 12 (FOUL DRAINAGE), 14 (ACOUSTICS) AND 15 (CONSTRUCTION MANAGEMENT PLAN) OF 18/00576/MJR	THE RISE, PEN-HILL ROAD, PONTCANNA, CARDIFF, CF11 9PR	122	False	Full Discharge of Condition	23/01/2020
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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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19/03312/MNR	23/12/2019	Edwards & Co	CHANGE OF USE FROM A1 TO A2	32 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DZ	31	True	Permission be granted	23/01/2020
19/03188/MNR	10/12/2019	Shapland	CHANGE OF USE TO DAYTIME COFFEE SHOP	21 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DY	31	True	Permission be granted	10/01/2020
A/19/00147/MNR	16/12/2019	Shapland	FASCIA, HANGING AND WINDOW DECALS ADVERTISING TRADING BRAND	21 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DY	25	True	Permission be granted	10/01/2020

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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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19/03119/DCH	28/11/2019	WAINWRIGHT	TWO STOREY SIDE EXTENSION	15 COLWINSTONE STREET, LLANDAFF NORTH, CARDIFF, CF14 2LB	55	True	Planning Permission be refused	22/01/2020
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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>
19/03266/MNR	18/12/2019	Hutchings	CONVERSION OF SEMI-DETACHED 2 BED DWELLING INTO 2NO. SELF CONTAINED FLATS AND REAR LEAN TO EXTENSION AND TWO STOREY SIDE EXTENSION TO CREATE 2NO. NEW 1 BED SELF CONTAINED FLATS	26 DICKENS AVENUE, LLANRUMNEY, CARDIFF, CF3 5LY	35	True	Permission be granted	22/01/2020

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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>
19/03045/DCH	20/11/2019	Joseph	SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION	72 WAUN FACH, PENTWYN, CARDIFF, CF23 7BB	55	True	Planning Permission be refused	14/01/2020
19/03265/DCH	19/12/2019	ALMEDLIJ	CHANGE OF ROOF PITCH FROM DOUBLE TO MONO PITCH - PREVIOUSLY APPROVED UNDER 16/02991/DCH	9 BRYNHEULOG, PENTWYN, CARDIFF, CF23 7JA	14	True	Permission be granted	02/01/2020

<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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19/03122/MNR	29/11/2019	Greggs plc	INSTALLATION OF NEW SHOPFRONT AND REFURBISHMENT OF ROLLER SHUTTER	UNIT 3, PENTWYN RETAIL PARK, PENTWYN ROAD, PENTWYN, CARDIFF, CF23 7XH	38	True	Permission be granted	06/01/2020
A/19/00145/MNR	29/11/2019	Greggs plc	INSTALLATION OF 2NO. INTERNALLY ILLUMINATED FASCIA SIGNS, 1NO. INTERNALLY ILLUMINATED PROJECTING SIGN AND 2NO. TV SCREENS	UNIT 3, PENTWYN RETAIL PARK, PENTWYN ROAD, PENTWYN, CARDIFF, CF23 7XH	38	True	Permission be granted	06/01/2020

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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>
19/03099/DCH	27/11/2019	Owens	SINGLE STOREY REAR EXTENSION WITH SIDE WRAP AROUND AND LOFT FIT OUT WITH HIP TO GABLE CONVERSION	21 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DE	43	True	Permission be granted	09/01/2020
19/00653/DCH	22/03/2019	Davies	REAR TWO STOREY AND SINGLE STOREY EXTENSION, REPLACEMENT WINDOWS, ALTERATION TO GATE PIER/ENTRANCE	21 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HB	307	False	Permission be granted	23/01/2020
19/03137/DCH	04/12/2019	mandeep	REAR DORMER AND ALTERATIONS TO WINDOWS ON REAR ELEVATION	6 THE TUDORS, MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9BA	47	True	Permission be granted	20/01/2020
19/03066/DCH	26/11/2019	Weston	ALTERATIONS TO FRONT ELEVATION REPLACING FRONT DOOR AND GLAZING ABOVE AND REPLACEMENT OF WINDOWS THROUGHOUT	67 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SB	56	True	Permission be granted	21/01/2020
19/03048/DCH	21/11/2019	Thomas	TWO STOREY REAR EXTENSION AND ALTERATIONS TO WINDOWS ON NORTH ELEVATION	7 SCHOLARS DRIVE, PENYLAN, CARDIFF, CF23 9FE	56	True	Permission be granted	16/01/2020
19/03177/DCH	06/12/2019	Morteo	SINGLE STOREY SIDE EXTENSION AND REAR DORMER EXTENSION	28 MAFEKING ROAD, PENYLAN, CARDIFF, CF23 5DQ	48	True	Planning Permission be refused	23/01/2020

19/03109/DCH	28/11/2019	Ahmed	RETENTION OF RAISED TIMBER DECKING TO THE REAR AND PROPOSED TIMBER FENCE	31 BRANDRETH ROAD, PENYLAN, CARDIFF, CF23 5NW	56	True	Planning Permission be refused	23/01/2020
20/00074/DCH	14/01/2020	DUFFY	CONSTRUCT DORMER TO STAIRWELL TO GIVE ADEQUATE HEADROOM, AND PROVIDE CANOPY STRUCTURE TO SOUTH/WEST ELEVATION TO PROVIDE SOLAR SHADING - PREVIOUSLY APPROVED UNDER 19/02629/DCH	61 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SB	8	True	Permission be granted	22/01/2020
<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>
20/00144/MJR	22/01/2020	Metro Bank PLC	VARIATION OF CONDITION 26 OF 18/02910/MJR TO REMOVE REFERENCE TO UNIT 3 AND PERMIT METRO BANK TO PROCEED WITH THE CYCLE STANDS WITHOUT THE SHELTER	507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	2	True	Permission be granted	24/01/2020
<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>
19/03074/MNR	22/11/2019	HARRIS	PROPOSED CONVERSION OF EXISTING GARAGE, EXTENSION, ALTERATIONS AND DORMER LOFT EXTENSION TO EXISTING PROPERTY FROM 2 SELF CONTAINED FLATS TO 5 SELF CONTAINED FLATS.	203 ALBANY ROAD, ROATH	56	True	Planning Permission be refused	17/01/2020
19/02292/MNR	29/08/2019	Micalef	GROUND FLOOR REAR EXTENSION, REAR & SIDE DORMERS AND CONVERSION TO FOUR FLATS	56 MARLBOROUGH ROAD, ROATH, CARDIFF, CF23 5BX	140	False	Permission be granted	16/01/2020

19/03195/MNR	09/12/2019	Unionburger Ltd.	PROPOSED ENCLOSED YARD AREA AND CLADDING/PANELS TO EXISTING BUILDING	473 NEWPORT ROAD, PENYLAN, CARDIFF, CF24 1RQ	24	True	Permission be granted	02/01/2020
A/19/00148/MNR	09/12/2019	Unionburger Ltd.	INSTALLATION OF FASCIA LETTER SIGNAGE TO FRONT ELEVATION AND REFURBISHMENT OF EXISTING SIGNAGE	473 NEWPORT ROAD, PENYLAN, CARDIFF, CF24 1RQ	24	True	Permission be granted	02/01/2020

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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>
19/03030/DCH	22/11/2019	HAFIZI	INSTALL NEW WOODEN DOUBLE GLAZED SASH WINDOWS TO MATCH EXISTING WOODEN SASH WINDOWS TO FRONT OF THE PROPERTY	36 SHIRLEY ROAD, ROATH, CARDIFF, CF23 5HN	55	True	Permission be granted	16/01/2020

<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>
18/01931/MJR	07/09/2018	Horizon Properties Ltd	AMENDMENTS TO PARTLY CONSTRUCTED MAIN BLOCK TO CREATE AN ADDITIONAL 8 APARTMENTS FOR STUDENT OCCUPATION ON NEW 4TH FLOOR (10/01936/DCI PREVIOUSLY GRANTED ON APPEAL REF APP/Z6815/A/11/2149580 FOR 36 FLATS OVER 3 FLOORS)	FORMER GIBBON & SONS LTD, RICHMOND ROAD, ROATH, CARDIFF	483	False	Permission be granted	03/01/2020

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19/02698/MNR	12/11/2019	Moghal, Rafique, Ahmed, Mohammed	CONVERSION FROM ONE FLAT TO FOUR WITH ALTERATIONS AND FIRST AND SECOND FLOOR EXTENSION WITH REAR DORMER	131A & 131B, ALBANY ROAD, ROATH, CARDIFF, CF24 3NS	51	True	Permission be granted	02/01/2020
19/01486/MNR	23/05/2019	Moore	PROPOSED CONVERSION OF DWELLING TO THREE FLATS WITH GROUND FLOOR EXTENSION TO SIDE / REAR AND DORMER EXTENSION TO REAR	95 CONNAUGHT ROAD, ROATH, CARDIFF, CF24 3PX	229	False	Permission be granted	07/01/2020
19/02996/MNR	15/11/2019	City of Cardiff Council	CHANGE OF USE OF THE ANNEX FROM EDUCATIONAL (D1) TO TEMPORARY RESIDENTIAL BUILDING (C2), PROVISION OF 2-4 METRE HIGH RAILING ALONG REAR BOUNDARY AND PROVISION OF 2 INDIVIDUAL PORTABLE TOILET UNITS TO REAR	PARADE COMMUNITY EDUCATION CENTRE, 28 THE PARADE, ROATH, CARDIFF, CF24 3AB	55	True	Permission be granted	09/01/2020
15/02975/MNR	09/12/2015	SARHAN INVESTMENTS	ERECTION OF ATTACHED HOUSE	REAR OF 38 ELM STREET, ROATH, CARDIFF, CF24 3QS	1514	False	Deemed Withdrawn	31/01/2020
19/02854/MNR	28/10/2019	Love Investments	CONVERSION FROM TWO FLATS TO FOUR FLATS WITH ANNEX DORMER AND GROUND AND FIRST FLOOR REAR EXTENSIONS	7 FAIROAK ROAD, ROATH, CARDIFF, CF23 5HH	94	False	Permission be granted	30/01/2020
19/03222/MNR	12/12/2019	Wolfson Capital Ltd	VARIATION OF CONDITION 2 OF 18/02099/MNR TO ALTER APPROVED PLANS	173B NEWPORT ROAD, ROATH, CARDIFF, CF24 1AH	29	True	Permission be granted	10/01/2020
A/19/00155/MNR	02/01/2020	GREENE KING PUB CO	INSTALLATION OF 3NO. FASICIA SIGNS, 1 NO. ILLUMINATED HANGING SIGN, 3NO. WALL MOUNTED SIGNS, 3NO. LANTERNS, AND AMENITIES BOARD AND DOOR PLAQUE	THE CLAUDE, 140 ALBANY ROAD, ROATH, CARDIFF, CF24 3RW	21	True	Permission be granted	23/01/2020

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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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19/02348/DCH	28/08/2019	Hudson	SINGLE STOREY REAR EXTENSION TO KITCHEN TO CREATE GARDEN ROOM - EXTENDING 1M BEYOND LINE OF SIDE ELEVATION THROUGH GARDEN WALL (ALL WITHIN BOUNDARY OF PROPERTY).	2 GRANGEWOOD CLOSE, PONTPRENNAU, CARDIFF, CF23 8PP	140	False	Permission be granted	15/01/2020
19/03153/DCH	06/12/2019	Duffy	DEMOLITION OF EXISTING GARAGE AND SHELTERED WALKWAY. SIDE AND REAR SINGLE STOREY EXTENSION	DELAMERE, BRIDGE ROAD, OLD ST MELLONS, CARDIFF, CF3 6UY	34	True	Permission be granted	09/01/2020

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A/19/00146/MNR	29/11/2019	Mitchell&Butlers	REPLACEMENT SIGNAGE SCHEME	VILLAGE INN, CROESCADARN ROAD, PONTPRENNAU, CARDIFF, CF23 8AJ	53	True	Permission be granted	21/01/2020
18/01725/MNR	30/07/2018	HILL	CREATE 4NO NEW DWELLINGS	TYR BONT COTTAGES, BRIDGE ROAD, OLD ST MELLONS, CARDIFF, CF3 6UZ	542	False	Permission be granted	23/01/2020

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>
19/03283/DCH	20/12/2019	James	SINGLE STOREY REAR EXTENSION	50 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE	35	True	Permission be granted	24/01/2020
<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>

19/03115/MNR	29/11/2019	Siddall	CONSTRUCTION OF A 2 BAY NON-TURF CRICKET PRACTICE FACILITY COMPRISE A 2 BAY CAGE AND NETTING STRUCTURE WITH NON- TURF PLAYING SURFACES	PARC Y DWRLYN FIELDS, PENUEL ROAD, PENTYRCH, CARDIFF, CF15 9QJ	47	True	Permission be granted	15/01/2020
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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>
19/02818/DCH	25/10/2019	Vigliotta	RETENTION OF GARDEN BUILDING AND DECKING AREA TO REAR GARDEN	TY NEWYDD, CAE'R GRAIG, RADYR, CARDIFF, CF15 8RD	90	False	Permission be granted	23/01/2020
19/03245/DCH	17/12/2019	West	SINGLE STOREY REAR EXTENSION COMPLETE WITH ALTERATIONS TO FRONT ELEVATION	15 PARK ROAD, RADYR, CARDIFF, CF15 8DG	30	True	Permission be granted	16/01/2020
19/03147/DCH	03/12/2019	STEWART	DEMOLITION OF ATTACHED OUT BUILDING AND CONSTRUCTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION WITH ATTACHED GARAGE	10 HEOL SYR LEWIS, MORGANSTOWN, CARDIFF, CF15 8LE	37	True	Permission be granted	09/01/2020

<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>
19/03295/MJR	19/12/2019	Redrow Homes (South Wales), St Fagans no1 & 2 Trust and St Fagans	AMENDMENT TO THE WORDING OF CONDITION 47 (PUBLIC ART) TO ALLOW A PUBLIC ART STRATEGY FOR THE WHOLE SITE TO BE SUBMITTED - PREVIOUSLY APPROVED UNDER 14/02733/MJR	PLASDWR, NORTH WEST, LLANTRISANT ROAD, ST FAGANS	29	True	Permission be granted	17/01/2020

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>
19/03069/MNR	26/11/2019	EDWARDS	DEMOLITION OF GARAGE AND CONSTRUCTION OF DETACHED DWELLING AND EXTERNAL WORKS	LAND ADJACENT TO 79 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7HQ	56	True	Planning Permission be refused	21/01/2020
19/02980/DCH	13/11/2019	DAVIES	TWO HIP TO GABLES AND REAR DORMER AND FRONT TO LOFT CONVERSION, EXTEND EAVES AND INSERT LANTERNS IN EXISTING REAR EXTENSION ROOF, ERECT PORCH TO FRONT ON GROUND FLOOR.	25 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LT	56	True	Permission be granted	08/01/2020
19/03167/DCH	04/12/2019	Llewellyn Williams	DISCHARGE OF CONDITIONS 6 (EXTERNAL MATERIALS), 8 (DOOR AND WINDOW DETAILS), 10 (ROOF DETAILS) AND 11 (DOOR SCREEN STATEMENT) OF 19/01046/DCH	49 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EJ	56	True	Full Discharge of Condition	29/01/2020
19/03214/DCH	11/12/2019	Harrhy	DEMOLITION OF EXISTING GARAGE AND PROPOSED SIDE EXTENSION TO BUNGALOW WITH LOFT CONVERSION	6 LON Y NANT, RHIWBINA, CARDIFF, CF14 4ST	34	True	Permission be granted	14/01/2020

RIVE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/02434/DCH	06/09/2019	Roderick	SINGLE STOREY SIDE EXTENSION TO REAR, REMODELLING AND UPGRADE OF REAR ELEVATIONS. INTERNAL REFURBISHMENT LOFT CONVERSION TO INCLUDE REAR ROOF LIGHTS AND NEW SASH STYLE WINDOWS TO FRONT ELEVATIONS	92 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HJ	145	False	Permission be granted	29/01/2020

19/02365/DCH	09/09/2019	JAMES	SINGLE STOREY EXTENSION TO REAR AND INSERTION OF 3 ROOFLIGHTS TO EXISTING REAR ANNEXE ROOF	22 TALBOT STREET, PONTCANNA, CARDIFF, CF11 9BW	143	False	Permission be granted	30/01/2020
19/02116/DCH	16/09/2019	Murphy	DEMOLITION OF REAR BAY GROUND FLOOR WINDOW AND SINGLE STOREY REAR EXTENSION	142 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9JB	128	False	Permission be granted	22/01/2020
19/01528/DCH	03/06/2019	NICHOLL	PROPOSED LOFT CONVERSION WITH DORMER	11 PITMAN STREET, PONTCANNA, CARDIFF, CF11 9DJ	233	False	Permission be granted	22/01/2020
19/02856/DCH	04/11/2019	Morgan	REAR DORMER LOFT CONVERSION	23 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EN	72	False	Permission be granted	15/01/2020

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19/03229/MJR	13/12/2019	Portabella CF11 Limited	DISCHARGE OF CONDITION 3 (SCHEME TO MINIMISE DUST EMISSIONS) OF 19/02010/MJR	REAR OF 35 ROMILLY CRESCENT AND 70-72 LLANDAFF ROAD, PONTCANNA, CARDIFF	40	True	Full Discharge of Condition	22/01/2020
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19/02989/MNR	13/11/2019	BORG	SINGLE & DOUBLE STOREY REAR EXTENSIONS, CONVERSION OF 2ND FLOOR WITH REAR DORMER EXTENSION & CONVERSION OF DWELLING TO FORM FOUR FLATS	44 LOWER CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 6LT	69	False	Permission be granted	21/01/2020
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19/03286/MNR	20/12/2019	Davies	CHANGE OF USE FROM OFFICE SPACE (B1) TO A PRIVATE TUITION CENTRE (D1)	SUITE 2 FIRST FLOOR REAR, 11 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9HA	35	True	Permission be granted	24/01/2020
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RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/02935/MNR	07/11/2019	Mark James Building Contractors	VARIATION OF CONDITION 2 TO CHANGE APPROVED PLANS FROM PNR-01 FLOOR PLANS AND ELEVATIONS TO 1909.2_01 PROPOSED PLANS AND 1909.2_02 PROPOSED ELEVATIONS AND SECTION OF 18/03001/MNR	LAND AT REAR OF 874 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LJ	63	False	Permission be granted	09/01/2020

SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/03081/DCH	22/11/2019	Mrs Tariq	SINGLE STOREY EXTENSION TO REAR OF GARAGE, SINGLE STOREY EXTENSION TO LINK GARAGE TO MAIN HOUSE, CONVERSION OF GARAGE TO LOUNGE AND OTHER ALTERATIONS	40 HIND CLOSE, PENGAM, CARDIFF, CF24 2EF	60	False	Permission be granted	21/01/2020

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19/02844/MJR	28/10/2019	Celsa Manufacturing (UK) Ltd.	PROPOSED EXTENSION OF EXISTING BUILDING TO HOUSE NEW REHEAT FURNACE, NEW 60M-HIGH FURNACE STACK, WATER TREATMENT PLANT, ELECTRICAL CONTROL BUILDING; RETENTION OF EXISTING PUMP HOUSE, AND DEMOLITION OF EXISTING DIESEL-FUEL STORAGE TANK	CELSA MANUFACTURING UK, SEAWALL ROAD, TREMORFA, CARDIFF, CF24 5TH	80	False	Permission be granted	16/01/2020

20/00028/MJR	09/01/2020	Welsh Water Organic Energy	DISCHARGE OF CONDITION 7 (IMPORTED SOIL) OF 15/00591/MJR	CARDIFF WASTE WATER TREATMENT WORKS, TIDE FIELDS ROAD, EAST MOORS, CARDIFF, CF24 2RX	7	True	Full Discharge of Condition	16/01/2020
<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>
19/02985/MNR	12/11/2019	Joy	CHANGE OF USE FROM GARAGE TO TRAVEL BUSINESS	2 TWEEDSMUIR ROAD, TREMORFA, CARDIFF, CF24 2RD	65	False	Planning Permission be refused	16/01/2020
19/02711/MNR	11/10/2019	Uddin	SINGLE STOREY REAR EXTENSION & LOFT CONVERSION WITH REAR DORMER TO CONVERT PROPERTY INTO FOUR SELF CONTAINED FLATS INCLUDING ALTERATIONS TO SHOP FRONT	26 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2DA	88	False	Permission be granted	07/01/2020
A/19/00134/MNR	11/11/2019	Evans	1NO. FASCIA ADVERTISEMENT ABOVE ENTRANCE TO PHARMACY. 2NO. TRADITIONAL PHARMACY CROSS FASCIA SIGNS FIXED EITHER SIDE OF PHARMACY SIGN. 1NO. TRADITIONAL PHARMACY CROSS FASCIA SIGN WITH THE WORD 'PHARMACY' BENEATH IT FIXED TO SIDE ELEVATION	CLOUGHMORE MEDICAL CENTRE, 19 SOUTH PARK ROAD, SPLOTT, CARDIFF, CF24 2LU	52	True	Permission be granted	02/01/2020

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/03016/DCH	02/12/2019	thomas	CONVERT GARAGE TO A PLAYROOM	5 JAMES COURT, ST MELLONS, CARDIFF, CF3 0FA	52	True	Permission be granted	23/01/2020

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19/02619/MNR	11/10/2019	Hutchings	CONSTRUCTION OF A TWO-STOREY SIDE EXTENSION AND CONVERSION TO CREATE 4 NO. SELF-CONTAINED FLATS	22 TREBANO CRESCENT, TROWBRIDGE, CARDIFF, CF3 1SP	83	False	Permission be granted	02/01/2020
19/03090/MNR	26/11/2019	Winners Chapel International Cardiff	CHANGE OF USE FROM CLASS B1 (BUSINESS USE) TO D1 (PLACE OF WORSHIP)	UNIT 10, SPRING MEADOW BUSINESS PARK, SPRING MEADOW ROAD, WENTLOOG, CARDIFF, CF3 2EH	48	True	Planning Permission be refused	13/01/2020

WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/02914/DCH	04/11/2019	schmidt	NEW FRONT AND REAR DORMERS AND RAISED RIDGE WITH VELUX ROOF LIGHTS. RELOCATION OF EXISTING MAIN ENTRANCE WITH GLASS PORCH CANOPY	2 MANOR RISE, WHITCHURCH, CARDIFF, CF14 1QJ	59	False	Permission be granted	02/01/2020
19/03009/DCH	19/11/2019	SPIKE STUDIO & ASSOCIATES	SINGLE STOREY REAR EXTENSION	31 QUEEN STREET, TONGWYNLAIS, CARDIFF, CF15 7NL	50	True	Permission be granted	08/01/2020
19/03037/DCH	20/11/2019	Vincent	PROPOSED REAR TWO STOREY EXTENSION AND INTERNAL ALTERATIONS	20 HEOL CATTWG, WHITCHURCH, CARDIFF, CF14 1JQ	56	True	Permission be granted	15/01/2020
19/02447/DCH	10/09/2019	Mohamed	RETENTION OF LEFT HAND SIDE OF CONSTRUCTED BALCONY. THE LOFT CONVERSION AND MAIN REAR BALCONY HAD BEEN PREVIOUSLY GRANTED	23 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7BZ	132	False	Planning Permission be refused	20/01/2020
19/02959/DCH	14/11/2019	Mr Denis Harrington	RETENTION OF REAR BOUNDARY FENCE	TY'R DDÔL, PENDWYALLT ROAD, WHITCHURCH, CARDIFF, CF14 7EF	67	False	Planning Permission be refused	20/01/2020

19/02689/DCH	07/10/2019	Di Caprio	DEMOLITION OF EXISTING REAR CONSERVATORY, PORCH, SIDE EXTENSION AND DETACHED GARAGE. ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSIONS. ERECTION OF DOUBLE STOREY SIDE EXTENSION	1 PANTGWYNLAIS, TONGWYNLAIS, CARDIFF, CF15 7LS	108	False	Permission be granted	23/01/2020
19/03193/DCH	10/12/2019	Cradock	DISCHARGE OF CONDITION 5 (PAINT SAMPLE) OF 16/02173/MNR	IVY HOUSE FARM, MARKET STREET, TONGWYNLAIS, CARDIFF, CF15 7NT	50	True	Full Discharge of Condition	29/01/2020
19/03258/DCH	18/12/2019	Williams	DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION	4 LON MADOC, WHITCHURCH, CARDIFF, CF14 1HA	27	True	Permission be granted	14/01/2020
19/03014/DCH	02/12/2019	Humphreys	TWO STOREY EXTENSION TO SIDE AND REAR AND INTERNAL LAYOUT AMENDED APPROPRIATELY	23 ST MARGARET'S ROAD, WHITCHURCH, CARDIFF, CF14 7AB	38	True	Permission be granted	09/01/2020
19/03104/DCH	26/11/2019	Dawson-Morris	DEMOLITION OF EXISTING CONSERVATORY AND PROPOSED SINGLE STOREY REAR EXTENSION	35 PENYDARREN DRIVE, WHITCHURCH, CARDIFF, CF14 2TT	37	True	Permission be granted	02/01/2020
19/03112/DCH	27/11/2019	James	TWO STOREY EXTENSION TO FRONT ELEVATION	77 HEOL Y GORS, WHITCHURCH, CARDIFF, CF14 1HH	36	True	Permission be granted	02/01/2020
19/03125/DCH	29/11/2019	Lewis	SINGLE STOREY REAR EXTENSION	62 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LW	38	True	Permission be granted	06/01/2020
19/03111/DCH	27/11/2019	Brook	VARIATION OF CONDITION 3 OF 18/02355/DCH TO ALTER POSITION OF A SINGLE WINDOW	10 ST DAVID'S ROAD, WHITCHURCH, CARDIFF, CF14 1DS	40	True	Permission be granted	06/01/2020
19/03196/DCH	12/12/2019	Morris	SINGLE STOREY REAR EXTENSION	55 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1DZ	35	True	Permission be granted	16/01/2020
19/03184/DCH	16/12/2019	Smith	DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF SINGLE STOREY REAR/SIDE WRAP AROUND EXTENSION. HIP-TO-GABLE LOFT CONVERSION WITH REAR DORMER	8 BARRINGTON ROAD, WHITCHURCH, CARDIFF, CF14 1PY	38	True	Permission be granted	23/01/2020

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19/02886/MNR	22/11/2019	Mr Stephen Andrews	CONVERSION, ALTERATION AND EXTENSION OF 3 NO. OUTBUILDINGS TO CREATE 3 NO. DETACHED TWO STOREY DWELLING HOUSES	WHITE LODGE, RHIWBINA HILL, TONGWYNLAIS, CAERPHILLY, CF83 1NG	62	False	Planning Permission be refused	23/01/2020
19/03173/MNR	06/12/2019	Cardiff Council	TEMPORARY SINGLE STOREY MODULAR BUILDING TO PROVIDE ADDITIONAL SPACE	WHITCHURCH HIGH UPPER SCHOOL, PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2XJ	55	True	Permission be granted	30/01/2020
A/19/00137/MNR	27/11/2019	la beaute boutique	1NO. FASCIA MADE UP OF 3MM ALUMINIUM COMPOSITE BOARD WITH VINYL APPLIED	62A LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BW	55	True	Permission be granted	21/01/2020
19/02972/MNR	12/11/2019	Farrow	CHANGE OF USE TO BEAUTY SALON	AUTISM PUZZLES LIMITED, 62A LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BW	63	False	Permission be granted	14/01/2020
A/19/00152/MNR	16/12/2019	MCDONALD'S RESTAURANTS LTD	INSTALLATION OF 4NO. DIGITAL FREESTANDING SIGNS AND 1 NO. 15" DIGITAL BOOTH SCREEN	MCDONALDS RESTAURANTS LTD, LONGWOOD DRIVE, WHITCHURCH, CARDIFF, CF14 7HY	37	True	Permission be granted	22/01/2020

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