



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

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

AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 18 MARCH 2020, 1.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Keith 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 26 February 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:

19/03285/MNR, LAND ADJACENT TO TY NEWYDD, HEOL GOCH,
PENTYRCH, CARDIFF

5 Development Control Applications

a 19/01533/MJR, 782-786 NEWPORT ROAD, RUMNEY, CARDIFF CF3 4FG

b 19/02291/MNR, 36 BEDA ROAD, CANTON, CARDIFF

c 20/00035/MJR, LAND OFF LECKWITH ROAD, CANTON, CARDIFF

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- d 19/03052/MJR, SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CITY CENTRE, CARDIFF
- e 19/03285/MNR, LAND ADJACENT TO TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF
- f 20/00151/DCH, 1 THE FAIRWAY, CYNCOED, CARDIFF
- 6 **Section 116 Stopping Up Order Highways Act, Papermill Road, Canton**
- 7 **Section 116 Stopping Up Order Highways Act, Bridge Road, St Mellons**
- 8 **Applications decided by Delegated Powers**
- 9 **Urgent Items (if any)**
- 10 **Date of Next Meeting, 22 April 2020**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 12 March 2020

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

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PLANNING COMMITTEE

26 FEBRUARY 2020

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

42 : APOLOGIES FOR ABSENCE

None

43 : MINUTES

The minutes of the 22 January 2020 were approved as a correct record of proceedings.

44 : DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the Members Code of Conduct:

COUNCILLOR	ITEM	NATURE OF INTEREST
Cllr Gordon	19/02071/MJR	Ward Councillor – objected and spoke against application
Cllr Jacobsen	19/03219/MJR	Ward Councillor
Cllr Jones-Pritchard	19/02797/MNR	Previously viewed and expressed an opinion in a professional capacity.

45 : PETITIONS

Application no 19/02071/MJR, rear of 35 Romilly Crescent and 70-72 Llandaff Road, Riverside.

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

In the relation to the above the petitioners spoke on each application.

46 : 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

19/02797/MNR – CYNCOED

40 HURON CRESCENT, LAKESIDE

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

20/00044/MNR – CATHAYS

11-12 CHURCH STREET, CITY CENTRE

Change of use from mixed use development (retail and sui generis) to A3 use (restaurant) and mixed commercial use.

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

19/01374/MJR – PLASNEWYDD

195-197 CITY ROAD

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.

19/02071/MJR – RIVERSIDE

REAR OF 35 ROMILLY CRESCENT AND 70-72 LLANDAFF ROAD

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 uses.

Both paragraphs 8.10 and 8.13 of the report to read 2 storeys high and not 1½.

Subject to an amendment of Condition 28 to read:

‘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 no. 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 roof lights to be fixed and frosted shown on bedroom 2 of Plot 6 shall be implemented as such and

thereafter be so maintained. The opaque glazing identified in the kitchen/dining/living room of the loft flat at plot 34 shown on drawing P17 Rev A shall be implemented as such and thereafter be so maintained, and the high level bathroom and ensuite bathroom windows of the loft flat at plot 34 shown on drawing P17 Rev A shall also be obscurely glazed and thereafter be so maintained’.

19/02851/MJR – BUTETOWN

SITE ADJACENT TO ST MARY THE VIRGIN CHURCH, BUTESTREET
New build 2 form entry primary school & flying start and special resource base to replace existing St Mary the Virgin CIW primary school.

Subject to a new title to read:

5.8 Transport Officer States

19/03219/MJR – PENTWYN

FORMER POLICE STATION, MAELFA
Demolition of existing garages and development of 41no independent living care-ready flats and associated works.

Subject to an amendment of Condition 6 to read:

‘line 6 omission of “school” and insertion of “development”

19/03320/MJR – TROWBRIDGE

FORMER ST MELLONS YOUTH AND COMMUNITY CENTRE CRICKHOWELL ROAD, ST MELLONS.

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.

Subject to an additional Condition 15 to read: Prior to the development being brought into beneficial use details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

Reason: To ensure that access can be obtained to the sewer and drainage system (LDP policy EN10).

Subject to an amendment to Condition 2 to read: Amend Condition 2 so that drawings AL(01) 01 and AL(01)02 are amended to AL(01) 01 A and AL (01)02 A.

APPLICATIONS REFUSED

18/03020/MJR – ADAMSDOWN

FORMER GREAT EASTERN HOTEL, 54 METAL STREET

Construction of 20 no, affordable flats, access, landscaping and ancillary works at land adjacent to Metal Street & Sun Street

REASONS:

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.

APPLICATIONS DEFFERED

19/01533/MJR – RUMNEY

782-786 NEWPORT ROAD

Demolition of existing buildings and proposed mixed use development comprising of residential retail and associated parking.

REASON: In order for further consideration of windows adjacent to neighbouring properties.

47 : APPLICATIONS DECIDED BY DELEGATED POWERS - JANUARY 2020

Noted

48 : URGENT ITEMS (IF ANY)

None

The meeting terminated at 6.20

LOCAL MEMBER CONCERN

COMMITTEE DATE: 18/03/2020

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, RUMNEY, CARDIFF, CF3 4FG

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)
PL201C	Proposed First Floor Plan
PL202C	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
PL302B	Proposed Context Elevations – South East
PL303B	Proposed Context Elevations – North East
PL310A	Proposed Detail Elevations – North West
PL311A	Proposed Detail Elevations – South West
PL312B	Proposed Detail Elevations – South East
PL313B	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 the amenities of the area.

29. Prior to development commencing details of the junction between the proposed access road and the highway shall be submitted to and approved in writing by the Local Planning Authority, to include details of the relocated central reserve, resurfaced footway, closure of existing highway accesses/reinstatement of 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 of traffic or pedestrian accessibility.

30. The windows to the North-East elevation, facing no. 788 Newport Road, serving units 4, 9, 17 and 21 as identified on the approved plans shall be glazed in obscured glass and shall be non-opening below a height of 1.8m above internal floor level and shall thereafter be so maintained. The east facing pane of the oriel windows serving units 9 and 21 as identified on the approved plans shall be glazed in obscured glass and shall be non-opening below a height of 1.8m above internal floor level and shall thereafter be so maintained.

Reason: To protect the privacy and amenity of existing and future occupiers.

RECOMMENDATION 2: The contamination assessments and the effects of

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

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

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

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

RECOMMENDATION 3 : 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 Widecombe 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 This application was considered by Planning Committee on the 26th February 2020, where Members resolved to defer any decision in order to re-examine the setting of windows/balconies to the North-East elevation, facing no. 788 Newport Road as there were concerns that the proposed windows/balconies could prejudice future redevelopment of the adjacent land.

The agent/applicant have engaged in discussions with Officers and amended plans have been submitted. These amendments are discussed further below.

- 8.3 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.

- 8.4 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.

- 8.5 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.
- 8.6 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.

- 8.7 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.
- 8.8 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.
- 8.9 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.

Amended Plans

As a consequence of concerns raised by Planning Committee at its meeting of 26 February 2020, amended plans have been submitted. The previously proposed Juliet balconies to this elevation have been removed and the retained windows are shown as being obscurely glazed, so as not to prejudice any future development of the Rumney Hill Garage site.

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.

Amended Plans

As a consequence of concerns raised by Planning Committee at its meeting of 26 February 2020, amended plans have been submitted.

These plans show the re-introduction of a window to the rear elevation of Units 9 (first floor) and 21(second floor) as identified on the approved plans.

The windows are of an 'Oriel' type, with one obscure glass pane (facing east) and one clear glass pane (facing south). The amended plans include a guide as to the aspects from these windows that shows part of the garden to no. 49 Whitehall Parade would be within the field of view. However, it is important to note that the distance from the rear elevation of the proposed building to the residential boundary to no. 49 at its closest point is approx. 10.6m and therefore over the recommended privacy distance as indicated in the Council's Supplementary Planning Guidance. In this case, there are no sustainable grounds for refusal of consent in respect of privacy or amenity impact with this relationship.

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 note 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 widows 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.

8.10 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.

8.11 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.

8.12 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.

Affordable Housing - A financial contribution of **£347,130** in lieu of 5 x 1 bedroom apartments.

- 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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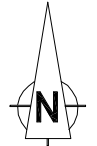
REVISIONS			
No	By	Date	Description
A	HM	30.04.19	Boundary and car park amended
B	HM	10.05.19	Car parking arrangement amended
C	HM	4.06.19	Access road width, delineated pedestrian zone, access control and hard landscaping amended. Cycle storage reference added. Service bay removed - To Transportation 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
C	HM	03.03.20	Windows to Units 4 & 9 amended to planners comments. Single direction oriel window to unit 9

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

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Project: Proposed Newport Road Redevelopment

Client: _____

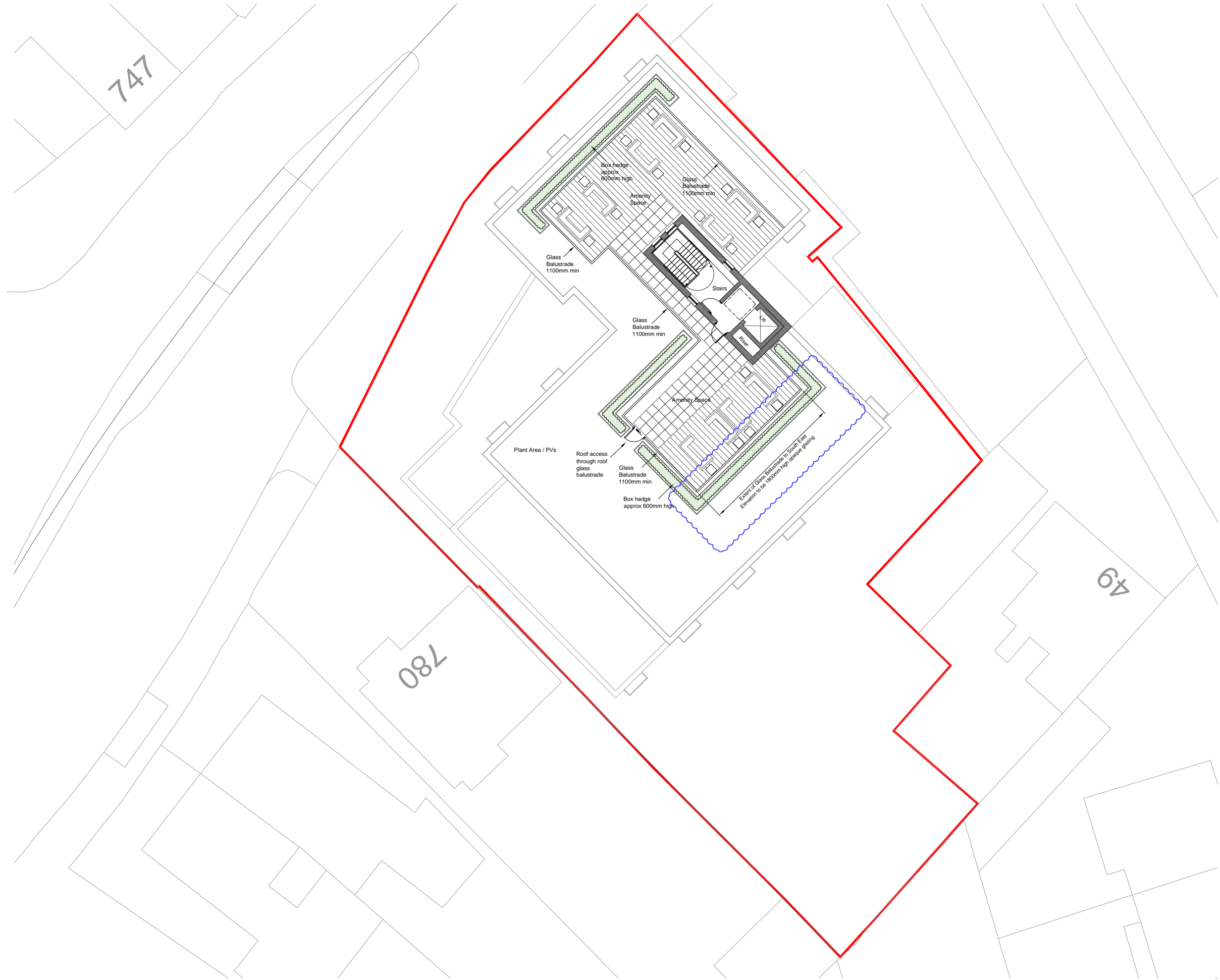
Property Index
 Drawing Title: Proposed First Floor Plan

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	201	C	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.

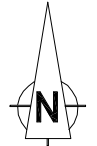


SITE BOUNDARY LINE

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

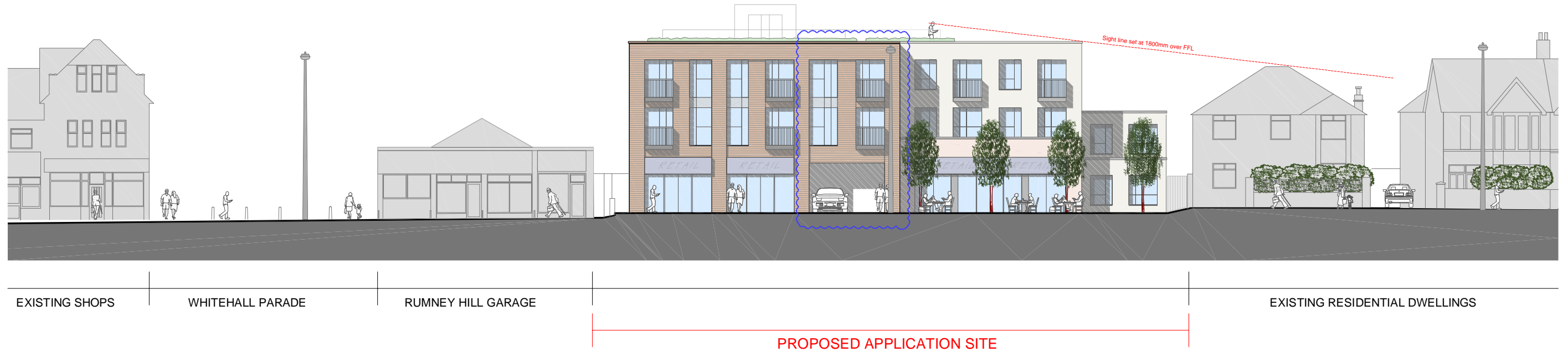
PROPOSED THIRD FLOOR PLAN

NEWPORT ROAD, CARDIFF.

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REVISIONS		
No	By	Date
A	HM	04.06.19

Access road and associated elevational bay width amended. Roof garden sight line added



NORTH WEST ELEVATION

PROPOSED CONTEXT ELEVATIONS - NORTH WEST

Scale: 1:250 @ A3
 1:125 @ A1

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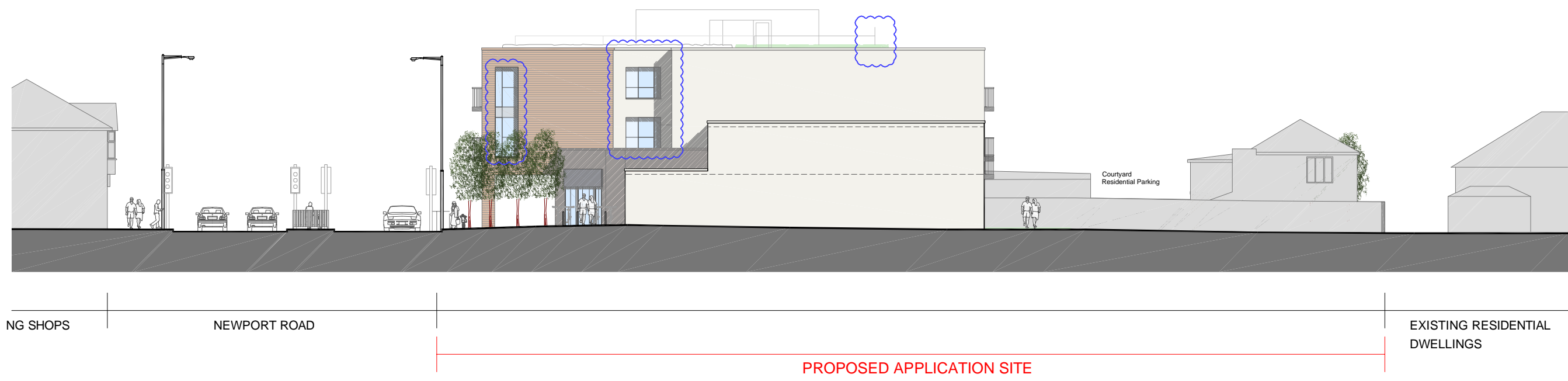
Client: Proposed Newport Road Redevelopment
 Drawing Title: Property Index
 Proposed Context Elevations - North West

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



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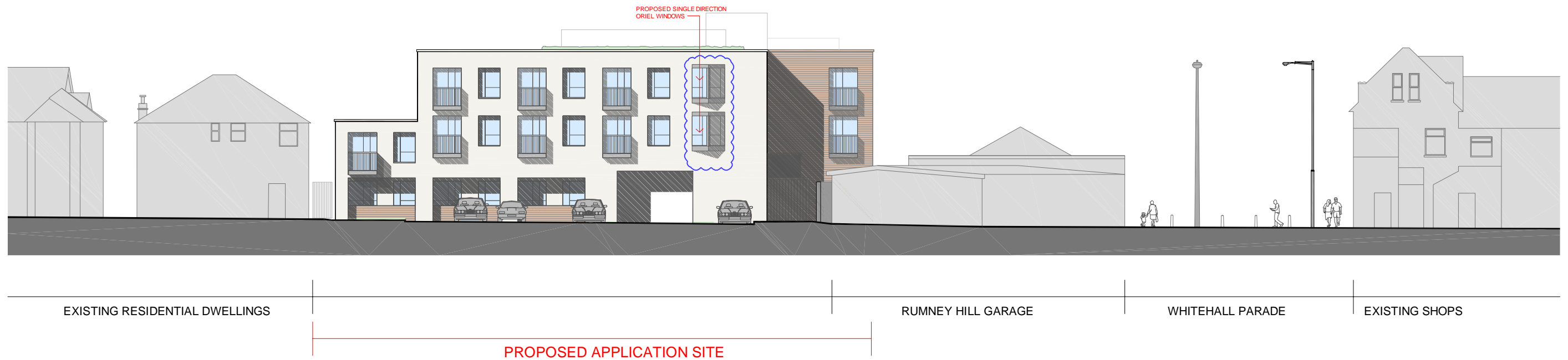
Project: Proposed Newport Road Redevelopment
 Client: Property Index
 Drawing Title: Proposed Context Elevations - South West

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	301	A	PLANNING

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	04.06.19	Windows omitted. Roof garden screen height amended to 1800mm. Access road width amended.
B	HM	03.03.20	Windows to Units 4 & 9 amended to planners comments. Single direction oriel windows to south corner.



SOUTH EAST ELEVATION

PROPOSED CONTEXT ELEVATIONS - SOUTH EAST

Scale: 1:250 @ A3
 1:125 @ A1



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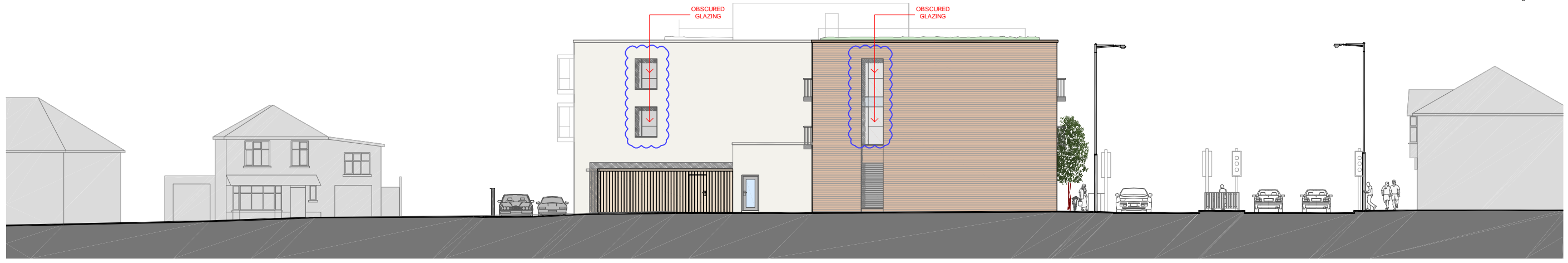
Project: Proposed Newport Road Redevelopment
 Client: Property Index
 Drawing Title: Proposed Context Elevations - South East

Drawn	Checked	Scale	Original	Date
HJM	PAM	1:250	A3	March 2019
Job Number	Drawing Number	Revision	Status	
3082	PL	302	B	PLANNING

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
A	HM	04.06.19
Windows added. Roof garden screen height amended to 1800mm.		
B	HM	03.03.20
Windows to Units 4 & 9 amended - balconies remove and obscured glazed windows to planners comments		



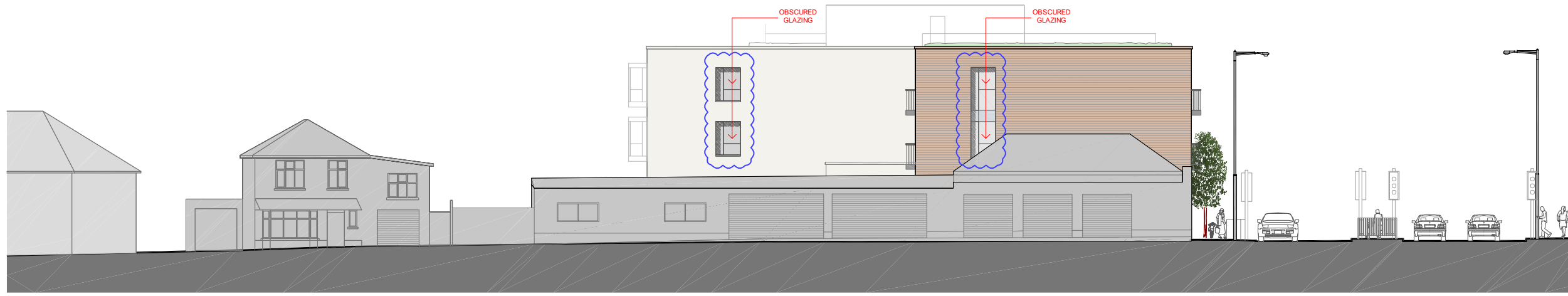
EXISTING RESIDENTIAL DWELLINGS

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	B	PLANNING

PETITION AND LOCAL MEMBER OBJECTION

COMMITTEE DATE: 18/03/2020

APPLICATION No. **19/02291/MNR** APPLICATION DATE: 19/08/2019ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Cashin

LOCATION: 36 BEDA ROAD, CANTON, CARDIFF, CF5 1LY

PROPOSAL: GROUND FLOOR REAR EXTENSION, REAR & SIDE DORMERS
AND CONVERSION FROM TWO TO THREE FLATS

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:

- CEZ1/3/a
- CEZ1/4
- CEZ1/5/b
- CEZ1/6/e

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

3. Prior to the beneficial use of the property as 3 self-contained flats 6 undercover and secured cycle parking spaces, as indicated on the approved site layout plan, shall be provided within the curtilage of the property and shall thereafter be retained and maintained for as long as the use hereby approved remains in existence.

Reason: To ensure that secure cycle parking facilities are provided to encourage other modes of transport over the private car.

4. Prior to the beneficial use of the property as 3 self-contained flats a refuse storage area, as indicated on the approved site layout plan, shall be provided within the curtilage of the property. The refuse storage area shall thereafter be retained and maintained at all times for as long as the use hereby approved remains in existence.

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 2006-2026.

5. The windows in the dormer roof extension situated within the rear annex facing 38 Beda Road shall be glazed with obscure glass and non-opening below a height of 1.7 metres above internal floor level and thereafter be so maintained and retained.

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

RECOMMENDATION 2: As the site is located within a flood risk area future occupants/owners are advised to sign up to the Environment Agency's Flood Warning service. Additional guidance can be found on the following website: <https://naturalresources.wales/flooding/flood-warning-service/?lang=en>

RECOMMENDATION 3: The owner be advised that since 27th 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 20717500**.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to erect a ground floor rear extension, two small side dormer roof extensions with a small flat roof dormer to partially link the two dormers to provide additional headroom when exiting the stairs to enter the attic room and a rear dormer roof extension to facilitate the change of use of the property from two self-contained flats to three self-contained flats.
- 1.2 Internally the resultant accommodation would comprise a two bedroom flat on the ground floor together with an internal cycle store off the communal lobby to serve the two upstairs flats; a two bedroom duplex flat on the first floor and within the rear dormer roof extension and a two bedroom duplex flat in the rear annex and within the side dormer roof extension. Access for the flats would be through the existing communal entrance from Beda Road. An amenity space is presently provided for the ground floor flat only. Following the development the ground floor flat will still have access to the amenity space. The two upstairs flats will not have any access to the rear amenity space.

2. **RELEVANT SITE HISTORY**

90/666W – Use of Ground Floor as Crèche – Planning permission granted.

3. **POLICY FRAMEWORK**

- 3.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016.

3.2 Relevant National Planning Guidance:

Planning Policy Wales (2018)
Planning Policy Wales TAN 11: Noise
Planning Policy Wales TAN 12: Design
Planning Policy Wales TAN 21: Waste

3.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5 : Good Quality and Sustainable Design
Policy KP8: Sustainable Transport
Policy KP13 : Responding to Evidenced Social Needs
Policy H5 : Sub-Division or Conversion of Residential Properties
Policy T1 : Walking and Cycling
Policy T5 : Managing Transport Impacts
Policy W2 : Provision for Waste Management Facilities in Development

3.4 Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (2016)
Residential Extensions & Alterations (2017)
Managing Transportation Impacts (Incorporating Parking Standards) (2018)
Flat Conversions (2018)

4. **INTERNAL CONSULTEE RESPONSES**

4.1 Waste Management have advised that the proposed storage areas have been noted and are acceptable. Each flat will require the following for recycling and waste collections:

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

They have also requested the owner be advised that since 27th 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 20717500**.

4.2 Transportation have advised that the proposed cycle parking facilities within the rear garden for the ground floor flat are considered acceptable. With respect to the cycle parking facilities within the communal lobby for the two upstairs flats they have enquired if some of the spaces can be provided horizontally as opposed to all being vertical hanging spaces in the interest of accessibility for all users.

5. **EXTERNAL CONSULTEE RESPONSES**

- 5.2 Natural Resources Wales have been consulted and have examined the submitted Flood Consequences Assessment and have advised that they have no objections to the proposal as submitted.

5. **REPRESENTATIONS**

- 5.1 Neighbours have been notified and an objection has been received from the adjoining occupier at 34 Beda Road and 72 Beda Road. A petition of 57 electors has also been received objecting to the planning application. The objections can be summarised as follows:

1. Impact on current car parking availability;
2. Additional waste and the impact/problems this will have when rubbish is not presented/stored correctly;
3. Anti-social behaviour associated with rented accommodation;
4. Additional noise and vibrations associated with more occupants and kitchens adjacent to adjoining property's bedrooms;
5. Potential smell issues;
6. Loss of privacy as a result of the dormers;
7. Potential loss of light as a result of the extension.

- 5.2 Councillors Elsemore, Patel and Cunnah object to this application. Their objection is as follows:

On behalf of my fellow ward councillors, Cllrs Ramesh Patel and Stephen Cunnah, I hereby write to support the objections of our residents to the application for proposed development at 36 Beda Road.

You will already have received a Petition lodged on Friday, 27th September and signed by 56 signatories opposing the planning application.

In addition you will have received a letter of objection dated 25th September from immediate neighbours, Tim and Isabelle James of 34 Beda Road.

In view of both the Petition and the letter from Tim and Isabelle James, we request that this matter is listed for hearing before Full Planning Committee for the following reasons:

Negative Impact on the Community

1. This Victorian street once full of family homes is now witness to the creeping intrusion of conversion into flats or HMOs: the following properties on Beda Road have already been converted – 71, 49, 84, 38, 16; with a further application for conversion into multiple units in respect of 67 Beda Road
2. The demand for parking on Beda Road already outstrips supply, and any potential further development will lead to a greater negative impact on

- the ability of residents to park near to or in the area surrounding their homes
3. The proposed development seeks planning permission to convert what was a family home, from the current two to three flats thus having a significant impact on the street environment in terms of waste storage and presentation (many complaints have previously been logged with the Council against presentation of waste for the current 2 flats at the property)
 4. Residents, especially the immediate neighbours at 34 Beda Road, will no longer have quiet enjoyment of their homes, given that the current 2 flats have caused significant issues of noise, loss of privacy, and more serious issues of anti-social behaviour requiring multiple call-outs to South Wales Police

Negative Impact on the Amenities of Immediate Neighbours

5. In view of the special family circumstances of Tim and Isabelle James, so well described in the letter of application dated 25 September, any such further development at 36 Beda Road would have a significant impact on the quality of life of the entire family, but especially their 23-year-old son who is severely disabled

Living Condition of Future Occupiers

6. The proposed development does not provide adequate quality in terms of the living conditions of future occupiers, especially in terms of light, size of premises and access to outdoor space

Flood Risk

7. The application site lies partially within Zone C1. Natural Resources Wales Flood Map confirms the site to be within the 0.1% (1 in 1000 years) annual probability fluvial flood outlines of the River Ely
8. Flood risk is a material planning consideration and Natural Resources Wales has previously refused permission for similar developments on Beda Road in view of its location in terms of the Flood Plain
9. Any such risk of flooding is exacerbated by the over development of such properties
10. Given the Climate Emergency and the concomitant risks which are manifestly increased to this and neighbouring properties, further development at this location is not justified

For all the above reasons we believe that this application should be refused, and look forward to the listing of this application at Full Planning Committee.

6. ANALYSIS

- 6.1 This application was deferred by Planning Committee at its meeting on 22nd January, for additional information. The information related to the height of the living accommodation within the roofspace of the attic conversion. This

additional information has now been received and the application is therefore reported back for determination.

6.2 This application seeks planning permission to change the use of use of the property from two self-contained flats to three self-contained flats. In order to facilitate the change of use a ground floor rear extension, two small side dormer roof extensions with a flat roof link and a rear dormer roof extension are proposed.

6.3 **Policy Considerations** - The creation of self-contained flats in this location is supported by Policy H5 of the Local Development Plan. Further guidance can also be found in the adopted Flat Conversion SPG.

6.4 Policy H5 of the LDP is considered to be a prescriptive policy whereby as long as the relevant criteria is met there is unlikely to be any objection to such proposals. It advises that:

“Proposals for any conversion to flats or Houses in Multiple Occupation will be permitted where:

i. The property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.

ii. There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking.

iii. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.

iv. Does not have an adverse effect on local parking provision.”

6.5 The approved Supplementary Planning Guidance on Flat Conversions further expands on this policy and aims to provide background information on for how the Council will assess planning applications for the conversion of buildings into flats. It recognises that conversions of older properties into flats offer unique challenges that warrant their own policies whereas new build flats tend to benefit from less ‘constraints’, most notably interms of space restrictions that the existing building encompasses.

Cardiff has a housing shortage, and this includes the provision of family accommodation. There is a need for all sizes of family accommodation, both in the affordable and market housing sectors. Whilst it is recognised that conversions to flats can result in an increase of smaller, denser accommodation being provided, it can often be at the expense of family accommodation as a larger single residential unit makes way for several smaller flats. A significant loss of family housing can erode the character of an area, including diluting mixed and sustainable communities, as outlined in Policy H5 of the LDP.

In addition to maintaining a supply of family housing, the council needs to protect the character and amenity of an area. As such, where an existing C3 Use Class family home is lost to conversion, the council would favour the provision of a range of flat sizes, especially two bed flats, which are more versatile in terms of occupiers and can serve as small family accommodation.

The most appropriate location for a two-bed flat is on the ground floor, which is typically better positioned to benefit from any ground floor amenity space. It is understood that in some cases a two bed flat may not be possible within the confines of an existing building, or without extensive, and possibly unacceptable, extensions.

6.6 In this particular instance the property presently contains a two bedroom flat on the ground floor and a two bedroom flat on the first floor. As a result of the proposal an additional two bedroom flat will be provided resulting in the provision of three x two bedroom flats. The internal volume of the flats satisfies the minimum floor space requirement of 45 square metres at an internal height of 2m or more for the ground and first floor and 1.5m or more for the rooms contained within the converted roofspace. The outlook from all living areas is considered adequate.

6.7 **External Alterations** - In respect of the external alterations to the property to facilitate the additional flat a ground floor rear extension, a side dormer roof extension and a rear dormer roof extension are proposed.

Ground floor extension - The ground floor extension originally proposed a monopitch roof however this has been reduced to a flat roof due concerns over its height and resultant impact on the adjoining neighbouring property. The roof as revised has now been reduced by 1m at its highest point. The proposed extension, as amended, is now considered acceptable in regards to its scale and design and will provide a subservient addition to the property and will not prejudice the general character of the area. The scale of the extension and its relationship with the existing property and that of neighbouring properties is considered acceptable. It is considered that the proposal would not be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority.

Side Dormer Roof Extension - With respect to the side dormer roof extension this has since been reduced in size due to concerns over its impact. Originally a flat roof box dormer was proposed. This has now been reduced to two small dormers with a gabled roof design. The dormers are set up the roof slope and finished in hanging slate to match the existing roof covering in line with advice contained within the Residential Extensions and Alterations SPG. A small flat roof dormer is also now proposed which will partially link the two dormers to allow for additional headroom when exiting the stairs to enter the attic room. The proposed structure will for the most part be concealed from view by the pitched roof dormers being set back up the roof slope.

It is noted that the windows in the side will be facing directly onto 38 Beda Road and for this reason condition 5 has been imposed to ensure that they are obscurely glazed and non-opening below 1.7m above internal floor level in the interest of ensuring the privacy of the adjoining occupiers are protected. It is not considered that this will result in an unacceptable level of living accommodation for future occupiers as one window serves a bathroom and the other window serves a bedroom which also has a window facing the rear garden which is to be clearly glazed and opening providing both outlook and

ventilation.

Rear Dormer Roof Extension – With respect to the rear dormer roof extension this is to be set up the roof slope and finished in hanging slate to match the existing roof covering in line with advice contained within the Residential Extensions and Alterations SPG. This dormer does not raise any issues of concern for the Council and the windows do not directly overlook the gardens of neighbouring properties.

6.8 **Amenity Space** - In respect of amenity space, the existing amenity space will still be available for the ground floor flat only and will also be used for the storage of their waste receptacles and cycles. In respect of the two upstairs flats the Flat Conversion SPG does not identify a minimum amount of external amenity space required for flat conversions. The SPG also identifies that whilst it would be desirable for as many flats within the converted building to have access to external amenity space it is not always viable or desirable and it is recognised that not all flats will have such access space. Ultimately this is a matter for individual residents in choosing where to live. In this respect whilst it is noted that no amenity space is provided for the two upstairs flats the proposal is not considered unacceptable on this ground alone.

6.9 **Waste** - In respect of waste storage facilities each flat will require the following for recycling and waste collections:

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

Details have been submitted which are considered acceptable and condition 3 has therefore been included to ensure such provision is provided. It is noted that concern has been raised over previous issues with respect to the occupiers not managing their waste correctly. Unfortunately, this is not something that can be covered under planning legislation. If it is found that the waste is not being stored or presented correctly and subsequently causing anti-social issues this would be a matter for Waste Enforcement to action.

6.10 **Transportation** - Policy KP8 of the LDP seeks to reduce travel demand and dependence on the car. It identifies that to accommodate the planned growth levels predicted for the city, existing and future residents will need to be far less reliant on the private car and seeks to ensure that more everyday journeys are undertaken by sustainable modes of transport. Policy T5 of the LDP also identifies that all new development for which planning permission is required will contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives of the LDP.

The Council's approved Supplementary Planning Guidance on Managing Transportation Impacts (Incorporating Parking Standards) supplements the LDP in this respect and sets out the Council's approach to assessing and managing the transport impacts of developments within the City. Section 6 of the SPG refers to parking standards and is therefore an important tool to be

used in managing demand for travel by car and encouraging a shift to sustainable transport modes.

In respect of car parking the SPG identifies that for a two bedroom flat there is no minimum off street car parking space requirement and a maximum limit of two off street car parking spaces. In this instance no off street car parking spaces are proposed. However as there is no minimum requirement then the proposal is still compliant with the SPG with no off street car parking provision.

With respect to cycle parking the SPG identifies that 1 cycle parking space is required per bedroom. As the proposal seeks planning permission for three x 2 bedroom flats then 6 cycle parking spaces will be required. The applicant has submitted plans which indicate that this can be provided at the property – two stored horizontally within the rear garden for the ground floor flat and four within a cycle store accessed off the internal lobby for the two upstairs flats which are to be stored vertically. Whilst it is noted that 100% vertical cycle storage is proposed within the internal store as opposed to a mix of vertical and horizontal cycle storage in the interests of accessibility for all users, in this particular instance it is considered that it would not be feasible given the particular context without compromising the internal layout and level of accommodation provided, the character of the area or the amenity of neighbouring occupiers. As such the cycle storage facilities proposed are considered acceptable. Condition 3 has been imposed to ensure such provision is provided.

- 6.11 **Flood Risk - TAN 15 Flood Risk Assessment Criteria** - It is noted that the proposal is already in use as two self-contained flats and located in an area which is already developed and served by significant infrastructure and flood defences (Zone C1 of the DAM).

The property is located in a sustainable location and supports the Cardiff Local Development Plan strategy which states that Cardiff has a significant need for new homes including family homes, affordable homes together with catering for the whole range of needs. It also states that the subdivision of a residential building into smaller residential units can be an important source of housing.

The site meets the definition of previously developed land and concurs with the aims of Planning Policy Wales i.e. the presumption in favour of sustainable development. The property is already in use as two self-contained flats and is located in a long established residential area.

A Flood Consequences Assessment has been submitted and Natural Resources Wales have analysed its content and do not object to the development on the grounds of flood risk.

Due to the sites location in a C1 flood zone Recommendation 2 has also been attached to ensure future occupants are made aware of the issue.

- 6.12 **Neighbour Representations** - In respect of the objections and petition

submitted opposing the development the following should be noted:

1. Impact on current car parking available – This issue is covered in paragraph 6.10 of this report;
2. Additional waste and the impact/problems this will have when rubbish is not presented/stored correctly – This issue is covered in paragraph 6.9 of this report;
3. Anti-social behaviour associated with rented accommodation – This is not a matter that can be covered under existing planning legislation;
4. Additional noise and vibrations associated with more occupants and kitchens adjacent to adjoining properties bedrooms – This is a matter that would be covered under Building Regulations and Shared Regulatory Services (Pollution Control) if a statutory noise nuisance is witnessed;
5. Potential smell issues – This would be a matter for Shared Regulatory Services (Pollution Control);
6. Loss of privacy as a result of the dormers – This has been overcome by the imposition of condition 5 in respect of the side dormers. With respect to the rear dormer roof extension this is not considered to raise any issues in respect of privacy as the windows do not directly face onto neighbouring properties on Beda Road;
7. Potential loss of light as a result of the extension – The design of the ground floor extension has since been altered to reduce its impact on the adjoining neighbouring property at 38 Beda Road by altering the design of the roof from a monopitch to a flat roof thereby reducing the overall height by 1 metre. This is now considered acceptable and is covered in paragraph 6.7 of this report.

6.13 **Ward Member Representations** - In respect of the ward member objection submitted opposing the development the following should be noted:

1. Negative Impact on the Community – Issues such as loss of family homes, car parking noise, loss of privacy and anti-social behaviour are covered in paragraphs 6.3 - 6.7 and 6.9 of this report. Condition 5 has also been imposed in respect of the side dormer roof extensions. Anti-social behaviour is not a matter that can be covered under planning legislation;
2. Negative Impact on the Amenities of Immediate Neighbours – Whilst the personal circumstances of the adjoining neighbour are noted this in itself is not a reason to refuse planning permission;
3. Living Condition of Future Occupiers – This issue is covered in paragraph 6.6 - 6.8 of this report;
4. Flood Risk – This issue is covered in paragraph 6.11 of this report.

7. **RECOMMENDATION**

- 7.1 Having taken all of the relevant factors into consideration it is concluded that in this particular instance there are insufficient grounds to refuse this application and it is therefore recommended that planning permission be granted subject to conditions.

SITE LOCATION PLAN 1:1250



NORTH

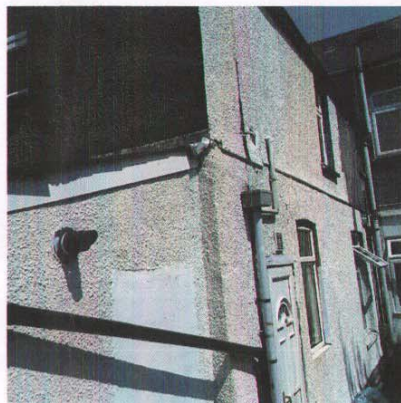


**DEVELOPMENT AT
36 BEDA ROAD
CARDIFF**



19/02291

EXISTING ELEVATIONS

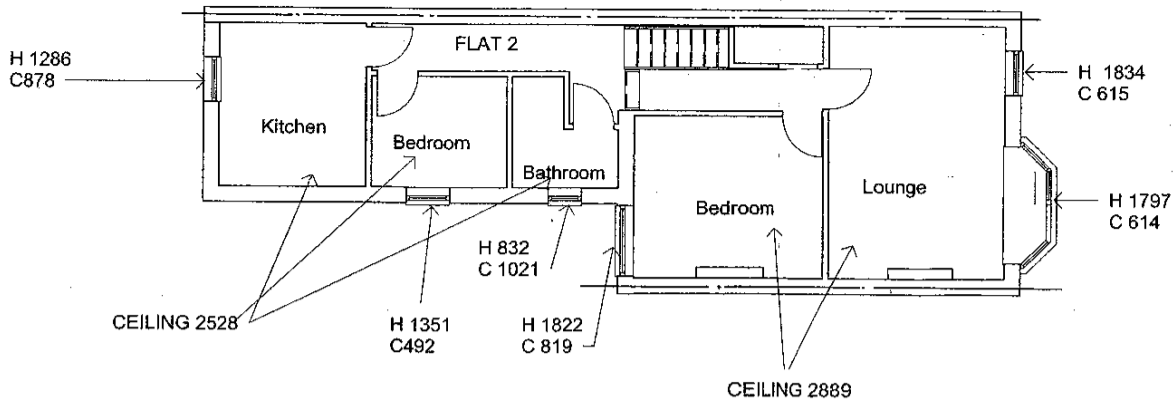
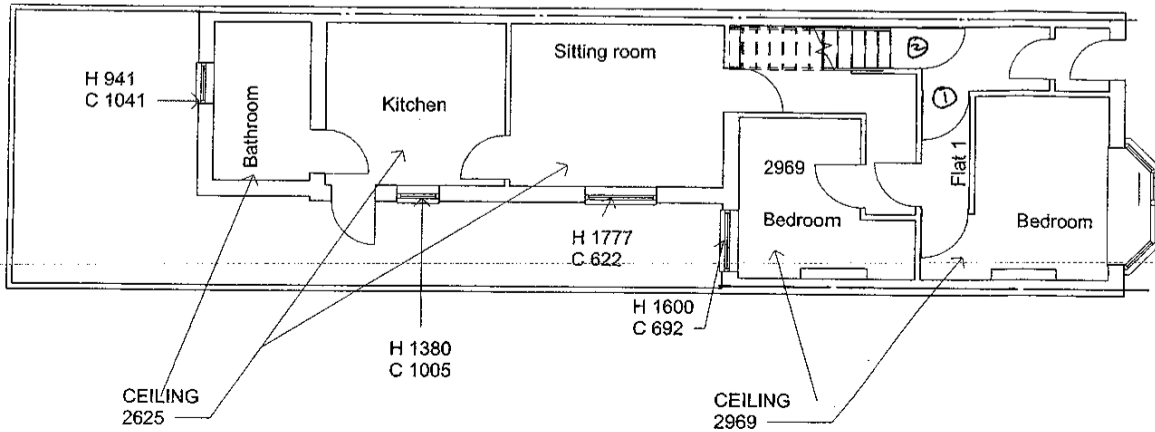


DTB DESIGN
TEMPLE COURT 13a CATHEDRAL ROAD
CARDIFF CF11 9HA
TEL 029 2035 0365



REVISIONS		REVISIONS	
DATE		DATE	
<p>DEVELOPMENT AT 36 BEDA ROAD CARDIFF</p>		<p>DATE JULY 2019</p>	
<p>PLAN NO: CEZ1/1</p>		<p> </p>	

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DTB DESIGN

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



REVISIONS	DATE	REVISIONS	DATE

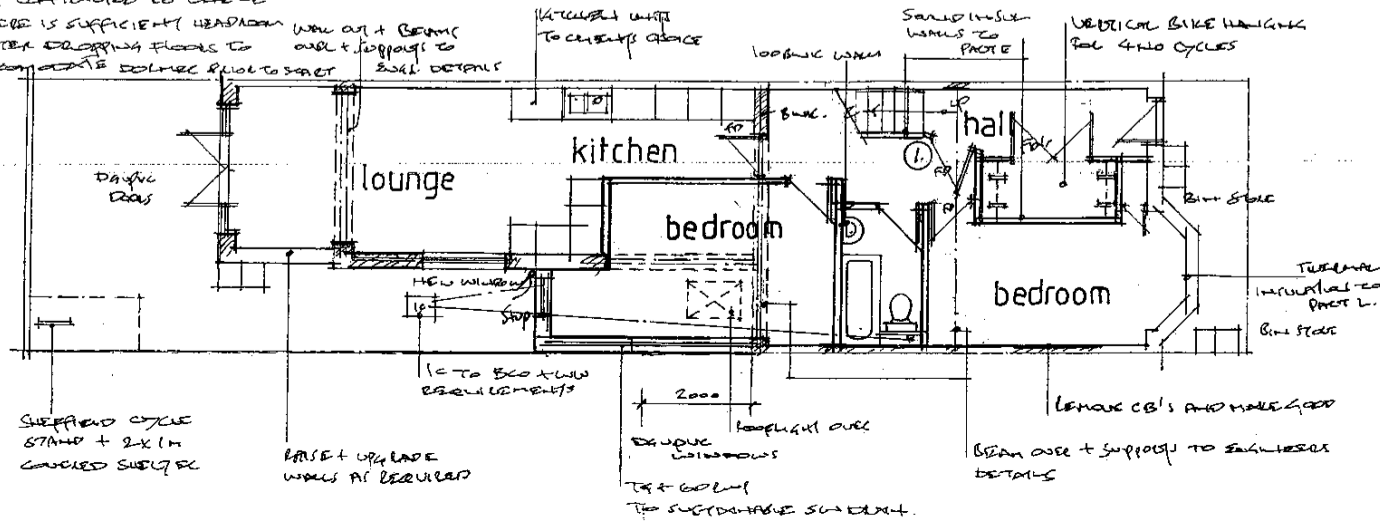
DEVELOPMENT AT
36 BEDA ROAD
CARDIFF

DATE JULY 2019 PLAN NO. CEZ1/2

GROUND & FIRST FLOOR EXISTING 1:100 at A3

* NB. CONFIRMED TO CHECK

THERE IS SUFFICIENT HEADROOM WITH OUT + BEAMS AFTER DROPPING FLOORS TO ACCOMMODATE DOWNER PRIOR TO STREET



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

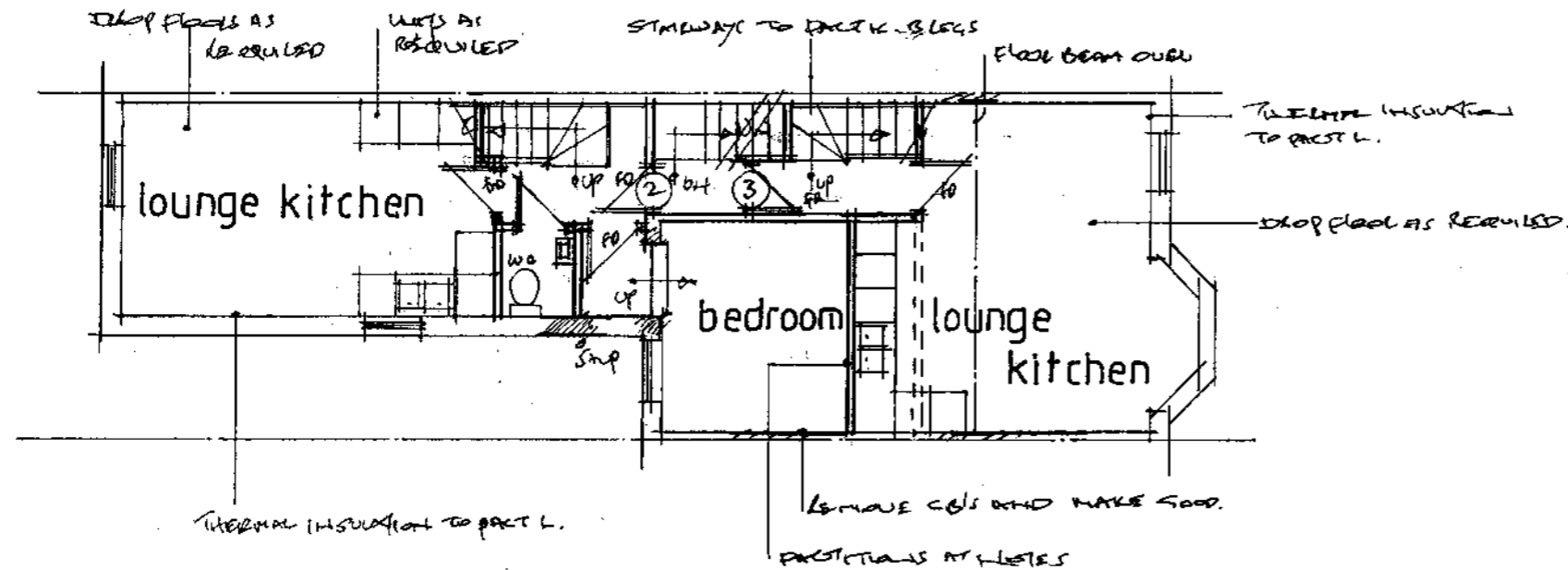


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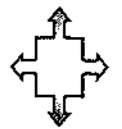
DEVELOPMENT AT
36 BEDA ROAD
CARDIFF

DATE JULY 2019 PLAN NO. CEZ1/3 /a

GROUND FLOOR PROPOSED 1:100 at A3



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

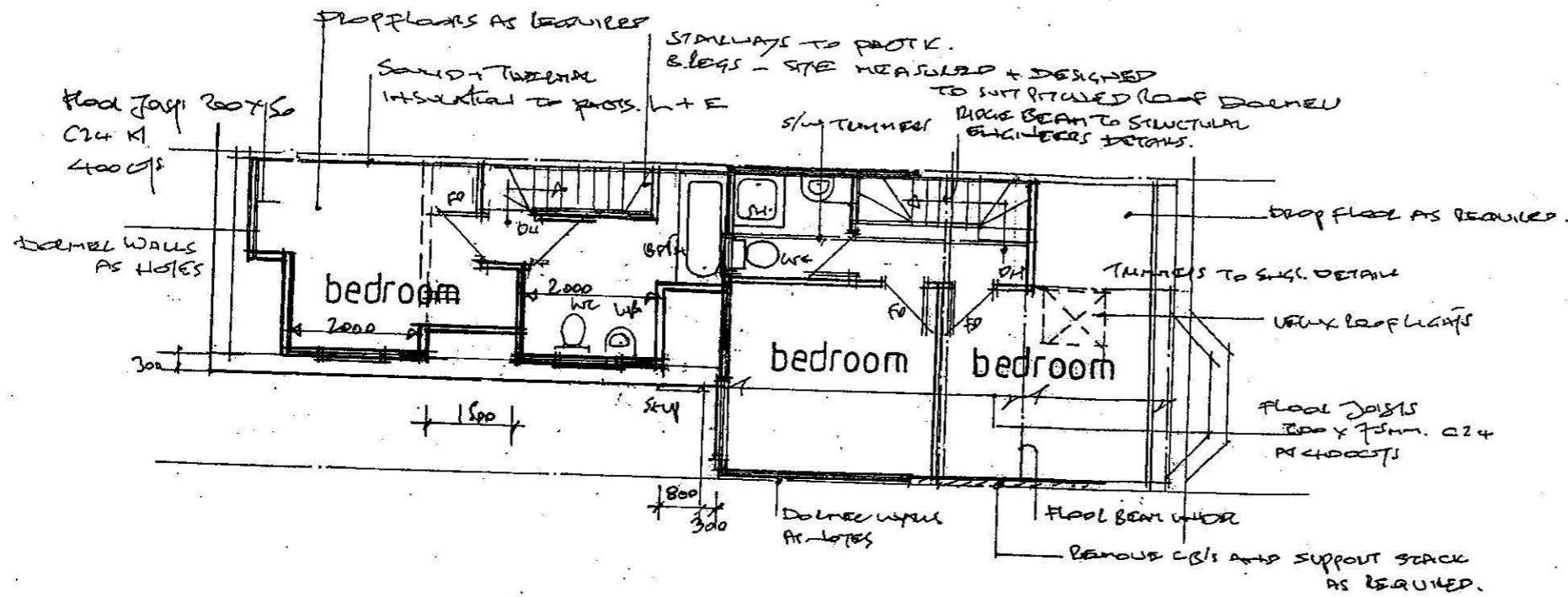


REVISIONS	DATE	REVISIONS	DATE

DEVELOPMENT AT
36 BEDA ROAD
CARDIFF

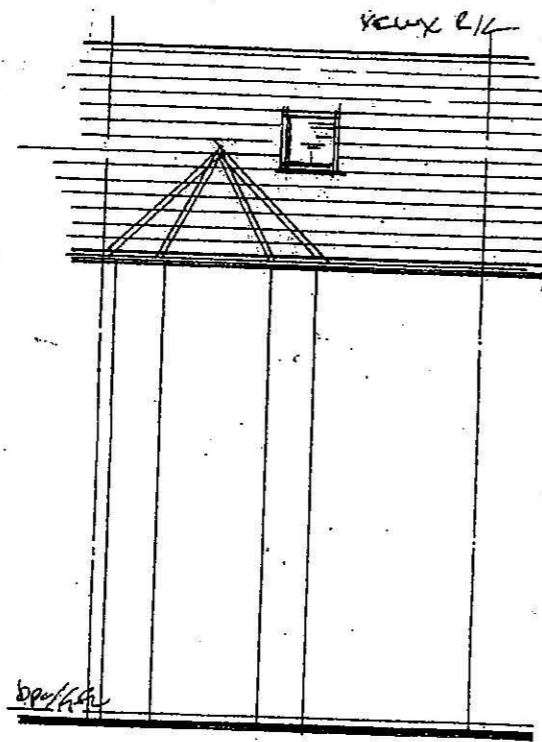
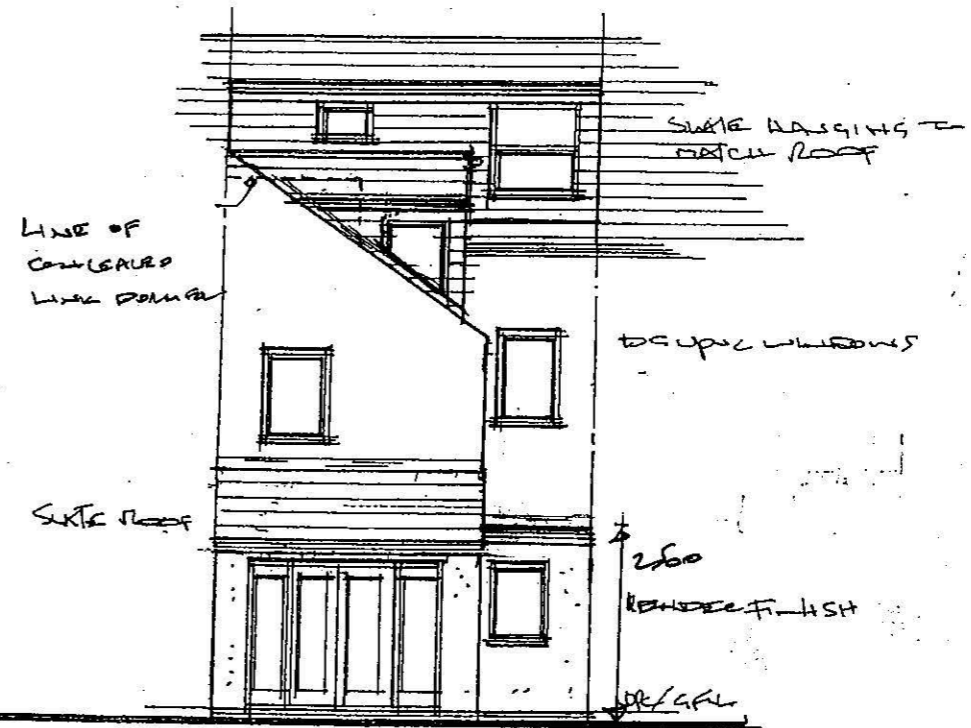
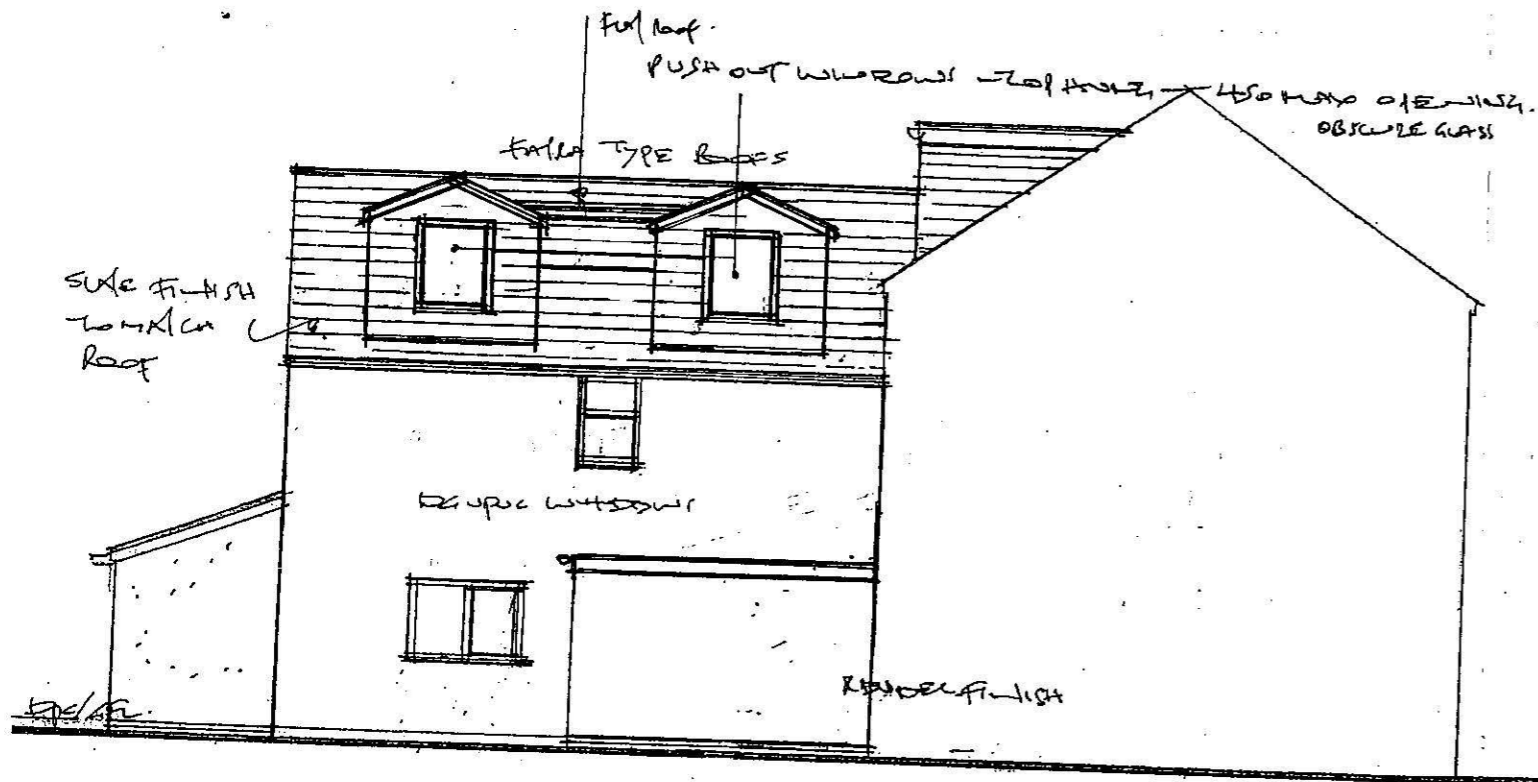
DATE JULY 2019 PLAN NO. CEZ1/4

FIRST FLOOR PROPOSED 1:100 at A3

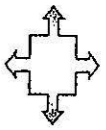


SECOND FLOOR PROPOSED 1:100 at A3

DTB DESIGN TEMPLE COURT 13a CATHEDRAL ROAD CARDIFF CF11 9HA TEL 029 2035 0365				
REVISIONS	DATE	REVISIONS	DATE	
<i>1</i>	<i>10/19</i>			
<i>2</i>	<i>11/19</i>			
DEVELOPMENT AT 36 BEDA ROAD CARDIFF				
DATE JULY 2019 PLAN NO. CEZ115/a/b				



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



REVISIONS	DATE	REVISIONS	DATE
a. lead @	6/11/19	TR lead - 12/19	
TR lead @	10/19	* a 3/20	
" a @	12/19		

DEVELOPMENT AT
36 BEDA ROAD
CARDIFF

DATE JULY 2019 PLAN NO. CEZ1/6

FRONT, REAR AND SIDE ELEVATIONS PROPOSED 1:100 at A3

COMMITTEE DATE: 18/03/2020

APPLICATION No. **20/00035/MJR** APPLICATION DATE: 09/01/2020

ED: **CANTON**

APP: TYPE: Full Planning Permission

APPLICANT: CARDIFF CITY COUNCIL

LOCATION: LAND OFF LECKWITH ROAD, CANTON, CARDIFF

PROPOSAL: RELOCATION OF THE AIR DOME
 NEW GRASS STITCHED FOOTBALL PITCH TIER 2
 STANDARD (WITH NO FLOOD LIGHTING)
 NEW 3G RUGBY / FOOTBALL PITCH
 RELOCATED THROWING RANGE
 ERECTION OF 2 STOREY CHANGING ROOM BUILDING
 (WITH 3 COMMUNITY CLASSROOMS AT FIRST FLOOR AND
 1 ON GROUND FLOOR)
 ERECTION OF A SINGLE STOREY CHANGING ROOM
 BUILDING
 NEW PITCH 5
 MULTI USE GAMES AREAS (MUGAS) 16 AND 17
 PROVISION OF NEW CAR PARKING AREA AND CYCLE
 STANDS FOR COMMUNITY PARKING

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

1. C01 Statutory Time Limit
2. This approval is in respect of the following drawings and documents:
 - FHS_ASL_95_XX_DR_L_0900 Rev P8 Site Location Plan Redline Boundary
 - FHS_ASL_95_XX_DR_L_0905 Rev P6 Existing Site Plan
 - FHS_ASL_95_XX_DR_L_0910 Rev P9 Proposed Landscape Plan
 - FHS_ASL_95_XX_DR_L_0911 Rev P4 Proposed Planting Plan
 - FHS_ASL_95_XX_DR_L_0912 Rev P2 Details Sheet 1
 - FHS_ASL_95_XX_DR_L_0913 Rev P2 Cross Sections
 - FHS-ASL-20-00-DR-A-0100 Rev P04 Changing Block 8 Ground Floor
 - FHS-ASL-20-01-DR-A-0101 Rev P03 Changing Block 8 First Floor
 - FHS-ASL-20-02-DR-A-0102 Rev P03 Changing Block 8 Roof Plan
 - FHS-ASL-20-ZZ-DR-A-103 Rev P03 Changing Block 8 GA Sections (01)
 - FHS-ASL-20-ZZ-DR-A-104 Rev P03 Changing Block 8 GA Sections (02)
 - FHS-ASL-20-ZZ-DR-A-105 Rev P03 Changing Block 8 GA Elevations (01)

- FHS-ASL-20-ZZ-DR-A-106 Rev P03 Changing Block 8 GA Sections (02)
- FHS-ASL-20-ZZ-DR-A-107 Rev P02 Changing Block 8 3D
- FHS-ASL-20-ZZ-DR-A-108 Rev P03 Changing Block 8 Room Schedule
- FHS-ASL-20-OO-DR-A-110 Rev P04 Changing Block 9 Ground Floor
- FHS-ASL-20-O1-DR-A-111 Rev P03 Changing Block 9 Roof Plan
- FHS-ASL-20-ZZ-DR-A-112 Rev P03 Changing Block 9 GA Elevations
- FHS-ASL-20-ZZ-DR-A-113 Rev P03 Changing Block 9 GA Sections
- FHS-ASL-20-ZZ-DR-A-114 Rev P02 Changing Block 9 3D
- FHS-ASL-20-ZZ-DR-A-115 Rev P02 Changing Block 9 Room Schedule
- Flood Lighting Report Rev 2 Drawing number HLS175 Vertical Spill – Source Intensity Calculations Vertical Spill
- Drawing number HLS175 Rev 6 – Source Intensity Calculations
- Scheme Lighting Plan: FHS_AECC-00-XX-DR-E-9013 Rev P03 – Fitzalan High School Enabling Works External Lighting Plan
- MACH Acoustics Noise Assessment
- Jubb Transport Statement
- Jubb Flood Consequences Assessment
- Jubb Drainage Report
- Drawing number FHS-JUBB-ZZ-DR-C-0500 Rev P4
- Mackley Davies Ltd Tree Survey Report
- JBA Consulting Ecological Impact Assessment and associated Bat Survey, Reptile Survey, Breeding Bird Survey, Invertebrate Survey, Amphibian Survey, Badger Survey and Otter Survey Reports
- JBA Consulting Biodiversity and Landscape Management Plan
- Capita Great Crested Newt and Dormice Survey Report
- Kier Construction Management Plan Rev 02
- Mott MacDonald Site Investigation Report
- Jubb Supplementary Ground Conditions Assessment Report
- Jubb Remediation Report
- Planning Design and Access Statement
- Wardell Armstrong Soil Resources Plan Feb 2020
- 11746-001A Soil Types in Soft Landscaping
- 11746-001B Soil Types in Soft Landscaping

Reason: To avoid doubt as to the approved plans

3. 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 effectively drain foul and surface water and demonstrate measures to protect and ensure access is maintained to the 1200mm public combined sewer. Thereafter, the approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further surface

water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

4. Prior to the relocation of the air dome and commencement of building construction, 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. 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.
Reason: To ensure that the safety of future occupiers is not prejudiced (LDP Policy EN 13).

5. 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 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.

6. No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
 1. A site investigation scheme, based on the preliminary risk assessment that has been completed to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and

remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination (LDP Policy EN13).

7. Prior to the development being brought into beneficial use a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (LDP Policy EN13).

8. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site (LDP Policy EN13).

9. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which

may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution (LDP Policies EN11 and EN13).

10. No phase of development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.
Reason: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development(LDP Policy EN11).
11. Details of the position of security lights, CCTV and their arcs of coverage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being brought into beneficial use.
Reason: In the interests of residential amenities and security (LDP Policy C3).
12. Notwithstanding the submitted plans and prior to any part of the development being brought into beneficial use details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and then be installed as approved, and retained for this purpose thereafter.
Reason: To ensure adequate useable cycle parking is provided (LDP Policy T1).
13. Notwithstanding the submitted plans and prior to the development being brought into beneficial use details of the proposed footways and crossing points on the access route to the car park shall be submitted to and approved in writing by the local planning authority, to include potential for the western part of the access road to operate as a shared surface and for a continuous footway to be provided. Those details shall be implemented prior to beneficial use.
Reason: In order to maximise pedestrian accessibility and safety (LDP policy T1).
14. The development shall only be carried out in accordance with the approved Flood Consequences Assessment (FCA) submitted by Jubb dated September 2019 and the following mitigation measures detailed within the FCA:
 - Provision of compensatory flood storage on the site to a 0.1% (1 in 1000 year) standard, as shown on drawing SK008 REV 03 Titled 'Flood Storage Compensation'

Reason: To minimise the risk of flooding by ensuring the satisfactory storage of fluvial floodwater (LDP Policy EN10).

15. Prior to development commencing on site and notwithstanding the submitted plans details of a 3m high acoustic barrier to be erected along those boundaries identified in Mach Acoustics Sports Noise Impact Assessment Figure 6.1 and a timetable for its installation shall be submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details and timetable.
Reason. To mitigate noise arising from the use of this land on the users of Ysgol Pwll Coch (LDP policy EN13).
16. Notwithstanding the submitted plans and prior to any of the pitches and MUGAs being brought into beneficial use full details of the fencing to be erected around them shall be submitted to and approved in writing by the Local Planning Authority and then implemented in accordance with the approved details before the development is brought into beneficial use.
Reason: In the interests of visual amenities and safety (LDP Policies KP5 and C3).
17. Details of the stands and dugouts shall be submitted to and approved in writing by the Local Planning Authority before any construction commences on the stands and dugouts and be implemented in accordance with the approved details.
Reason: In the interests of visual amenities and to avoid any doubt as to the size of the stands and dugouts (LDP policy KP5).
18. Prior to development commencing on site full details of the enhancement measures detailed in Wardell Armstrong's Reptile Ecological Impact Assessment- Enabling Works December 2019 and a timetable for the implementation of these measures shall be submitted for the approval of the Local Planning Authority and then be implemented in accordance with the approved details and timetable.
Reason: In the interests of biodiversity (LDP policy EN7).
19. Prior to any tree being felled the enhancements identified in Section 6 (pg 28) of the Wardell Armstrong Report dated December 2019 shall be more fully detailed and a timetable for their provision shall be submitted to the Local Planning Authority for approval and then implemented in accordance with the approved details and approved timetable.
Reason: In the interests of providing an ecological enhancement for a protected species (LDP policy EN7).
20. Details of a monitoring programme to assess the effectiveness of mitigation measures implemented for reptiles, that ensures the reptile population identified in the Wardell Armstrong's Reptile Ecological Impact Assessment-Enabling Works December 2019 has been maintained at favourable conservation status on the application site and any adjacent area used for mitigation, including the identification of any remedial measures,

shall be submitted to and approved in writing by the Local Planning Authority. The monitoring programme and any necessary remedial measures shall be undertaken annually for three years following the completion of the development.

Reason: In the interests of biodiversity (LDP policy EN7).

21. The development shall be undertaken in full compliance with the Wardell Armstrong Soil Resource Plan (February 2020) and Soil Types in Soft Landscaping plan CA11746-001 Rev. B.

Reason: To facilitate a landscaping scheme that will mitigate for tree loss and maintain and improve the amenity and environmental value of the area (LDP Policy EN8).

22. Notwithstanding the submitted landscaping details, no development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority: -

A hard landscape tree pit and sectional view that shows the root available soil volume for the proposed *Alnus x spaethii* SuDS tree pits. The details shall be drawn up in conjunction with the product suppliers and shall allow for a minimum 20 cubic metres of root available soil per tree.

A detailed planting and minimum 5 year aftercare methodology.

Reason: To facilitate a landscaping scheme that will mitigate for tree loss and maintain and improve the amenity and environmental value of the area (LDP Policy EN8).

23. All planting and seeding shown on approved plans shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is sooner.

Any newly planted or seeded trees, grassland, 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.

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

24. No 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).

25. Prior to development being brought into beneficial use details of lockable gates to the pedestrian and vehicular entrances into the site shall be submitted to and approved in writing by the Local Planning Authority, then implemented as approved and shall be maintained and retained thereafter.

Reason: In the interests of security and crime prevention (LDP Policy C3).

26. There shall be no deliveries to the site between the hours of 8.05-9.00am and 2.45-3.30pm Monday to Friday.

Reason: In the interests of safety (LDP Policy C3).

27. Details of the type and size of the temporary hoardings around Ysgol Pwll Coch shall be submitted to and approved in writing by the Local Planning Authority, then implemented before work commences on site and shall be maintained and retained during the construction period.

Reason: In the interests of users of the adjoining school (LDP Policies EN13 and C3).

RECOMMENDATION 2 : 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 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

1. **DESCRIPTION OF PROPOSAL**

1.1 The Full planning application seeks permission for the following:

- Relocation of the Air Dome;
- New grass stitched football pitch Tier 2 standard;
- New 3G rugby / football pitch;
- Relocated throwing range;
- Erection of 2 storey changing room building (with 3 community classrooms 2 at first floor and 1 on ground floor);
- Erection of a single storey changing room building and provision for storing tractor;
- Provision of new car parking area (53 spaces including 4 disabled bays and 102 cycle stands;) for community parking;
- Two MUGAs;
 - New Grass Football/Cricket pitch.

1.2 A new access road is to be provided into the centre of the site, as an extension of the existing Stadium road. This will serve the new car park and provides maintenance access to the Air Dome, changing blocks and pitches. Pitches are

laid out around the central parking area and north south pedestrian access route.

- 1.3 To the south of the new access road, the relocated football pitch (pitch 1) and throws area are to be positioned.
- 1.4 The existing Air Dome is proposed to be relocated from its current position to the western end of the site close to the fences around the GOL 5-a-side football area. The dome would be 115m south of the southern boundary of the existing Fitzalan HS, 155m from the nearest dwelling in Clos Halkett and 105m west of the nearest part of the main building of Ysgol Gymreig Pwll Coch.
- 1.5 The larger changing room building is two storeys with a mono-pitch roof, which provides additional spaces for learning and community use at first floor. This building is located adjacent to the new grass stitched football pitch, to the south of the proposed site. It is proposed that the maximum height of the roof would be 8m above the ground level. The maximum length of this building would be 20.8m and the maximum width 18m.
- 1.6 The smaller changing room provides only changing rooms and associated ancillary facilities in a single storey building. This building would be 20.8m long and 8.2m wide. The proposed mass and form are intended to reflect that of the larger building with a mono-pitch roof form, with a maximum roof height of 4m above ground level. This is a similar scale to GOL's single storey structures. This building would be 110m south of Lawrenny Avenue, 4m from the new boundary with Ysgol Gymreig Pwll Coch and 75m from the nearest part of the main school building.
- 1.7 A buff brick will be the primary external finish to the walls of the changing rooms with a standing seam mono-pitch roof wrapping down one elevation of the buildings. This seeks to echo the approach taken on the Athletics stadium, albeit on a much smaller scale. The proposed doors and windows to the buildings will be powder coated metal with matching rainwater goods. The same approach is to be taken for any required ventilation grilles within the building façade.
- 1.8 Both changing room blocks are designed to be fully inclusive, incorporating accessible sanitary facilities for both sports team participants, staff, spectators and visitors to the community and seminar rooms. The two storey building will have an accessible platform lift to provide access to the first floor for all. Corridors will be sized to allow for wheelchair movement and turning.
- 1.9 Ancillary facilities for the sport pitches 1 and 4 will include single tier spectator stands and team dugout facilities. The stand for pitch 1 will be 35m long (pitch 1 is to be sited close to the A4232) and two small stands each 7m long for pitch 4 (which is close to Lawrenny Avenue).
- 1.10 It is intended that the two MUGAs will be used by the future High School and are to be located south west of Pwll Coch and separated from the relocated Dome by the proposed car parking.

- 1.11 Accessible pedestrian access into and around the buildings and sports pitches will be provided across the site. There will be a safe DDA compliant footpath along the new access road, giving access for pedestrians approaching from Leckwith Road. This will connect through, down to the new Lawrenny Avenue path, which will be of a generous width to accommodate spectators or pupils, accessing the future school or sports facilities. The path will need to ramp down to Lawrenny Avenue and will follow recommendations set out in Part M. The submitted drawings show that pedestrian link would be separated from the new school boundary to the east by a 2.4m high weld mesh fence. In part the footpath would be on a retaining wall. The applicant says that the pedestrian route will only be open morning and evening for pupils from Broad Street to access the safest route to/from school and for sports access after pupils of YPGC have gone home for the day.
- 1.12 Cycle parking is proposed for the larger changing block (20 cycles), smaller changing block (6 cycles) and next to the proposed car park (80 cycles).
- 1.13 Car parking has been provided to replace the existing spaces available at the Canton Rugby Club located at Lawrenny Avenue, which would be demolished in the future proposed development of the new Fitzalan High School.
- 1.14 The Construction Management Plan details that a new site entrance will be created from the roundabout at the end of Lawrence Avenue. The intention is for there to be restricted timed use of this entrance for all vehicles, including deliveries and construction traffic. This will provide vehicle access onto site for earthmoving machinery and establishing a site compound, gatehouse and wheel wash at the entrance. Security fencing/hoarding will also be established around the site boundary. The haul road will be installed progressively from the new entrance to prevent mud being taken onto the road. A temporary bunded area near the entrance is to be created to allow the developer to store any arisings, before removal.
- 1.15 (a) The applicant has confirmed the specification of vehicles importing/exporting material:

Vehicle	Capacity	Length	Width	Height
8 Wheeler	20 tonnes	31'7" / 9.63m	8'4" / 2.5m	11'6" / 3.5m

(b) and the average number of lorry movements during the construction of the enabling works development. As you can see these are considerably lower than the potential and rare peak numbers in the CMP.

Splitting the project into the following:

1st April – End June 2020 - Averaging 20 No. per day.

1st July – End September 2020 – Averaging 28 No. per day.

1st October – End December – Averaging 10 No. per day.

The peak export of materials will take place for 6 weeks from mid-May 2020 to ensure the peak import of materials for pitch construction is taking place during the 6 week school holidays. This is the best fit to ensure we are capitalising on the summer holidays and half-term in May.

(c) and a peak of between 50-60 vehicle movements per day during the cut and fill operation.

- 1.16 The proposal involves a readjustment of Ysgol Gymreig Pwll Coch's boundaries to accommodate the proposed development.
- 1.17 Approximately 4558 sqm of level grass land to the west of the primary school is to be included within the school's boundaries.
- 1.18 An existing grass bank to the south of the school building and within the current school curtilage, 135m long and 10m wide, is to be remediated/capped and reseeded with wildflowers. A few trees would be removed to facilitate the remediation/capping. The bank would be separated from the school by a 1m high steel bow top fence. The bank would be separated from the pitch by a 2.4m high weld mesh fence and the planting of a native hedge.
- 1.19 A grassed area some 4100sq m in size with trees along its eastern boundary and a gazebo, and allotments south of the school building just beyond the grass bank is used by Ysgol Gymreig Pwll Coch and would be used as part of the proposed grass football/cricket pitch. Part of this land is likely to become part of the curtilage of and recreational facility for Fitzalan School, subject to planning approval being granted.

2. **DESCRIPTION OF SITE**

- 2.1 The application site is 6.4 ha in area and comprises predominantly grassland. The site is accessed from Lawrenny Avenue, with a secondary access from a non-adopted road accessed via Leckwith Road. The parcel of grassland is located to the rear (west) of the Cardiff Athletic Stadium and south of Lawrenny Avenue. There is an existing throwing area and football pitch on the site (both of which would be repositioned further to the south nearer the A4232).
- 2.2 The site levels vary and there is a raised bund which dissects through the middle section of the application site. There are a number of trees along the northern boundary and scrub vegetation/trees along the southern boundary.
- 2.3 Leckwith Road is 210m to the east of the eastern boundary of the site. Cardiff Athletic Stadium is situated approximately 20m east of the application site. The stadium is approximately 15m in height and will obscure the view of the proposed Tier 2 football pitch and Throws Area. To the north east is the existing Air Dome, which is an inflatable sports facility. The Air Dome is approximately 18m high and is white with blue and yellow graphics. The Air Dome currently occupies a prominent position and is highly visible from Leckwith Road. The air dome is 45m from the nearest part of the adjoining school building.

- 2.4 Canton Rugby Club changing rooms are situated to the north east of the application site and is a single storey red brick building, which is accessed from Lawrenny Avenue. The Club has a car park with circa 50 parking spaces. These are to be relocated as part of this application site as well as two pitches for rugby and football club use.
- 2.5 Pwll Coch Primary School is located north of and adjoining the application site.
- 2.6 To the north west of the application site is GOL, which is a football and laser / paintballing games company. GOL has a number of existing flood lit pitches.
- 2.7 The nearest housing is located on Clos Halket and Lawrenny Avenue.

3. **PLANNING HISTORY**

3.1 **Rear of Athletics Stadium**

07/01860/W PROVIDING OF NEW THROWS AREA INCLUDING ERECTION OF CAGE FOR USE BY SCHOOL AND IN ASSOCIATION WITH NEW ATHELETICS STADIUM INCLUDING ACCESS RAMP FROM PROPOSED STADIUM

Land adjacent to Athletics Stadium, Fitzalan High School, Lawrenny Avenue, Canton, Cardiff Approved

3.2 **To western side of Primary School**

11/00724/DCO INSTALLATION OF 2NO DOUBLE DEMOUNTABLE CLASSROOM UNITS YSGOL GYMRAEG PWLL COCH, LAWRENNY AVENUE, LECKWITH, CARDIFF, CF11 8BR Approved. This was for a temporary period only that required the classrooms to be removed from the site by 1/9/14 and the land restored.

3.3 **To rear/side of GOL centre**

04/02629/W PROPOSED NEW CHANGING FACILITIES, OFFICES AND FUNCTION SUITE AND ASSOCIATED FOOTBALL PITCHES AND PARKING Fitzalan School Playing Fields, Lawrenny Avenue, Canton, Cardiff Approved

05/00384/W PROPOSED NEW CHANGING FACILITIES, OFFICES AND FUNCTION SUITE WITH ASOCIATED FOOTBALL PITCHES Fitzalan School Playing Fields, Lawrenny Avenue, Canton, Cardiff Approved

16/00402/MNR OUTDOOR LASER TAG COMBAT FACILITY GOL CENTRE, LAWRENNY AVENUE, CANTON, CARDIFF, CF11 8BQ Approved

18/00352/MNR DISCHARGE OF CONDITION 3 (REPTILE MITIGATION STRATEGY) OF 16/00402/MNR GOL CENTRE, LAWRENNY AVENUE, CANTON, CARDIFF, CF11 8BR Approved

3.4 **On site of proposed Fitzalan high school**

16/02098/MNR ERECTION OF AIR DOME OVER EXISTING PITCH PLUS ERECTION OF PERIMETER FENCES PLUS ERECTION OF SPECTATOR STANDS EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

17/01280/MNR DISCHARGE OF CONDITION 4 (LIGHTING SCHEME) OF 16/02098/MNR EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

17/00958/MNR VARIATION OF CONDITION 5 OF 16/02098/MNR TO NOW READ 'THE DOME SHALL BE STRUCTURED OF FABRIC THAT IS WHITE AT UPPER LEVELS BUT COLOURED CLOSER TO THE GROUND AS DRAWINGS 3056-P-401 AND 3056-P-402' EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

16/01338 UPGRADING OF PITCH TO 3G STANDARD PLUS PERIMETER FENCE TO THIS AND ADJACENT PITCH EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF Approved

16/00613/MNR UPGRADING OF PLAYING SURFACE TO 3G STANDARD PLUS PERIMETER FENCE EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF approved

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;
KP8 Sustainable Transport
KP9 Responding to Evidenced Economic Needs
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP15 Climate Change
KP17 Built Heritage
EN4 River Corridors
EN5 Designated Sites
EN7 Priority Habitats and Species
EN8 Trees, Woodlands and Hedgerows
EN9 Conservation of the Historic Environment
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
T1 Walking and Cycling
T5 Managing Transport Impacts
T6 Impact on Transport Networks and Services
C1 Community Facilities

C2 Protection of Existing 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.

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

Managing Transportation Impacts (incorporating parking standards)
Archaeology and Archaeologically Sensitive Areas
Green Infrastructure
Ecology and Biodiversity
Soils and Development
Open Space
Public rights of Way and Development
Trees and Development
Waste Collection and Storage Facilities

4.3 Planning Policy Wales (Edition 10)

5. **INTERNAL CONSULTATIONS**

5.1 The Tree Officer states:

The only significant arboricultural feature affected is the 'B' category group of sycamores (G3) to Lawrenny Avenue, where x5 trees are to be removed to enable access and where drainage works may also cause harm. The precise nature and therefore the potential impact of drainage works is unclear and requires clarification to demonstrate that the works will not impact significantly on these trees. Furthermore, I seek clarification on any level changes within the Root Protection Area (RPA) of G3 associated with the removal of contaminated soils and placement of capping soils, since this too could result in harm via root asphyxiation and/or root loss if there is any removal of in-situ soil within the RPA.

Area A7 does not feature in the tree schedule but might conceivably be impacted by drainage works implemented as part of this development, so further details are required in this regard.

A finalised Arboricultural Impact Assessment should inform an Arboricultural Method Statement and Tree Protection Plan.

It is important that capping works align with soft landscape soiling specifications. The ESP report refers to a 600mm capping layer whereas the Jubb report refers to a 400mm capping layer. In terms of supporting the landscape functions proposed it is important that capping soils align with the landscape requirements and vice versa. Consequently, there must be no capping soil profile less than 400mm, assuming the Jubb requirement represents a minimum. This means for example that the most shallow

landscape soil profile (150mm topsoil over 150mm subsoil) should feature an increased subsoil depth of minimum 250mm or a profile of 200mm topsoil over 200mm subsoil. If 600mm is the minimum then profiles should be similarly adapted, but topsoil profiles should not extend below 300mm depth. The requirement for geotextiles and capillary breaks at the interface between capping and in-situ soils should be made clear in landscape soil sections, and it must also be clear how soil horizons will be 'keyed in' to avoid interfaces between imported topsoil and subsoil and between imported soils and underlying substrates. Capping soil overlying an in-situ substrate that does not drain may rapidly suffer from waterlogging and anaerobism. It must be clear no stripped topsoil (or subsoil) will be re-used for landscaping purposes until it has been shown to be fit for purpose via a Soil Resource Survey and Plan (see for example section 2.2 of the CEMP). Testing stripped soils to ascertain compliance with British Standard 3882:2015 (topsoil) and BS 8601:2013 (subsoil) is not sufficient to show fitness for purpose because these Standards are very flexible in what is certifiable. Compliance with the BS does not mean fitness for purpose in terms of the landscape function proposed. In this regard it should be clear in sectional plans and specifications that no imported planting soil will be used until it has been found via a soil scientists interpretive report to be fit for the specific landscape function proposed. Consequently the soil scientist must be provided with the proposed landscaping drawings and specifications. A full topsoil and subsoil specification should be drawn up setting out the parameters for imported soils, soil handling, storage, remediation, amelioration and placement.

Twin staking to trees as shown in the tree pit section is not supported since it prevents stem flexure and creates a stress notch where the ties and spacer are fitted. A three stake support system with flexible ties (e.g. 'Nature-tie', 'Arbor-tie') should be specified. The irrigation/aeration product must be specified for the avoidance of doubt. Mulch circles should ideally be to 1.2m radius wherever practicable, but ensure the mulch is depicted in section tapering to 25mm depth over the surface of the root-ball. All non-biodegradable root-ball wrappings must be removed prior to planting, as must biodegradable ones unless root-balls lack cohesion for reasons of soil texture rather than lack of root development. In these cases retain wrappings until the tree is in position but cut back and remove wrappings for the top third of the root-ball whilst backfilling. Trees of EHS and above should have the root-ball sat on a cushion of 150-400mm horticultural grade sharp sand (depth between 150-400mm dependent on weight of root-ball) to minimise compaction to underlying soil. Trees should be annotated as 'tree compliance with Table 1, p.21, BS 8545:2014 established via inspection at nursery and on delivery, all non-compliant trees to be rejected and no substitute species without written approval from the LPA following submission of amended plans'.

A tree pit section is required for hard landscape and SuDS functions. Where these involve the use of Green Blue Urban products, site specific sections should be drawn up with the assistance of Green Blue Urban. It will be noted that the proposal to allow for 12 cubic metres of soil to support *Alnus x spaethii* is not considered adequate and this volume should be doubled at minimum. *Tilia cordata* and *Acer campestre* are not considered appropriate trees for

SuDS functions and should be replaced by tolerant trees such as Acer x zoeschense 'Annae' and Quercus bicolor.

A detailed landscape specification is required incorporating or cross referencing a topsoil and subsoil specification, tree pit sections and planting plans, and should include a planting and minimum 5 year aftercare methodology and implementation programme.

And

Whilst I have no objections to the Soil Resource Plan (SRP), I would refer you to my previous observations regarding the need for a hard landscape tree pit section (the GreenBlue Urban SuDS tree pits). The SRP refers to a GreenBlue tree pit detail but I cannot find it amongst the submissions and I reiterate my previous observation that a 12 cubic metre tree pit for the proposed Alnus x spaethii is not considered sufficient – I would be looking for double this volume to support this large species tree growing in isolated pits. A full planting and aftercare methodology cross-referencing the SRP remains a requirement.

And

I think you will need a condition requiring that development is undertaken in full compliance with the Wardell Armstrong Soil Resource Plan (February 2020) and Soil Types in Soft Landscaping plan CA11746-001 Rev. B. There remain some outstanding matters in terms of landscaping so a condition along the lines of the following may be appropriate:

Notwithstanding the submitted landscaping details, no development shall take place until the following have been submitted and approved: -

A hard landscape tree pit and sectional view that shows the root available soil volume for the proposed Alnus x spaethii SuDS tree pits. The details shall be drawn up in conjunction with the product suppliers and shall allow for a minimum 20 cubic metres of root available soil per tree.

A detailed planting and minimum 5 year aftercare methodology.

An additional landscaping condition likely to be appropriate is: -

All planting and seeding shown on 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.

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

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

In terms of tree protection, you will need: -

No 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.

Unless written consent is obtained from the LPA, the development shall be carried out in full conformity with the approved AMS and TPP.

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

5.2 The Waste Officer states

The details are acceptable.

5.3 Contaminated Land state:

Jubb Consulting Engineers Ltd, December 2019; Enabling Works Supplementary Ground Conditions Assessment Report Ref: FHS-JUBB-95-XX-AR-C-0504 Earth Science Partnership, Exploratory Geo-Environmental and Geotechnical Report Ref: ESP.7051b.3106

Jubb Consulting Engineers Ltd, December 2019; Enabling Works Remediation Strategy Ref: FHS-JUBB-95-XX-AR-C-0503

The above Geo-Environmental and Geotechnical Report and subsequent Supplementary Ground Conditions Assessment Report provide details of the extensive contamination assessments undertaken at the site. Appropriate

ground gas assessments are also included. The risks to human health and the environment for the Enabling Works phase of the development are clearly identified; these include the occurrence of elevated lead and PAH and low concentrations of asbestos in soils.

The ground gas regime in relation to methane and carbon dioxide has been characterised as 'CS2'.

The above Enabling Works Remediation Strategy document provides a detailed remediation and mitigation strategy to minimise the risks identified: Appropriate remediation measures are proposed in relation to soil contaminants, including a 400mm cover of clean soil over geotextile marker in soft landscaped areas.

The Enabling Works Remediation Strategy document includes details of an appropriate scheme for ensuring imported materials are suitable for the proposed use and validation of these and site won material (under the CLAIRE DoWCoP Materials Management Plan).

Ground gas protection measures are also proposed, but the details of these are currently unavailable as the designs for the on-site structures have yet to be finalised. Design and specification details for these measures will need to be submitted for approval. An amended ground gas condition is recommended below in relation to this.

The document includes a clear and appropriate process by which to validate the completed remediation and protection works including gas protection measures, imported and site won materials. It also provides strategies in relation to any unsuspected contamination, should it be encountered. A validation report that meets the requirements of WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017) will need to be submitted for approval on completion of these works; an amended condition is recommended below in relation to this.

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

CONDITIONS

PC13. GROUND GAS PROTECTION (amended)

Prior to the relocation of the air dome and commencement of building construction, 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.

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.

PC14C. CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION (amended)

The remediation scheme submitted 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.

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.

ADVISORY/INFORMATIVE

R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

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 Transport Officer states:

Car Parking

The reports submitted indicate that the new car parking area (53 spaces) is to compensate for the loss of the existing parking for Canton RFC. However, it is clear from other text provided that the development is not just for Canton RFC, but involves provision for CAVC and other sports clubs, and will be available for private hire. The parking is also referred to as 'public parking' and it appears obvious that the parking will be used by the various different users of the site, including, but not limited to, Canton RFC.

I question the below calculation of our SPG for Sports and Leisure. Whilst the SPG is not explicit on what is covered by the category, I take the view that it is more geared towards buildings (e.g. Leisure Centres) and not sports pitches. It seems logical that the existing parking to the south and south-east of the existing Air Dome will be used in part by existing users of that facility and the pitches beyond. What are the future proposals for these two parking areas?

Notwithstanding the above, and considering the information provided below, it does not seem unreasonable for 53 parking spaces to be provided to cover the Air Dome and pitch use, but I would have concerns if all of the existing parking to the south/south-east was being retained, as this would seem to indicate a potential over-supply of car parking.

Cycle Parking

No additional rationale for the proposed level of cycle parking has been put forward. However, it is noted that taking the pitches area as calculated by Jubb below then around 350 cycle parking spaces should be provided. I would be content though if around 100 cycle parking spaces are provided to serve the sports facilities for this enabling works application, and consider that a 'details to be submitted' condition could suffice to deal with this matter further.

I am not aware that Cardiff CC (and certainly not Transport Development Control) have previously agreed the level of car/cycle parking that is being proposed for this site.

Access Road, Car Park and Servicing Area

My comments below in relation to the need for a crossing point and the potential to make the far end of the road 'shared surface' have been noted although I'm not sure if this is intended to be picked up by a revised plan? My view is that this is a detail matter which should not interfere with the remainder of the site layout and could be dealt with via an appropriate condition?

I am content that the submitted swept path drawing shows a Fire Tender can turn at the northern end of the car park. Whilst no swept path has been submitted for the service area to the south of the Air Dome, I don't envisage any problems, and this could perhaps be dealt with via the condition I reference above.

Pedestrian/Cyclist Paths

My understanding on paths from Lawrenny Avenue (per 5.3.2 of TS) is that the existing access point south from the roundabout will now only be the entrance to the 3G pitch. To the east of this pitch there will be a 3m pedestrian/cycle link that will connect Lawrenny Avenue with the changing rooms/pitches.

School TA/Methodology

I have seen an email indicating that the scope of Junction Assessment proposed for the school is acceptable, but not any wider agreement of the school TA, and know there is no agreement from Development Control. I am aware that the School site is progressing and that traffic documents/scoping are being submitted and we will work with regarding technical aspects of that application, so as much can be agreed as possible prior to planning submission.

5.5 The Noise Team state:

I agree with the assessment methodology and proposed mitigations would be necessary. If the barrier were to be removed the new proposed school could not comply with BB93: Acoustic Design of Schools, creating a poor acoustic environment for work and study, or would place an undue burden on the school to comply with such standard short of being fitted with acoustic treated windows or redesign with no facades facing the tennis court. In regards to the complication with the fencing proposed by the police, I would put this to the acoustic consultant for alternatives who benefit the modelling equipment to trail alternatives.

If the acoustic report is to be an approved document we would not need to condition this requirement, if not I would recommend a condition as follows:

1. As specified in revision 01 of the Sports Noise Impact Assessment dated 13/12/2019 submitted in support of this application, a 3m acoustic barrier shall be installed as detailed in section 6.0 of the same report, in locations as specified in Figure 6.1.

In respects to the construction phase, I would make the applicants aware of the following operating times stipulated by Shared Regulatory Services, to avoid separate enforcement action:

“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.”

Finally, I cannot see if there has been a Construction Environmental Management Plan submitted, or been advised to the applicant as necessary – but would expect them to work within best practicable means for dust suppression on site during construction as to avoid causing nuisance. I would draw their attention and the attention of the appointed contractor to IAQMs Guidance on the Assessment of Dust from Demolition and Construction.

(The Noise Team has been advised that a Construction Environmental Management Plan has been submitted).

5.6 The Health and Safety Officer states:

In terms of use of the parcel of land and embankment, following remediation and protection of the banking from the effects of erosion, the parcel of land could be put back into use. In addition suitable access to the land would need to be provided, in line with accessibility requirements.

I would agree with suggested curriculum use as opposed to unsupervised general use of the area.

As the main contaminant is asbestos, if a remediation scheme is required please let me know.

6. **EXTERNAL CONSULTATIONS**

6.1 (a) South Wales Police state:

South Wales Police can confirm that as part of the phased development plans for this area we have been engaged with the council and developers in pre application discussions on community safety issues regarding the proposals for the new Fitzalen comprehensive school and associated facilities. South Wales Police welcome the indications from the developers that the new school will be built to Secured by Design (SBD) standards, which have been shown to reduce crime risk by up to 75%. South Wales Police have no objection to the proposals but would comment as follows;

South Wales Police have provided the council/developers with advice in relation to the following, design and layout of the buildings, perimeter fencing, CCTV, Lighting, landscaping, vehicle access to site, cycle storage, security on doors windows PAS24:2016, access control, reception area design, control measures for visitors, secure areas, PA system, alarms and adjoining playing fields. South Wales Police will continue to liaise and work with the council as part of the Secured by Design Process as the project develops to address any community safety issues. South Wales Police will consider further comment when such matters are presented for planning approvals.

This application focuses on the development of the adjoining playing fields, and this issue did form part of the pre application discussions. As a result of a site visit with developers, it was agreed that some of the existing boundary

treatment palisade fencing on sports ground and steel railings bordering Lawrenny Avenue, could stay in situ as they provide an adequate boundary perimeter fence to the general sports area, providing they are maintained, and there was adequate security to protect facilities in the sports area.

Having considered the detail of the application, South Wales Police make a number of further recommendations.

1. South Wales Police would recommend that where use of individual sporting pitches and other playing facilities need to be controlled, these facilities should suitably enclosed by appropriate additional fencing and secure gating reason *this is to ensure that only controlled and authorised use is made of such facilities and to prevent animals from using pitches.*
2. The changing room facilities are fairly isolated and given the local crime rate could be subject to burglary or damage. South Wales Police would therefore recommend the following;
 - The changing rooms are fitted with entrance/exit doors which comply with the following security standards PAS24:2016 or LPS1175 SR2 reason *to prevent burglary.*
 - Any windows fitted to the changing rooms comply with PAS24:2016 security standards reason *to prevent burglary and theft.*
 - Any windows and doors on such facilities are protected by roller shutters which should comply with at least LPS 1175 SR1, reason *to prevent damage.*
 - South Wales Police would recommend that the exterior of the changing rooms should be included as an area to be covered by CCTV in a future scheme of work to be submitted to the authority for approval reason *to prevent crime.*
3. The proposal contains details of covered insecure cycle stands (6.16 Design and Access Statement), this proposal could provide an unofficial shelter area and as such attract anti-social behaviour problems. South Wales Police would recommend the following remove any cycle shelter proposals and replace with open hoops for locking bikes or if shelters are to remain, gate the cycle storage area at each end, so after sports facilities are closed the area can be secured reason *to prevent anti-social behaviour problems developing on site.*
4. The pre application consultations did not involve the adjacent site of an existing junior School Ysgol Pwll Coch, other than considering appropriate boundary treatment. South Wales Police recommended that the boundary with this site should be 2.4m weld mesh fencing, the rationale for this is that it would provide a robust security boundary between the playing fields and the junior school site but would allow maximum surveillance of both the junior school buildings and the sporting facilities, thereby reducing the possibilities of crime. It would appear that the current application contains amended proposals which

replace this with a 2.4m timber feather board fencing. South Wales Police consider that such a proposal will reduce surveillance on both sites and increase the risks of crime, a wooden fence would also be more prone to damage. South Wales Police recommendation remains that the boundary should be 2.4m weldmesh fencing reason *that this offers an effective secure boundary and maximises surveillance on both sites.*

5. In terms of lighting the current proposal includes an isolux lighting diagram which show lighting levels around bike stands etc. For pedestrian only routes then an average of 20 lux should be achieved, the current isolux diagram does not confirm what lighting levels are to be achieved on all the connecting pedestrian routes. South Wales Police would recommend these are an average of 20 lux when site is in use and a detailed scheme of work in respect of lighting in all areas including lux levels is submitted to the authority for approval, reason *for site users.to enhance personal safety.*
6. Parking South Wales Police are unable to view any detailed map of proposed new parking provision but would recommend that any parking area provided is overlooked and lit to a lux level of at least 10 lux min average, parking areas should also be included in any scheme of work for lighting and CCTV coverage on the site. Reason *to enhance personal safety and prevent crime.*

South Wales Police welcome the opportunity of working with developers and Cardiff City Council to ensure that community safety issues are addressed in the development of the site, and the site achieving Secured by Design standards.

(b) And then further stated:

Further to previous correspondence I can confirm that I have attended a meeting at County Hall, Cardiff on the 11th of February and in view of additional information and clarifications provided am happy to amend the police comments as follows in relation to the previous police response sent to planning dated 21/1/2020 (copy attached for ease of reference). Below is a summary of points discussed;

Lighting (Item 5 in Police response to planning)

Having been sited of lighting plan at the meeting I am happy that lighting proposals will provide adequate lighting for proposed re development of sporting and associated facilities.

Requirement for roller shutters (Item 2 in Police response to planning)

Following discussion which included some health issues and further detail on the proposed doors and windows and the assurance that these will meet PAS24:2016 standards along with confirmation that there will be minimal contents of value overnight, then the requirement in advice for roller shutters can disregarded.

Reference advice on insecure cycle shelters (item 3 in Police response to planning).

The advice in relation to insecure cycle shelters remains the same. However, the council request some more information surrounding the rational of such advice. There have been many examples of unprotected shelter areas in communal or sporting facilities within South Wales Police area becoming unofficial meeting and gathering points for young people and have become areas that attract anti-social behaviour problems which have included illicit drinking and drug use. Such issues not only create a risk to site users but create on going management issues and costs. South Wales Police believe that the most cost effective remedy is through a design solution of either removing the proposed cycle canopy (shelter) leaving just cycle hops for security of bicycles or enclosing all sheltered cycle storage points with a secure gated area that can be locked when facilities are not in use.

Advice in relation to Ysgol Pwll Coch Junior School boundary treatment (item 4 in Police response to planning)

The advice provided by South Wales Police on this issue remains the same. But on behalf of South Wales Police the Design Out Crime Officer has agreed to be available to attend any further meetings in which it may be useful to explain the rational which is behind the police recommendation with regard to the boundary fencing of Ysgol Pwll Coch Primary School.

Further to the above matter I can confirm that I have attended a further meeting with John Richards (Kier) Julie Holmes (CCC) and Alwen Bowen Assistant Head teacher at Ysgol Pwll Coch Junior School on 28/2/2020, where the advantages and disadvantages of different boundary fencing was discussed. The rational behind the South Wales Police recommending weld mesh as boundary treatment was explained, as it would provide for far greater surveillance of Pwll Coch school site leading to significantly lower crime risks. Conversely it is the view of South Wales Police that the installation of a solid fence would prevent surveillance of the Pwll Coch School site and lead to higher risks of crime and other types of occurrences on the Ysgol Pwll Coch site.

6.2 Welsh Water state:

We have reviewed the information submitted as part of this application with particular focus on sections 11 and 13 of the planning application form, the soakaway test results and the drainage strategy drawing number FHS-JUBB-95-ZZ-DR-C-0500 Rev P6.

We acknowledge that a SAB application has been submitted under reference SABF00027 and advise that our formal assessment of the specific details of the surface water arrangement will come under this application, however it is prudent to provide comments on the general principles as these may ultimately affect the layout and we still consider surface water to be a material planning consideration.

We note that infiltration test results have concluded that the use of soakaway is not achievable and refer to section 11 of the application form that states that a combination of SUDs and mains sewer connection will be utilised to dispose of surface water. This appears to conflict with drawing number FHS-JUBB-95-ZZ-DR-C-0500 Rev P6 indicates that flows will drain via detention/bioretention to an existing highway sewer. For the avoidance of doubt and completeness we seek to clarify whether the proposal intends to convey any surface, land or highway water to the public sewerage system.

Whilst we seek clarification outlined above we also note the proximity of the detention basins to a 1200mm public combined sewer which cross through the development site. This is a strategic asset and will form the main focus of our response. Initial discussions have taken place with the applicants' consultant and preliminary site investigations carried out to confirm the exact location of the asset. Due to the size and depth of the sewer the required protection zone of 6 meters either side of the centreline of the sewer should be adhered. We request further plans are submitted to demonstrate distances between the detention basins and the sewer to confirm the protection zone can be maintained.

We note that this will be possible for the entire site and we have discussed options as to how this can be overcome. Preliminary discussions with the developer have explored options where we might consider a bespoke build over sewer agreement in which we will assess the foundation details and potential risk to the public sewer. We request that the applicant continue to engage with us to progress this agreement. We recommend that evidence that this agreement has completed is included as part of the subsequent application to discharge a drainage related planning condition.

To facilitate the air dome and enable the public sewer to be built over we require a manhole which would be located under the proposed dome to be relocated to ensure that we can maintain access to carry out duties to repair and maintain the public sewer network.

In light of the above we request that if you are minded to grant planning permission 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 demonstrate how the site will effectively drain foul and surface water and demonstrate measures to protect and ensure access is maintained to the 1200mm public combined sewer. Thereafter, the agreed scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

detriment to the environment.

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.

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.

6.3 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.

Conditions 1-6: Land Contamination – To ensure an acceptable scheme to deal with land contamination is agreed with the planning authority.

Condition 7: To minimise the risk of flooding by ensuring the satisfactory storage of fluvial floodwater.

We received a statutory pre application consultation notice for this proposal under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012. We provided a substantive response to that consultation on 31 October 2019.

We note there are documents not seen at statutory pre-application consultation stage submitted to support the planning application. Also, other documents seen at statutory pre-application stage appear to have been updated, although the pre-application consultation report does not indicate what the changes are to these documents. As such, we do not refer to our statutory pre-application

consultation response and comment as follows on the new information submitted in support of this proposal.

We note there is no location plan on your website. It is noted that plans with different study/site boundaries have been submitted. This response relates to the redline boundary in landscape drawing ref FHS- ASL- 95- XX- DR- L- 0905. If the application site is larger than this and you require further advice, please reconsult us.

Conditions 1-6 Land Contamination and Controlled Waters
We have reviewed:

- Fitzalan High School Enabling Works, Construction Management Plan, Prepared by Kier Construction Western & Wales for Cardiff Council, Document No: FHS-KCWW-XX-XX-FM-W-00001_ConstructionManagementPlan REV 01, 6th December 2019.
- Proposed Fitzalan High School, Cardiff Exploratory Geo-Environmental and Geotechnical Report. Prepared by Earth Science Partnership. Report Reference: ESP.7051b.3106 dated February 2019 – covers larger site.
- Enabling Works Supplementary Ground Conditions Assessment Report, Fitzalan School (Enabling Works) Cardiff, Jubb, December 2019.
- Enabling Works Remediation Strategy, Fitzalan School (Enabling Works) Cardiff, Jubb, December 2019.

It is recognized that there have been tiered risk assessments on this site, and that the information submitted includes support from the Local Authority's Environmental Health Officer. However, this is in relation to human health rather than controlled waters.

The site is a historic landfill, which is listed as accepting a range of wastes including commercial, household and special wastes. Site investigation reports reference hydrocarbon odours during site investigations, which are suggestive of a potential risk to controlled waters.

However, the assessment of risk to controlled waters is based on one round of groundwater monitoring of which four locations are within the current redline boundary. There are several different groundwater bodies/perched waters on site in the different geologies and it is not clear which boreholes are installed in which geologies. As such, we do not consider the risk to controlled waters to be well understood on the site and require the following conditions be attached to any grant of consent your Authority may be minded to issue.

Condition 1

No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning

Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

NOTE: it is recognised that element 1 of this condition has been completed.

Condition 2

Prior to the <occupation or operation> of the <development or phase of development> a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 3

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Justification:

To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Condition 4

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Condition 5

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification:

To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition 6

No <development or phase of development,> shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification:

Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Further Advice

Overall the information provided does not satisfy the requirements of current best practice guidance. We recommend that the guidance below is referred to, prior to submission of future information:

- The risk management framework provided in CLR11, 'Model Procedures for the Management of Land Contamination' when dealing with land affected by contamination.
- The Environment Agency's '[Guiding Principles for Land Contamination](#)'.
- The [Environment Agency's \(2017\) 'Approach to Groundwater Protection'](#)

If future submissions do not reach the minimum standard for land contamination reporting, then it could result in a significant delay to development proceeding.

Any site that is not remediated to an appropriate standard may be inspected and subsequently determined by the local authority as Contaminated Land under Part 2A of the EPA 1990.

It is noted that dewatering of excavations are required and permissions required have been considered. Please note that dewatering of excavations may also need an abstraction licence and further advice should be sought from our permitting team or our website.

<https://naturalresources.wales/permits-and-permissions/water-abstraction-and-impoundment/find-out-if-you-need-a-water-abstraction-or-impoundment-licence/?lang=en>

Condition 7: Flood Risk

The planning application proposes recreational development. Our Flood Risk Map, which is updated on a quarterly basis, confirms the site to be partially within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability flood

outlines.

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 have considered the Flood Consequences Assessment (FCA) by Jubb Consulting Engineers Ltd dated September 2019 ref: FHS-JUBB-95-XX-AR-C-0500. We note that the data used is from 2017 and the area to which the data relates does not correspond exactly to the application site boundary. However, we further note that the areas of the application site outside the area for which data is given generally relates to pitch and detention basin usage. Given this, we are of the view that updated data and a revised FCA is not required.

In consideration of the information contained in the FCA, we comment as follows:

- The proposed 3G rugby/football pitch could be affected by the 1% (1 in 100 year) plus an allowance for climate change and 0.1% (1 in 1000 year) flood events. Whilst no ground levels, flood depths or velocities are provided for this area, we understand this area is already being used as a grassed sports pitch.
- Part of the site that is to be used for construction of the Airdome, car parking and changing rooms, together with a smaller area below the proposed FAW Tier 2 football pitch are also within the 0.1% (1 in 1000 year) flood outline. However, to facilitate construction, ground raising is required. To prevent any increase in flood risk elsewhere as a result of the ground raising, Section 1.19 of the FCA states that compensatory flood storage will be provided, by lowering the 3G rugby/football pitch, to achieve a compensatory volume of 1074m³. Whilst we are satisfied that this proposal will result in a small net benefit in flood storage provision (an additional 199m³), your Authority should be aware that it also results in an increase in flood risk to the 3G rugby/football pitch. From consideration of the plan provided in Appendix C of the FCA (SK008 Rev 03), it appears predicted flood depths on this area of the site could be increased by up to 300mm from the current situation. Your Authority needs to be satisfied that this increase in risk is acceptable.
- The FCA identifies recommending all occupants are aware of the flood risk, occupiers signing up to floodline warnings direct and an escape and evacuation route.

Having regard to the above, we therefore request the following condition is attached to any grant of consent your Authority is minded to grant.

Condition 7

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequences Assessment (FCA) submitted by Jubb dated September 2019 and the following mitigation measures detailed within the FCA:

- Provision of compensatory flood storage on the site to a 0.1% (1 in 1000 year) standard, as shown on drawing SK008 REV 03 Titled 'Flood Storage Compensation'

Justification

To minimise the risk of flooding by ensuring the satisfactory storage of fluvial floodwater.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant 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.

European Protected Species

We have considered:

- Fitzalan High School, Bat Ecological Impact Assessment – Enabling Works, V2, December 2019 by Wardell Armstrong
- FHS_AECC-00-XX-DR-E-9013 Rev: P04 Fitzalan High School Enabling works External Lighting
- HLS175, Fitzalan High School Source Intensity Calculations Vertical Spill
- HLS175 Fitzalan High School Source Intensity Calculations
- Fitzalan High School, Cardiff Sports Pitch Floodlighting REV2 – Impact Study/Overspill Readings

We welcome the recommendations detailed in the Bat Ecological Impact Assessment dated December 2019 by Wardell Armstrong.

We note that some of the recommendations within the report, in particular the recommendation for dark corridors along the southern and eastern boundaries of the site, do not appear to be compatible with the details submitted in the flood lighting and external lighting schemes.

Section 5.4.25 of the Bat Ecological Impact Assessment states that Pitch 7 is not proposed to be lit, however, the floodlighting report and calculation plans indicate lighting in this location which will result in the illumination of the vegetated corridor bordering the site, in contradiction to conclusions and recommendations within the bat ecological impact assessment.

We advise your Authority to ensure the recommendations in the Ecological Impact Assessment are implemented.

Foul Water

We note foul water is to be disposed of via mains sewer and as such have no further comment.

Watercourses and Pollution Prevention

Adequate pollution prevention measures should be employed to prevent pollution of any watercourses in/adjacent to the site.

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.

6.4 GGAT state:

Information on the Historic Environment Record, curated by this Trust, shows that there are a number of archaeologically significant sites in the vicinity, including a late Bronze Age-early Iron Age hoard containing axes, chisels, sickles and razors. Roman finds have also been recovered within the area. There are no recorded archaeological sites within the application area and a review of the early historic Ordnance Survey maps, dating from 1880 to 1940, shows the area to be open land with no features of apparent archaeological interest.

We note the application's supporting documents, in particular the Enabling Works Supplementary Ground Conditions Assessment Report (dated December 2019, Reference: FHS-JUBB-95-XX-AR-C-0504). The ground investigation work that has been undertaken indicates that the ground has been extensively disturbed. Previous disturbance of the site includes the works associated with the straightening and redirection of the River Ely and the subsequent construction of drainage ditches, aligned northwest to southeast, that run across the application area as depicted on the Ordnance Survey map dated 1963 to 1965. The Ground Conditions Assessment Report also details that the ground within the application area has also been raised coinciding with landfill records and the identified levels of made ground detailed in the report. Consequently, the underlying Tidal Flat deposits and Alluvial deposits, which have a high potential of containing archaeological remains, are deeply buried beneath the layer of Made Ground which has an average thickness of approximately 2.4 to 3.2 metres across the site (Table 6 and 7; detailing

summary of ground conditions). Therefore, it is considered unlikely that the proposed works will encounter significant archaeological remains and features.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.

The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of this Trust.

6.5 Sports Council for Wales states:

Sport Wales is the statutory consultee on developments affecting playing fields and would like to comment as follows.

In looking at this application in isolation and comparing the existing sports provision of the application site (essentially grass pitches) against the proposed (3G pitches, grass pitches and MUGAs), there will be some loss of playing field area to accommodate the new facilities, access road and car park but overall Sport Wales is satisfied that the proposals will result in improved sports provision.

However, Sport Wales does have some concerns. The redrawing of the Ysgol Pwll Coch site results in a greater footprint but the shape of its proposed new playing field does not lend itself to games and activities as well as the existing squarer field. In addition, within its proposed boundary, Ysgol Pwll Coch will not meet the statutory minimum playing field requirements of the Schools Premises Regulations. Will the school have access to any of the proposed new facilities surrounding in order to meet the Regulations? The supporting Design and Access Statement states that Ysgol Pwll Coch will have access to MUGAs numbered 18 and 19. Where are these MUGAs and will they be sufficient?

Also, as mentioned, this application in isolation might result in improved sports facilities within the confines of the application site but the impact on the whole site including the area to the east of Ysgol Pwll Coch, where the new Fitzalan High School will be built on an existing football pitch, is not yet clear. Will the proposals result in an overall improvement at Leckwith and will Fitzalan High School have the statutory minimum playing field provision?

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted. No comments have been received to date.
- 7.2 The proposal has been advertised in the press and by site notice as a major application.
- 7.3 Neighbouring occupiers were consulted by letter. Various objections and concerns have been received. Reproduced below are letters from the

Governors, Ysgol Pwll Coch Parent Steering Group and GOL .

7.4 Response of Ysgol Gymraeg Pwll Coch Governing Body

Background:

1. As noted in our response to the PAC, Governors at Ysgol Gymraeg Pwll Coch [YGPC] warmly welcome the fact that Fitzalan High School is to be provided with new buildings and we look forward to a mutually rewarding partnership over the coming years.
2. It is of course inevitable that these developments will have a significant impact on YGPC. We note Cardiff Council's commitment to us that the School and its pupils will, in the medium and long terms, gain from these new developments. It is also the case, however, that it has not been possible as yet to articulate those gains in any detail or with any sense of certainty. As such, it has been very difficult for Governors to discharge their responsibilities to weigh the short-term disruption against longer-term gain.
3. The same may be said of the Community Benefits Scheme to be made available by the contractors. As these are not ring-fenced, it is not possible to plan for the future of the School. We would therefore expect that the school is given a clear indication of the amount of funds to be made available.
4. In our response to the PAC consultation we noted:
 - (i) that the children at the School should have access to (at least) the same amount of outdoor space for play and learning as they do currently;
 - (ii) that the School should not be exposed to significant disruption or noise;
 - (iii) that the educational experiences of the children at the School should be enhanced by any developments.

With regards to (i) we were pleased to see that the latest iteration of the plans has a greater grass area for the School. We shall address (ii) below. As noted above, we are yet unable to ascertain how we might measure (iii).
5. In terms of (i) and the layout of the grounds, we ask that the footpath at the top of the bank to the "cae" be removed. This would allow for an additional 3m of "buffer" between YPC and the development. Access to pitches would be unaffected.
6. As noted in the PAC response, the School community felt strongly that the retention of the "cae" was the preferred solution. Should that not prove to be possible, we noted that all efforts be made to enable children to access as much green space as possible. Any plans that do not retain the "cae" would also require mature landscaping, a Forest School, adequate shelter, and open space available to the children, to replace

any facilities that might be lost. In particular, we feel that the bank of the "cae", which is to be retained in Pwll Coch's grounds, should be accessible for children as appropriate.

7. (ii) We remain concerned about the amount of disruption to the School during building activities. We are pleased to understand that no site traffic will arrive during school opening and drop off times. However, it is during break and dinner time that children are most likely to be affected as it is then that they are outdoor for longest. We would therefore expect that no deliveries occur during these times either.
8. We are pleased to note that there will be constant monitoring of the site for fumes, noise and dust. Any baseline for this monitoring must be taken from within the School grounds and we ask that this is formally confirmed.
9. Governors are concerned about the drainage to our proposed new field. We require reassurance that changes to the ground surfaces adjacent to our field will not negatively impact on our site and cause potential issues with surface water drainage.
10. We require a double gated access point from our proposed new field directly onto Lawrenny Avenue for the purpose of grass cutting and/or emergency access.
11. As a school, we request a covered and lockable bike shelter to be placed on our site in order to promote sustainable methods of travel to/from school and thus reduce traffic along Lawrenny Avenue.
12. As previously noted, the current plans also indicate a significant reconfiguration for the School, a matter which was not addressed in the PAC documentation. There is real concern that this matter is not directly addressed in the current plans and that there are no specific funds available to improve the layout of the School, and the demountable classrooms in particular. We therefore feel that it is of paramount importance that the Local Authority allocate a specific budget for remediation, reconfiguration and development work at Ysgol Gymraeg Pwll Coch.
13. We are firmly of the opinion that maintaining both demountable classrooms is of high importance to our vision for future provision at our school.

Conclusions :

14. As noted above, we are pleased and excited at the prospect for new provision for Fitzalan High School. Our concerns lie in the lack of certainty: over the terms of any access to community facilities; LA or Community Benefits Scheme to develop YGPC site.

We expect that the LA will work closely with YGPC in the next stages of the development to offer more certainty and resources for the School's future. We feel that it is essential that the LA arranges a permanent and binding agreement for the use of the proposed new facilities at Fitzalan High School by pupils of Ysgol Gymraeg Pwll Coch.

- 7.5 Ysgol Pwll Coch Parent Steering Group (Objects) This letter is on behalf of the Ysgol Gymraeg Pwll Coch Parent Steering Group, a group that includes parents of children in all years of the school and representation from pupils themselves. The strength and depth of feeling amongst the parent body on the issue of the Fitzalan High School development is huge, as indicated by the substantial number of parents actively contributing and working with the steering group (>60). Naturally, across the group there are differences in what concerns some parents and pupils compared to others, however there several common concerns that are shared by all members of the group, and which are the basis of our objection to this planning application. We strongly believe that alternative plans that enable a new, much needed, Fitzalan High School but also protect the education and safety of Ysgol Pwll Coch pupils are achievable.

Below are specific objections.

1. Redrawing of Ysgol Gymraeg Pwll Coch (YPC) boundary

The changes to YPC boundary, as detailed in this application, pose an unacceptable detriment to the pupils and staff of YPC, current and future. These proposed boundary changes will result in the loss of workable access to large outdoor space for learning, sport and play, destruction of an award winning Forest School (an important learning resource with mature trees that cannot simply be replaced), loss of an open, undeveloped visual aspect, loss of the opportunity for future growth for YPC, increased safeguarding issues due to increased proximity between young primary-age pupils and older High school Pupils and substantial loss of privacy.

These plans would replace open, green space with developed facilities, leaving YPC surrounded on all 4 sides. The plans include detailed and budgeted designs for substantial changes to YPC boundary that will materially damage the experience of YPC pupils and staff, however they include no consideration whatsoever of the impact of this on YPC pupils and the quality of their learning experience. Whilst we appreciate the efforts made by Cardiff Council to consider feedback provided during the Pre-Application Consultation (PAC), specifically the dimensions of the replacement playing field, it remains that the new space has substantial access issues that are not considered in these plans. Specifically, there are 2 temporary buildings (demountables) blocking access to the new field; this layout is unacceptable. We request that a commitment to these being moved to a position that doesn't restrict the movement of pupils from the yard to the field and maintains a line of sight from the school yard to the field to allow for safe supervision.

We object to a public access footpath running along the eastern boundary of Ysgol Pwll Coch. This footpath should, as a minimum, be gated at both ends,

with timing of the locking and unlocking controlled to specific times of the day. Additionally, the plans indicate that the fence on the southern boundary of YPC would be a form of mesh combined with the buffer zone to avoid high solid fences making Pwll Coch playground into a prison yard. While we support this effort, the removal of the buffer zone should warrant a rethink of the border design, since a mesh fence alone would not suffice as an effective barrier between the schools. A more suitable approach could be to consider planting a tight row of conifer type trees along the border. These are relatively cheap and easy to plant, fast growing and create a sufficient natural barrier between the schools.

We object to the plans that show the YPC side of the Cae becoming a decorative planted bank with no access for children. This space should not be counted within the measurements of compensatory space offered up against the loss of the Cae as, under these proposals, it is not available for learning or recreation. Some creative design could make this space (described as a buffer zone during parent consultation meetings) available to the children of YPC. Any buffer zones (i.e. space between YPC facilities and the new boundaries, which could mitigate some aspects of my concern) should not be achieved by taking space from inside YPC boundaries.

2. Traffic and delivery access via Lawrenny Avenue.

We object to the proposal for site and construction traffic to use Lawrenny Avenue as the route of entry to the construction site, which takes these vehicles directly between two school sites. Based on firm analysis and information, it is estimated that they'll be 50-60 vehicle movements per day at times, with labour movement on top. Each year there are a large number of road traffic accidents involving HGVs, specifically those over 3.5 tonnes. A disproportionate number of these are construction vehicles. Intentionally sending HGV site traffic between a primary and a secondary school along a cul-de-sac road that is the main access for both schools shows a disregard for the safety and wellbeing of pupils and parents of both YPC and Fitzalan HS, as well as users of the Gol Centre.

Parking on Lawrenny Avenue is limited, and to avoid illegal and dangerous parking, and/or moving children across or along a busy road many YPC parents chose to park at GOL. However, the plans show the access to the site being just east of the entrance to GOL (i.e. between GOL and YPC), therefore removing the option of parking at GOL as it would force children and parents to cross the main site entrance, which is unworkable. As a result, we are concerned that these plans may force parents and children to use more dangerous options, escalating the situation even more.

The junction in to Lawrenny Avenue is not light-controlled and is a point where many pupils from YPC and Fitzalan HS cross the road. Having many HGVs turning in and out (where they will have to turn right) is incredibly dangerous.

We object to the current construction traffic restrictions (between 8.15am-9.00am and 2.45 - 3.30pm). They are not remotely sufficient for the following

reasons:

- YPC Breakfast club starts at 8.10am, therefore pupils will be arriving before the planned restrictions start.
- YPC Meithrin pupils (the youngest and most vulnerable) do not start until 9am, therefore some will still be arriving and parents/carers leaving as the trucks start at 9am
- YPC Meithrin class morning pupils are collected at 11.30am, at which point no restriction will be in place.
- YPC Meithrin class afternoon pupils are dropped off at 12.45pm, at which point no restriction will be in place.
- 15 minutes is insufficient window to allow for pupils leaving the school at 3.15pm
- Children and families from Pwll Coch and Fitzalan schools are extensively involved in after school clubs, sports and activities well after 3:30pm, as well as sports at Gol.

As outlined above, the proposed plans completely fail to properly consider the safety of Fitzalan and Ysgol Pwll Coch pupils, parents, staff and that of local residents.

3. Environmental impact

We object to the loss of important green space that includes mature grassland, hedging and mature trees. In destroying these aspects, the plans will be detrimental to the overall aspect of YPC school and have a negative impact on the health and wellbeing of the young children who attend the school, staff who work there and local residents. Offsetting the effects of the nearby roads and associated traffic pollution (including the busy A4232) should be a priority for Cardiff Council, and I am concerned that these plans undermine the established barriers, namely the aforementioned hedging and trees.

The immediate area surrounding Ysgol Pwll Coch provides important habitat for protected species (bats) that thrive in the area. Over-development of an area that includes S.S.S.I is contradictory to conservation. Whilst not the subject of this planning application, the next stage for development of the new High School, for which this application is the enabling works, is expected to involve the removal of substantially more trees, including a mature and important corridor for bat feeding. By splitting the entire development across at least 2 planning applications the total impact on the environment is not visible. We ask that you consider how this planning application will work with the future plans for the area immediately adjacent, and how these will protected species.

We object to any part of the schedule for the enabling works that prioritises the needs of the grass growing season over the welfare of YPC pupils. The work

to create the new grass pitches adjacent to the Pwll Coch site will be hugely disruptive and have the potential for serious impact in terms of noise and dust. Prevailing south westerly winds will blow any dust onto school premises during dry late spring/summer months. We have been told that the Cae is contaminated with asbestos and pupil safety must be given priority over every other planning consideration.

We object to any site work taking place where air quality monitoring and benchmarks have not been established prior to work starting. Air quality monitoring must take place inside school boundaries (where the children will be) in order to be meaningful.

4. General

When being communicated to stakeholders, general public and indeed Cardiff Councillors, the proposals and plans for this development have constantly and consistently been associated with hypothetical benefits for YPC pupils and staff, such as access to new sports facilities and improvements to the current school site. However, as mentioned in point 1 above, whilst the plans for changing the boundaries of YPC are real and have a budget assigned, any of the claimed benefits for YPC are unfounded, uncommitted and with no guarantees of ever becoming a reality. We object to this planning application as it presents the unacceptable scenario that the losses to YPC are planned and budgeted, yet the betterments are not. We object to any plans that fail to include reparations and betterments to YPC in the formal plans that are a binding commitment. From discussions with YPC PTA, school leadership and Governing Body, suggestions for such include:

- Moving of the demountables to a suitable location, or replacement with suitable permanent alternative
- Moving of the fence in front of YPC Meithrin to include the area of trees within the new playing field
- Replacement of Forest school
- Replacement of allotment
- New climbing frame and associated equipment
- Additional secure bike and scooter storage

Whilst this development poses the potential for benefits to YPC and Fitzalan HS pupils, the current plans prioritise the building of the new development over and above all other concerns, specifically the crucial primary school education of hundreds, and long term thousands, of Welsh-speaking culturally diverse Cardiff pupils. In objecting to these plans we, as representatives of YPC parents, are asking the planning committee to redress this imbalance and facilitate a new Fitzalan High School that genuinely and creatively adds to the local environment whilst assuring the education and safety of our children are

not compromised in any way whatsoever.

7.6 Objection is on behalf of the GOL Football Centre, an established business which borders the proposed development site.

As background, GOL is a football centre based on the western edge of the site. Our business operates from within the building on the site, and we provide outdoor football pitches for use by the general public. During 2019 we provided £90,000 of free and discounted pitches to junior football teams, charities and local schools.

Whilst we support the ultimate planning proposal, which is to relocate Fitzalan High School, we have major concerns that these enabling works will have serious detrimental impact upon our business.

The proposed relocation of the outdoor 3G pitch, which will run east to west between Ysgol Pwll Coch and GOL Football Centre will have potentially serious and dangerous impacts upon our existing business. The orientation of the pitch means that one goal will be next to our business, with players shooting in the direction of the centre. This means that whenever the pitch is in use footballs will be being kicked in the direction of the centre. I have outlined below my main issues with the location and orientation of this pitch:

- The implications of this are that in many instances the balls will fly over and wide of the goal and will be repeatedly hitting the roof of the centre. The roof is a metal roof and as such the noise will not be insignificant. This is going to be disruptive to our staff and the work they are undertaking and could affect residential neighbours. Additionally it is going to have a detrimental impact upon the enjoyment of customers using the bar and party room which border the pitch.
- The repeated impact of footballs on the roof of the centre is also likely to cause damage ultimately to the fabric of the roof, which will result in additional operating costs to the business.
- In addition, footballs which overshoot the border fence are also likely to land on our patio area. This is an area which is part of our licensed premises. As such customers are often sitting here enjoying a drink. The possibility of a football landing amongst these unsuspecting customers is a serious health and safety issue, which these plans totally ignores. The potential injury to customers drinking on the patio should not be ignored when considering the implications of this development
- There is also a risk to our customers using the pitch closest to the relocated 3G pitch. Footballs that are being shot towards the goal and miss the target are likely to be travelling at a significant pace. Our customers using pitch 1 at GOL, will not be expecting balls to suddenly appear on their pitch from an unlikely direction. This is another potential health and safety risk, which this proposal ignores. There is also the impact on the business of balls repeatedly landing on the pitch spoiling the enjoyment of our customers.

- Pitch 1 at GOL (the nearest to the proposed development) is our main pitch at the Centre. This is used for children's parties and as one of our pitches for coaching at our soccer schools. The risk of injury to children who are hit by footballs coming over from the relocated pitch are significant. We are unable to modify the operation of our business to mitigate the impact of this, as this is the closest pitch to the Centre, and the one which allows the youngest children quickest access to the building for use of toilets. Also it is the only pitch which allows parents to watch the parties from the comfort of the building or from the patio area.
- 6. I have serious concerns about the language that will come from players using the relocated pitch. Whilst not overly concerned during the evenings when we have adults using the Centre, the potential for loud, foul language to impact upon the quiet enjoyment of parents at their childrens party is significant. Who would want to hear repeated foul language at their 5 year olds party? We manage this internally by keeping our adult bookers away from the party pitch, but we will be unable to have any control over this external pitch, and its use on Saturday and Sunday (our main party times).

The proposed solution of erecting high netting will mitigate the issue slightly, but no matter how high the fencing will never remove all of the risk, as footballs will frequently go above the netting even at 15 metres high. Also, any fencing put in place will need to be maintained to a very high standard, with repairs being carried out immediately, which is unlikely to happen.

It is not reasonable to expect an existing small business that provides employment to 16 people to have to change its operation to deal with the issues raised above. The Council and CAVC should be aware of these issues and should be expected to deal with them appropriately in any planning proposal. Having drawn attention to these dangers we cannot see how GOL will be liable for any resulting accidents.

There are also concerns regarding the location of the Dome. We have concerns that the Dome at 18m high and being to the east of the GOL Centre site will impact upon the ability of the sun to defrost three of our pitches until late in the day. Should the three pitches which will be adjacent to the Dome not get the early morning sun, then it is possible that with overnight frost, that three of our pitches will be out of action until much later in the day. This could have a detrimental impact on our ability to provide pitches for bookings or soccer schools, in particular on Saturday and Sunday mornings when they are primarily used by children. If GOL are required to cancel bookings as a result we would expect to claim for any lost income and damage to the reputation of the business.

Our final objection is in relation to the location of the proposed pedestrian access to the relocated 3G, changing rooms and Dome. The pedestrian access on Lawrenny Avenue will allow users of the facility to park on Lawrenny Avenue and to walk through the proposed access to the relocated facilities.

The nature of people is that a significant number of these users will prefer to park in a nearby car park rather than to use roadside parking. As the GOL Football Centre is only going to be around 50 metres from the pedestrian access, a significant number of the CAVC facilities will choose to use the car park at GOL. The car park is already under pressure from our existing customers and it is going to have a significant impact upon our customers' ability to park in GOL's car park. If customers are unable to park in the Centre's car park this will have a negative impact upon their experience at GOL, and will negatively impact the business.

This will not only be an issue during the evening but also on Saturday mornings when U7 and U8 football is played on the relocated 3G pitch. There are already between 35 and 50 cars parked along Lawrenny Avenue as a result of this activity. If a portion of these cars park in the GOL Centre car park, this will displace our customers the majority of whom at this time will be bringing children to the Centre. If our customers are forced to park on the road and then have to walk into the site this will cause a significant health and safety issue as children aged between 4 and 8 primarily have to access the site via the main vehicular access.

As a small business we cannot afford the implications of managing the car park to ensure only bona-fide customers of GOL are using the car park. The management of the car park would cause an intolerable burden upon the business, and should not be required as a result of this development. We fully understand the wish to provide a pedestrian access for Fitzalan High School pupils on their route to and from school, however, we feel that access to the CAVC facilities should be made via the main site entrance and that the pedestrian access should be closed outside school hours.

7.7 The standard letter of objection received states:

I object to annexing Ysgol Pwll Coch's playing field to this development. It would be unnecessary with a less overbearing design. The immediate fencing and boundary will impact on noise and privacy during school hours for those in early years education. The loss of essential green space will be detrimental to the visual aspect in the area, to the school and directly influence the health and wellbeing of young children.

I do not accept the land is contaminated as defined by National Resources Wales and the soil testing remains inconclusive.

I object that the replacement area offered to YPC does not hold the same value in size or natural resource. The measurement given by council representatives includes an area of bank that will not be accessed by the children. It also includes land already in use by YPC. The size of the replacement play area is less than that of the annexed field. This is not acceptable and decreases the ability for YPC to further develop in-line with council 21st century school visions and welsh medium provision.

I object to planning on the grounds that no formal agreement is in place to

mitigate the impact on YPC. Design suggestions put forward by council representatives have been vague, absent on plans and without a budget to provide betterment to the school that will suffer reduced amenities and footprint. A defined proportion of the main contractors' Social Value contributions must be ring-fenced for YPC. It is essential that an agreement is in place so children are able to benefit from any replacement learning resources.

I object to the public access paths that surround Pwll Coch leaving young children subject to public nuisance. The path marked on the southern boundary of YPC is far too close and unnecessary given the amount of alternative access paths. Plans would be improved by including that strip of land within the boundary of YPC to mitigate the substantial loss of the school field and enable the council/school to replace the valuable learning resources such as forest school and allotment.

I object to the main access for construction in its planned location by Gol. It forces construction traffic down Lawrenny Avenue, between two schools and will increase congestion in the local area. There is a main access point from CAVC which would alleviate the problem as they are not used during peak hours. With a primary school being surrounded by construction for over 3 years its essential to reduce the risk of air/dust/noise pollution as much as possible. Benchmark testing for air monitoring must be undertaken immediately from INSIDE the boundary of YPC. Assurances from developers that pollution will be monitored from outside the boundary is not acceptable given the safe levels for children are lower.

I object to planning on the grounds that the traffic assessment is incomplete. Any additional pressure on traffic/parking in this congested area will affect travel to and from school, the local residents and commuters. Plans to increase active travel will work better with the infrastructure already in place to support it.

I object to planning on environmental grounds. The immediate area surrounding YPC provides important habitat for protected species (Bats) that thrive in the area. Over-development crammed into an area that includes S.S.S.I's is contradictory to conservation. A more thoughtful approach to design and mitigation must be used to halt further destruction of valuable habitat in line with the wider opinion regarding climate change, conservation and reduce flood risk.

- 7.8 In addition 110 standard letters of objection from parents at Ysgol Pwll Coch were received, 21 similar letters to the standard letter of objection from parents at Ysgol Pwll Coch were received, and 47 individual letters from parents, former parents, children and forest school leader have been submitted covering many of the issues raised above. One letter of objection has been received from a resident in Lawrenny Avenue and none from residents in Clos Halket (the nearest residential properties to this site).

8. **ANALYSIS**

- 8.1 The proposed re-location of existing sporting facilities is to make land available for the new Fitzalan High School which will be the subject of a future planning application. Fitzalan is one of the schools categorised as D rating, which means it is life expired. A replacement High School is a priority for the Council and it falls within the Band B funding programme. Nevertheless the current application has to be assessed on its individual planning merits and against the LDP policies.

LDP Policies

- 8.2 Paragraph 5.347 of the LDP states:

The Council has a statutory duty as local education authority to ensure that there is a sufficient number and variety of school places at primary and secondary level, available to meet the needs of the population of the County.

- 8.3 The proposal is for development on open space and Policy C4 of the LDP is for the Protection of Open Space and states:

Development will not be permitted on areas of open space unless:

- i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and
- ii. The open space has no significant functional or amenity value; and
- iii. The open space is of no significant quality; or
- iv. The developers make satisfactory compensatory provision; and, in all cases;
- v. The open space has no significant nature or historic conservation importance.

- 8.4 Supporting paragraphs 5.325 and 5.326 state:

Where a development proposal involving the loss of open space would exacerbate a local or countywide deficiency of functional open space, compensatory provision for open space or alternative provision of equivalent community benefit may be acceptable. This will be explained further in the Open Space SPG.

The appropriateness of compensatory open space or replacement facilities will be assessed having regard to the importance of the resource to be lost and the needs of the locality. Compensatory provision should:

- Contribute towards meeting the needs of the local community;
- Be of at least equal value to that being lost;
- Be reasonably related to the original site to serve the population affected by the loss;
- Be provided in accordance with the Open Space SPG; and
- Be agreed between the Council and the developer.

- 8.5 It is not considered that the proposed development would involve the loss of open space, other than for some ancillary facilities to better facilitate the use of

this land, and would satisfy the criteria identified in the supporting paragraphs above.

- 8.6 The application site falls within the River Ely corridor. In assessing the development proposals for this River corridor, significant weight should be afforded to the pressing need to relocate the existing Fitzalan High School, to continue to provide quality sport facilities for CAVC.
- 8.7 It is considered that the proposal will make a very important contribution towards helping to meet existing and future needs of the community, and that this outweighs the loss of that part of the site within the river corridor that is undeveloped. Paragraph 4.4.2 of PPW 10 states that 'when considering development proposals planning authorities should consider the needs of the communities and ensure that community facilities continue to address the requirements of residents in the area'.
- 8.8 The site will retain its openness and natural character, and will keep on contributing to the 'strategically important corridor of mixed open spaces that run through the heart of the urban area' highlighted at para 5.99 of the Cardiff Local Development Plan. The dome which is an inflatable structure already exists within the Ely river corridor.
- 8.9 The proposal is therefore considered to be in line with Local Development Plan Policy EN4 which states:
- The Natural Heritage, character and other key features of Cardiff's river corridors will be protected, promoted and enhanced, together with facilitating sustainable access and recreation.
- 8.10 It is considered that the proposed development is in accordance with the LDP and there are no policy objections to this proposal.

Privacy

- 8.11 The mass of the changing rooms are considered appropriate given their locations in the centre of the site with no issues of overlooking or neighbouring structures. The scale and mass of the spectator stands and dugout facilities are appropriate to the context and to their intended use to support the wider sports provision and use of the site. No residential property's privacy would be adversely affected and fencing is proposed around the school boundaries, which are over 50m from the main school building.

Transport

- 8.12 The application was accompanied by a Travel Plan. The Transport Assessment highlights that the site's proximity to existing walking/cycling routes and public transport network offers realistic alternative travel mode choices for staff, students and visitors. It also notes that the majority of the proposed sports amenities are replacements of existing facilities, which will enhance the users experience rather than increase their operational capacity. The CAVC facilities

will be available to the wider community as per current arrangements, however this is often outside the peak periods in the evening or during the weekends through a pre-booking system.

- 8.13 Paragraph 6.1.1 of Jubb's Transport Assessment states:
This Statement has assessed the accessibility of this application site and established the likely impact of the development traffic. The report concludes that:
- The proposed development is consistent with the national and local planning and transport policies;
 - The application site is well positioned in relation to the local communities and main settlements area in Leckwith, Canton and Riverside;
 - Its connectivity to the walking/cycling routes and proximity to the public transport network, offers realistic alternative travel mode choices to the private car for staff, students and visitors.
 - The development proposal would have a neutral impact on the present highway system with majority of the journeys already travelling along Leckwith Road;
 - The design of the proposed development will provide an adequate and safe parking environment.
- 8.14 The Transport Officer has no objection subject to conditions. Traffic flows to the sports facilities will initially be similar to that currently existing but with vehicular access for all the facilities off Leckwith Road. With work on the new cycle superhighway along Lawrenny Avenue starting around summer 2021 and the new cycle parking to be provided to serve the relocated sporting facilities there is likely to be positive changes to the modes of travel to these facilities.

Ground Conditions

- 8.15 Jubb produced a Supplementary Ground Conditions Assessment Report that states:

Contamination Risk Summary

The data from the various phases of investigation undertaken have been utilised in this assessment, and the principal contamination risks are as follows:

- Elevated lead and PAH in shallow site soils – moderate risk to human health;
- Widespread but low concentration asbestos in site soils – moderate risk to human health;
- Elevated CH₄ and CO₂ in made ground – moderate risks to human health;
- Elevated VOC/SVOCs/organics – moderate risk to water pipe materials;
- Outline Mitigation Measures
- Proposed measures to mitigate these risks are as follows:
- Capping of all soft landscaped areas to prevent contact with any residual contamination in made ground, capping thickness of 400mm is anticipated;
- Ground gas protection measures commensurate with CS₂ to be employed in changing room areas; Likely to comprise structural barrier and gas barrier in floor construction. Gas protection may also be required in the Air Dome

structure, depending upon the ventilation characteristics of the structure.

- Barrier Pipe to be used across the site;
- Suitable task specific PPE, good hygiene practices and toolbox talks for all site workers handling soils;
- Dust management and air quality monitoring during site earthworks and excavations to manage asbestos risks.

8.16 In the interests of health and safety for the users of the Cae, access to the Cae was removed in June 2018. This was following an inspection from CCC Health and Safety in which large quantities of debris (including metal, wire, glass and low levels of asbestos were found.). This information was shared with parents at the time and offered in a public meeting in January 2019. There is no funding available to fund remediation of the Cae (estimated costs of remediating the Cae is circa £300-£400k) without the 21st Century Schools funding. An alternative play area was provided at the time, which is remains in use at present. The alternative play area is Fitzalan's playing fields.

8.17 The applicant states:

The existing Cae can be redeveloped through the 21st Century Schools funding streams and it was intended to utilise the community benefits as part of the scheme to provide enhancements to the existing green space. In accordance with consultation feedback and desire for green space the new proposal does not include enhanced facilities, but may be considered at a later date.

8.18 Pollution Control has assessed the submitted contamination reports and have raised no objections subject to conditions. These conditions are included in the Recommendation. NRW has no objection subject to contamination conditions, which in part have been integrated with Pollution Control's recommended conditions.

Flooding

8.19 Paragraphs 7.74-7.78 of the DAS state:

As explained in previous chapters, the TAN 15 Development Advice Map (DAM) shows that the majority of the application site lies within zone B (areas know to have been flooded in the past evidenced by sedimentary deposits) with an area within zone C1 (areas of the floodplain which are developed and served by significant infrastructure, including flood defences). As a consequence, the proposed development is classified as 'highly vulnerable'.

Notwithstanding this classification, the submitted Flood Consequence Assessment (FCA) prepared by Jubb, confirms that the proposals are justified because the development is an improvement to the sport facilities on the existing site and forms part of the enabling works to replace the existing Fitzalan High School. It also notes that the development will replace the existing sports pitches with modern facilities with positive drainage connections and overflows, thus the overall impact on flood risk is considered to be low.

The site is protected by significant flood alleviation infrastructure, providing a level of protection advised by NRW in excess of 1 in 200 years (0.5%). The proposed minimum finished floor level of the changing blocks is well above the peak 0.5% flood level.

The Rugby / Football pitch (no.4 on the plans) and MUGA pitches 16 and 17 could be inundated during the 0.5% undefended flood event. However, the FCA confirms that these are 'less vulnerable' as well as water compatible uses. Indeed, they have been designed to allow for compensatory flood storage due to the relocated Air Dome, parking area and changing blocks being located within the Flood Zone C1 and pushing potential flood water north.

The SuDS and surface water attenuation design will provide a significant improvement during heavy rainfall compared to the existing sports fields. Therefore, the flood risk in these areas is not elevated when compared to the rest of the site.

- 8.20 NRW has no objection in respect of flooding.

Drainage

- 8.21 The agent in response to Welsh Water's comments states:

The northern catchment associated with Pitch 4 will be discharged into an existing public stormwater sewer at chamber EXMH1, restricted to 4 l/s. The remainder of the site drains via detention basins and discharges into an existing 1100 dia stormwater culvert running north to south through the site, this asset is owned and maintained by Cardiff Council.

Drawing FHS-JUBB-95-ZZ-DR-C-0500 Rev P6 identifies the traced 1200mm public combined sewer running north to south through the enabling works site and included a yellow shaded area to represent a 6m easement either side of the centreline of the existing main. Basin A, located to the west of the sewer is positioned outside of the easement and the eastern extents of Basin A is in excess of 10m to the west of the centreline of the 1200mm public combined sewer.

The developer has agreed in principle a bespoke build over agreement with DCWW for the enabling works site.

- 8.22 A drainage condition is recommended as per Welsh Water's advice. The condition may be superseded if there is SAB approval.

Biodiversity and Landscaping

- 8.23 JBA Consulting has produced a biodiversity and landscape management plan dated December 2019 that covers the application site and the future Fitzalan High School. The report identifies foraging and commuting bats, populations of slow worms and grass snakes and a range of birds nesting and feeding. The Biodiversity Plan states in Section 6 that:-

Compensation - New trees will be planted on site to replace any which are permanently lost. The exact requirements for this should be directed by the results of the arboricultural survey. Species should be native British and of suitable for the local area. Approximately 3235m² of the scrub habitat along the southern boundary will be lost to accommodate Pitch 1 and approximately 1760m² of the grassland / scrub mosaic in the western part of the site will be lost to accommodate the western SUDs. The biodiversity management plan and landscape plans include planting areas, species to be planted and a management regime. The SuDS features are the only areas inside the site that will be managed primarily for biodiversity. The landscape plans (Appendix C) that have been developed for the enabling works show the location of two SuDS schemes that will be developed as part of these works. They present the opportunity to create open water and marshy grassland habitat in place of the dense bramble scrub currently present on site. A mosaic of scrub and wildflower meadow grassland, rain garden, native tree and shrub planting will provide suitable habitat for a number of species which could result in positive effects for these species.

Enhancement - A minimum of three each of bird and bat boxes should be placed in appropriate locations around the site. The locations and type specified should be identified in the landscape and biodiversity management plan. Bat boxes should be designed and placed to support species recorded using the site. Roosting or nesting opportunities for birds and bats should also be incorporated into new buildings on the site, in accordance with the advice given in *Designing for Biodiversity: A Technical Guide for New and Existing Buildings* (Gunnell et al., 2013). Enhancement to increase reptile habitat on site should be incorporated into the landscape designs. This could include hibernacula, earth embankments and areas of scrub and grassland. These enhancements should be focussed on the edges of the site, with habitat connectivity to the woodland and scrub to the south and west. The population of Slow Worms and Grass Snakes will be under pressure from ongoing development on this site and from adjacent cumulative impacts. Careful management of marginal areas and the provision of key habitat features should allow them to persist once the development of the site is finished. The creation of compost heaps is particularly important. They provide breeding sites for both Grass Snakes and Slow Worms. However, they can attract negative comments from site users if not done well. Therefore purpose-build compost heaps should be put in place in areas that are not immediately visible from popular areas. They should have a formal structure (wooden boards or sides) on at least three of the sites so they look official.

Monitoring - The site should also be monitored to ensure the landscaping and planting on site has been effective. An ecologist should conduct a walkover of the site in years one, three and five following completion of the scheme. This will assess the establishment of planted trees and other vegetation and the effect of the scheme on retained habitats on site.

- 8.24 The Executive Summary of the Wardell Armstrong Bat Ecological Assessment-Enabling Works states inter alia that:

An Extended Phase 1 Habitat survey of the survey area was carried out by Mott MacDonald in October 2018, the results of which are presented in a Technical Note. This Technical Note identified that the habitats on site had the potential to support roosting and foraging / commuting bats. A data search carried out as part of the Technical Note identified a lesser horseshoe (*Rhinolophus hipposideros*) bat roost approximately 20m west of the site boundary, in Leckwith Woods Viaduct. At least 8 other bat species have also been recorded within 2km with most of the records being soprano and common pipistrelle concentrated around the residential development to the north.

Surveys carried out on Buildings TN2 and TN5 by Wardell Armstrong in 2019 did not identify roosting bats in either building. A Preliminary Ground Level Roost Assessment (PGLRA), of the trees proposed to be removed or requiring work, was undertaken by JBA Consulting in November 2019. This survey concluded that no suitable roosting features were identified in any of the trees requiring work at the time of survey.

Overall the site was considered to have moderate suitability for foraging and commuting bats. The bat activity surveys indicated that the main foraging and commuting habitat within the survey area is the central woodland belt, southwest woodland and the woodland area to the west. Soprano pipistrelle was the most dominant species recorded followed by common pipistrelle and the central woodland belt was identified to be an important commuting and foraging route for these species. It is likely that both of these species are using this commuting route to access high quality foraging habitat south of the site. The southern section of the central woodland belt and west woodlands were identified to support at least 9 different species including common, soprano and *Nathusius pipistrelle*, noctule, lesser horseshoe, *Myotis* spp Leisler's long-eared sp. and serotine. Lesser horseshoes were recorded within the west woodlands adjacent to the known roost during the transect surveys and recorded within the west woodlands and along the central woodland belt during the automated surveys.

The ecological impact assessment identified that effects on bats could occur as a result of the development. This includes loss of foraging habitat and commuting habitat fragmentation and disturbance from lighting. The expansion of the access through the central woodland belt, along the eastern boundary of the enabling works, will result in a significant adverse effect on common and soprano pipistrelle, however mitigation including planting trees on either side of the gap and allowing them to grow to maturity, or allowing existing trees will be to grow, so that their canopy spread will minimise the gap, will reduce this to not significant. No other significant effects are anticipated.

There are opportunities to enhance the site for bats. These include erection of bat boxes within the central woodland corridor and west woodland, and the creation of insect rich habitats as part of the landscaping of the site including native tree and shrub planting, woodland edge planting and wildflower meadow creation.

The above mitigation and enhancements can be delivered as part of a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) for the site.

8.25 The above report identified the following enhancements:

6.1.1 In accordance with the requirements of the Planning Policy Wales 2019 and BSI 42020:2013, ecological enhancements should be proposed which will result in a net gain in biodiversity. The following enhancements set out below can be delivered through appropriate planning conditions and/or through a Landscape and Ecological Management Plan (LEMP) for the development:

6.1.2 Bat boxes will be erected on appropriate trees within the retained broad-leaved woodland on the site. These will target pipistrelle species and noctule which are more likely to use the boxes post-construction and will include 1 x Schwegler 1FF, 1 x Schwegler 2F and one Kent Bat Box (or equivalent).

6.1.3 To enhance the opportunities for foraging bats, landscape proposals will seek to maximise planting to include native trees which could provide long-term commuting and foraging opportunities for bats. Detailed landscape proposals will be prepared at the Reserved Matters stage and will include measures to increase insect diversity at the site. This will include native tree and shrub planting, woodland edge and shade tolerant wildflower planting and wildflower meadow creation. Provision of refuges which are proposed as enhancements for reptiles could also increase insect diversity at the site and benefit the local bat populations using the site.

6.1.4 Sympathetic management of habitats, i.e. no or low use of pesticides, within the site could also aid in increasing insect diversity which would benefit foraging bats.

8.26 JBA Consulting confirmed there were no badger setts or evidence of badgers and Otters are considered absent from the site

8.27 Capita undertook an Ecological Survey in May 2019 and no greater crested newts or dormice failed to detect these species.

8.28 The applicant states that:

A tree assessment has been undertaken and trees are removed, new ones will be planting to ensure no loss of habitat. The new area of land did not impact on any planting, but any remediation or replanting will be done so under the supervision of Ecologists and CCC Parks Officers.

8.29 NRW has raised no objections.

8.30 Halliday Lighting has submitted a Sports Pitch Floodlighting Impact Study/Overspill Readings. The conclusion states:

The proposed lighting system has been designed to meet the specific lighting requirements for play of each sport whilst ensuring that nationally recognised

environmental lighting standards are adhered to.

The proposed system will therefore allow participants to play in safety whilst maintaining the amenity of neighbouring properties.

The scheme is also below the maximum sky glow target of 5% as there is zero upward light.

In summary the proposed lighting scheme is compliant in all aspects.

Playing Facilities

- 8.31 The Sports Council for Wales comments are generally supportive but raise a concern about Ysgll Pwll Coch's new grassed play area, the location of the MUGAs and whether the new Fitzalan HS will have sufficient playing fields.
- 8.32 The proposed substitute grassed play area for Ysgol Pwll Coch is of a comparable size to the school's existing play area. The proposed MUGAs are almost immediately south west of Ysgol Pwl Coch and are conveniently located to the school. When the planning application for the new Fitzalan HS is submitted the developer will have to make statutory minimum playing field provision and this will have to be assessed by the Planning Committee at that time.

Construction Management Plan

- 8.33 The Construction Management Plan has been briefly described in paragraph 1.14 above. The Plan is a 21 page document. The plan states that delivery times will be restricted to avoid peak hours of the existing school. From the developer's experience that would be between the hours of 8.15-9.00 and 14.45-15.00. Otherwise working times would be between 7.30 -17.30 Monday to Friday and 8.00-13.00 Saturday The access construction point would be over 200m west of the entrance to Pwll Coch. An on site parking area for 25-30 vehicles would be created next to GOL. A wheel wash facility would be provided on site at the start of the development. The agent has confirmed that the busiest period will be week 3-16 and then lorry movements will fall to 8-10 per day. The football/cricket pitch to the south of the school will be seeded during weeks 15-18 of the enabling works. The repositioned dome would be available for use in weeks 33-36. Also in weeks 33-36 temporary site access, works compound, workers car park would be removed and grass reinstated. Weeks 36 -39 all works complete.
- 8.34 The Construction Management Plan states:
- (i) Noise Due to the site being in close proximity to local residents and the schools, it is important that noise is monitored and reduced as far as reasonably practicable. Mitigation measures will be further developed in the Environmental Plan and will include: 1. Working only within the site hours permitted by the Environmental Health Officer (EHO). Work outside these hours will require dispensation from the EHO and a communication to local residents. 2. Promoting measures to reduce noise through selection of plant/equipment and ensure it is well-maintained. 3. Monitoring noise at the site boundary.

(ii) Vibration It may be necessary to undertake vibration monitoring at the site boundary during piling operations in accordance with BS 5228-2-2009 Code of Practice for Noise and Vibration Control on Construction Sites. The nearest properties are situated along Lawrenny Avenue. If required, vibration monitoring equipment will be located on nearest elevation of site boundary to sufficiently represent the closest point to the dwellings to the piling activities.

(iii) Floodlighting in areas adjacent to neighbouring properties will generally be limited to the working hours. Where light glare may cause a nuisance, light shielding will be considered. Site lighting will be kept to a minimum, whenever possible, taking into account the needs for site health and safety and security.

Control of Dust and Sediment the enabling works have been phased to ensure that topsoil is stripped only when necessary. This will minimise the likelihood of dust or sediment either being released into the atmosphere, or as surface water run-off. Upon identification of all sensitive environmental receptors following receipt of the ecology report, we will produce an Environmental Constraints Plan. During dry periods we will ensure we have the resources and plant available on site to suppress dust and prevent it from becoming airborne. We will cap areas at the earliest opportunity to prevent the risk of dust becoming airborne. Where required, air monitoring stations will be set up adjacent to potentially sensitive receptors, such as Ysgol Pwll Coch. At the beginning on the project we will install silt netting along the boundary to the River Ely and the ditch on the east side of site. A representative from Natural Resources Wales will be invited to site to inspect that suitable control measures are in place. Wheel wash facilities and road sweepers will be used where necessary whenever the need for road cleaning arises.

8.35 The Construction Management Plan states in respect of Neighbour and Community Liaison

Our Project Manager will be identified to address neighbour and community relationships during the development works. The Considerate Constructors Scheme highlights the importance of considering the needs of local people, businesses and public. Consultation should be carried out regularly, to ensure this is being achieved. Prior to commencement of each phase of work, where possible all neighbouring occupiers will be contacted by our Project Manager to explain the activities to be undertaken, the duration of the works and the working hours. Our Project Manager will be introduced as the main point of contact. Communication with Fitzalan High School, Pwll Coch Primary School, Cardiff International Sports Centre, CCC and neighbours can be enhanced by the use of newsletters, notice boards and websites. A complaints procedure will be implemented to log and respond to issues raised by neighbours, or a member of the public. Where possible, measures will be put in place to avoid recurrence of the complaint.

The Construction Management Plan also states in respect of traffic control and safety that:

To facilitate the safe and coordinated operation through Lawrenny Avenue, the

main contractor will develop and implement a robust system of traffic control. The system will take into account at any particular time, the site-specific construction activities, the specific requirements of school operations and where advised, any 3rd party interfaces, such as the Gôl Centre, through regular liaison / planning meetings. A vehicle crossover point will be discussed and applied for through Cardiff Highways officer.

And that the developer is committed to

Ensuring a site-specific traffic management/logistics plan and risk assessment is in place and implemented.

Ensuring that suitable loading and unloading areas have been identified and implemented.

Ensuring that access to and from the site is appropriately marked and signed
Ensuring suitable vehicle routes have been identified and that this route accounts for vulnerable road users. Ensuring that suitable waiting/parking areas have been identified.

Ensure that agreed routes are communicated to suppliers and contractors and are briefed accordingly.

8.36 The developer has confirmed that “During dry periods we will ensure we have the resources and plant available on site to suppress dust and prevent it from becoming airborne. We will cap areas at the earliest opportunity to prevent the risk of dust becoming airborne. Where required, air monitoring stations will be set up adjacent to potentially sensitive receptors, such as Ysgol Pwll Coch.”

8.37 The applicant states that:
This proposal shows a phased re-provision of existing facilities to enable us to progress with the new school build on the land where current pitches are located. This is a like for like provision moving them to the rear of the site and sits in a separate planning application.

8.38 During the construction there is frequently an element of disturbance to nearby residents, businesses and in this case school children. However, this is for a limited temporary period. During weeks 6-9 the land south of Ysgol Pwll Coch will have been stripped, weeks 9-15 drainage installed, and during weeks 15-16 the pitch will have been seeded and the growing period will be underway

Noise

8.39 Mach Acoustics have submitted a Sports Noise Impact Assessment that amongst its conclusions states:

- Comparing the change in noise levels between the existing and proposed sites shows a change in noise level of less than 1dB at the nearest residential dwellings.
- This suggests the impact is slight and that the change in noise level is likely

- to be imperceptible.
- Therefore, it can be argued that no mitigation is required to protect residents from noise associated with the proposed relocation of existing and addition of new MUGAs and sports pitches.
- For Ysgol Gymraeg Pwll Coch, the pitches adjacent to the school are likely to result in an increase in noise levels such that it is unlikely that indoor ambient noise levels within the school can still be met
- The benefits of a 3m high barrier has therefore been modelled to explore mitigating this impact.
- The 3m barrier shows that noise levels at all façades of the school where there may be openable windows has been reduced to 54dB LAeq,30min or lower allowing indoor ambient noise levels whilst being naturally ventilated with openable windows, therefore it is recommended that this be taken forwards. Finally, it should also be noted that due to the large number of sports areas and the assumption that all spaces are used 100% of their available times that the noise levels presented within this report are likely to be higher than what the surrounding area is likely to be exposed to in practice.

Objections

- 8.40 The objections have been identified in Section 7 of the report are almost exclusively from parents who have children at Ysgol Gymreig Pwll Coch and the objections are principally in respect of the developments impact on the school. The objections include a) over bearing design, b) fencing/boundary impact on noise/privacy and will be a nuisance c) loss of green space, forest school and trees d) construction traffic with associated congestion, danger, noise, air and dust, e) adversely affect bats and SSSI f) do not accept land is contaminated.

(a) Ysgol Pwll Coch Governors

- 8.41 In respect of those issues raised by the Governors I have the following comments:

- (i) I note that the governors are pleased to see a greater grassed area for the Ysgol Pwll Coch.
- (ii) The footpath to the south of Pwll Coch will provide a link to and from the future High School. Furthermore the erection of a barrier along the southern boundary of the school grounds will help safeguard the school. It is considered that there is no planning justification for the removal of this footpath
- (iii) In respect of the use of the embankment a maintenance gate is proposed from the school and Education have stated:

Re the embankment we are looking at timetables curriculum use but waiting on a decision from Health and Safety and also the Head with Education. It needs the gate for access. Following PAC Some parents wanted access others did not but this is a decision for the LEA and a school management issue. Essentially we are remediating it as a buffer

- to the secondary school with wild flowers and planting and envisage there will be curriculum access (not free play) in the future.
- (iv) construction deliveries to the site will be at a point over 100m from the school boundary. In view of the separation distance involved it is not considered necessary to ban deliveries during school breaks.
 - (v) Whilst Welsh Water have proposed a drainage condition there is a SAB application which is determined separately from this planning application.
 - (vi) The provision of new double gates fronting Lawrenny Avenue for maintenance purposes, the provision of a new bike shelter and other matters associated with the improvement of the school are not matters consequent upon this application but are matters related to decisions to be made in respect of Education budgets which would need to be assessed by the Education Authority. The funding for the project is through the 21st century school programme and there are no plans to amend the funding to include additional funds to compensation. This programme has secured 65% funding from Welsh Government and 35% from CCC.

(b) Ysgol Pwll Coch Parent Steering Group

8.42 In respect of the issues raised by Ysgol Pwll Coch Parent Steering Group I have the following comments:

- (i) The loss of some trees in an area used by the school for woodland learning on is unfortunate but several trees will be retained on the bank next to the school and with the transfer of land to the school there is an opportunity to undertake new planting and create new allotments within the revised school grounds. The Tree Officer has no objection to the impact of the overall development subject to conditions. The issue of the bank is addressed above (para 8.41(iii)) and in part by the Health and Safety Officer's comments para 5.6).
- (ii) The Acoustic Report requires a 3m high acoustic barrier along boundaries with the school which would be more effective than a conifer hedge.
- (iii) Proposed condition 25 requires access to the development to be gated and lockable.
- (iv) Lawrenny Avenue is a wide road used by buses that can accommodate the temporary lorry movements to and from the site during the construction period. The Transport Officer has raised no highway safety objection to the delivery arrangements proposed. Deliveries will be controlled by a trained banksman and other measures detailed in the Construction Management Plan. However as an early morning school start has been identified it is considered that 8.05 am start would be a better start time for controlling deliveries.
- (v) The effect on wildlife has been addressed earlier in this section of this report.
- (vi) Dust will be controlled in accordance with the Construction Management Plan.
- (vi) Lawrenny Avenue is to become part of the cycle superhighway and this

is likely to result in changes to the modes of travel near the school which should improve air quality in the near future. The developer has confirmed in the Construction Management Plan that air quality will be monitored during the construction period.

- (vii) One of the demountable units is being utilised for Teaching of Year 5. The second unit is being used for the after school club and a secondary location for music. The school is not at full capacity and one or both of the units could be removed at the end of the hire period.

GOL

8.43 In respect of the issues raised by GOL I have the following comments:

- (i) An 8m high ball stop netting is proposed behind the goal posts nearest GOL's site. Condition 16 is designed to ensure that the protective netting behind the western edge of the sports pitch is effective. The goal is some 17m from the nearest facility in the CAVC site.
- (ii) The Acoustic Report nor the Noise Team identified any necessary remedial acoustic measures next to the GOL site.
- (iii) The nearest part of the Dome is 12.5m east of the nearest GOL pitch. The Dome slopes down along its sides from its maximum height of 18m at a point 45 m from the nearest GOL pitch. The dome will not affect external air temperature. It is not anticipated that the proposed Dome would significantly impact on the GOL centre and no evidence has been submitted by the objector to substantiate his claims in respect of frost.
- (iv) The pedestrian access into the application site from Lawrenny Avenue is over 100m from the entrance to GOL. Replacement car parking is proposed immediately adjacent to the proposed changing rooms and close to the proposed 100 covered seats south of the proposed 3G pitch. It is considered that users of the site would use the more convenient option of car parking within the site rather than choose to park further away and nearer GOL in less secure locations. The Transport Officer has raised no objection to the access and parking arrangements.

(c) Various Parent Objections

8.44 In respect of objection a) raised by many parents it should be noted that the proposed re-sited dome would be further from the school building and boundary with the school than currently exists. There would be a grassed football/cricket pitch some 85m south of the main school building and some 20m south of the new hedge and fence boundary with the school. The pedestrian link into the development would run alongside the new western boundary of the school curtilage, be some 55m west of the main school building and separated by a 3m high acoustic screen fence. It is considered that the development is not overbearing. It will take a little time for the hedge towards the southern boundary of Ysgol Pwll Coch to mature but will with the fencing proposed and separation distances created safeguard privacy for the school.

8.45 Fitzalan playing fields sit immediately adjacent to Pwll Coch and therefore there is no change to the existing situation in relation to older young person's being

in close proximity to primary school children. Consequently, there would not be any negative impact and this has been reviewed as part of the current planning application. Both schools have facilities which are located next to one another at present. There are public walkways that surround Pwll Coch at present, as well as Fitzalan's playing fields.

- 8.46 In respect of objection b) raised by parents privacy has been addressed above. It is considered that the screen fence and separation distance of some 55m from the main school building would not result in an unacceptable noise issue. The Noise Team have no objections subject to a condition.
- 8.47 In respect of c) raised by parents an equivalent area of level grassland will be included within the curtilage of the school to compensate for the loss of land that requires treatment because of contamination.
- 8.48 In respect of objection d) it is recognised that there will be temporary inconvenience associated with the work that is to be undertaken. The developer has sought to mitigate this inconvenience as detailed in the Construction Management Plan.
- 8.49 There is no SSSI on this site or anywhere near this site There is a SINC fronting Leckwith Road to the east over 220m from the nearest part of this development and a SINC to the south west on the other side of the A4232 and approximately 100m from the nearest part of this development. Neither SINC is affected by this proposal.
- 8.50 The concerns about bats e) and f) contamination have been addressed earlier in this section. It should be noted that Jubb submitted a report that includes mitigation measures for dealing with known contamination on the application site, a lengthy geotechnical and geo-environmental assessment of the ground conditions.

Environmental Screening

- 8.51 An environmental screening has been undertaken in respect of Fitzalan school which included land to the east, south and west of Ysgol Pwll Coch and it was concluded that the submission of an Environmental Statement was not required (SC/10/0003/MJR). The current application excludes the proposed new school but includes the repositioning of a pitch, throwing area and dome which could be considered as part of the same project under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016. It is considered that sufficient information has been submitted to enable the Local Planning Authority to form a screening opinion. It is also considered that relocating existing facilities on the same and adjoining land would not give rise in this case to significant environmental effects that would necessitate the preparation of an EIA.
- 8.52 The relevant Circular suggests that an EIA will be needed for Schedule 2 development in three main types of case:
- for major developments which are of more than local importance;
 - for developments which are proposed for particularly environmentally sensitive or vulnerable locations; and

- for developments with unusually complex and potentially hazardous environmental effects

8.53 Having assessed the proposals against the selection criteria it is concluded that the development would not give rise to any significant environmental effects that would necessitate the preparation of an EIA for the following reasons:

The proposal is not of more than local importance

There will be no effect on any environmentally sensitive location. It should be noted that the nearest SSSI (Cwm Cydfin Leckwith) is over 2 kilometres distant, the nearest Historic Park and gardens, Victoria Park, is over 1 kilometre distant. The site is not in a Conservation Area, not close to any Listed Buildings and not within a Special Landscape Area. The Canton Common Ditch along the eastern boundary of the site is a SINC. The SINC is described as a single ditch acting as a pond that is the only surviving remnant of the Canton Common marshlands that once supported Distant Sedge and Flowering Rush, today has varied emergent and bankside vegetation including Austrian Yellow Cress. The River Ely which is a SINC is separated by the A 4232 and Cardiff International Sports centre. The site is not within an archaeological sensitive area.

There will be no significant environmental effect on any of the following environmental aspects: Socio-economic; cultural heritage; air quality; daylight and sunlight; wind micro-climate; ground conditions; noise and vibration; water resources; waste. The overall project is for a school and playing facilities which have no complex or potentially hazardous environmental effects.

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

Wellbeing

8.55 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 these sporting facilities to enable the provision of a modern school for children from the local community would promote wellbeing. It is not considered that the development of the proposed sporting facilities on this site would impact on the provision of education at Ysgol Pwll Coch so as to adversely affect the Welsh language. There is likely to be some disturbance during construction but various mitigation measures have been identified to

minimise this.

- 8.56 It should be noted that the Pupil Admission Numbers for Pwll Coch register are only 395 pupils and the capacity of the school is 520 pupils. Therefore, there is room for expansion within the existing school facility, with no requirement to provide extensions to the school.

Crime and Disorder

- 8.57 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 have no objection to this development and their comments have been taken into account in the determination of this application. The pedestrian and vehicular access into the site are shown on the layout plan as gated and this would be the subject of a proposed planning condition. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

- 8.58 The Police want to have transparency between the Ysgol Pwll Coch and the proposed footpath to the west of the school to assist with surveillance. A weldmesh fence would be acceptable to them. However, there is a requirement for an acoustic barrier which are often solid barriers. It is considered that for the provision of learning external noise needs to be controlled and an acoustic barrier has to be prioritised. What form that acoustic barrier should take would be subject to proposed condition 15 and condition 27 during the construction period. Paragraphs 6.1(a) and (b) of this report indicates that the police and applicant are working closely together in respect of this development.

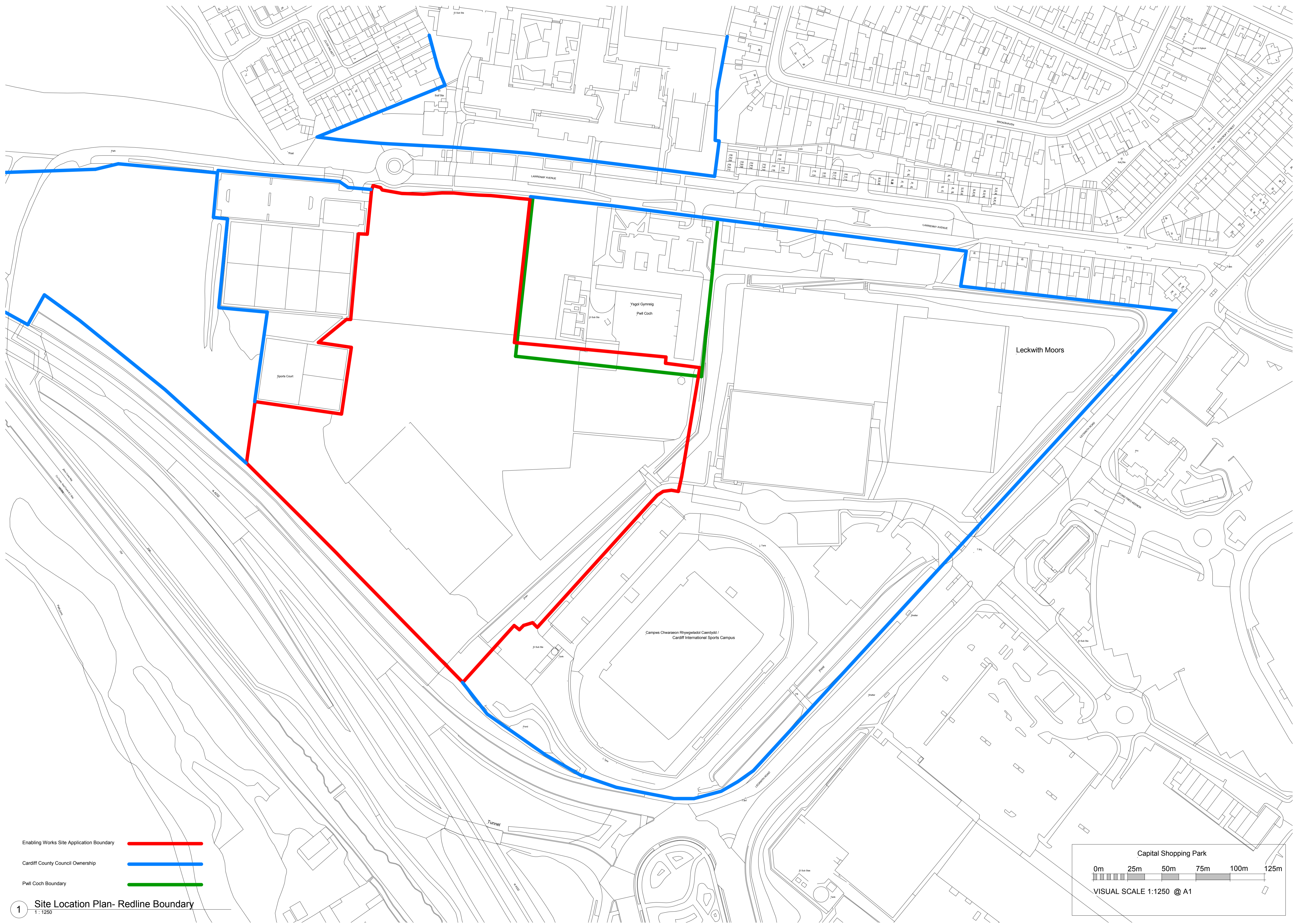
Equality Act

- 8.59 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. **CONCLUSION**

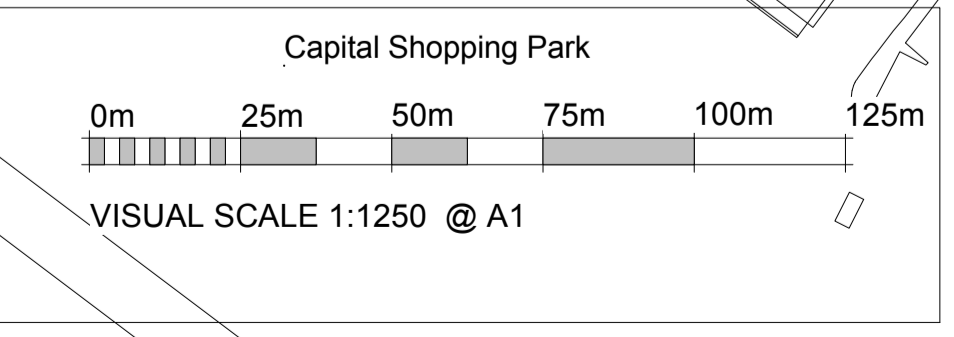
- 9.1 There are no policy objections to this proposal. There are no objections from internal or external consultees subject to conditions. There have been a number of strong objections from parents at Ysgol Pwll Coch, however, it is considered that the issues raised have been addressed in section 8 of this report and would be mitigated by recommended

conditions. There will be a certain level of inconvenience during the construction period and measures have been identified to mitigate this. It is considered that there is no reason for refusing the relocation of quality sporting facilities which will then free up land for a much needed High School to replace the existing Fitzalan School.



- Enabling Works Site Application Boundary ———
- Cardiff County Council Ownership ———
- Pwll Coch Boundary ———

1 Site Location Plan- Redline Boundary
1:1250



Rev	Description	Drawn	Checked	Date Issued
P2	Draft Issue for PAC	CH	CH	20.09.19
P3	PAC Issue	CH	CH	25.09.19
P4	Boundaries amended	CH	CH	28.09.19
P5	Redline and Greenline amended	CH	CH	07.11.19
P6	Issued for planning review	CH	CH	07.11.19
P7	Planning Issue	CH	CH	06.12.19
P8	Issued for Planning	CH	CH	13.12.19

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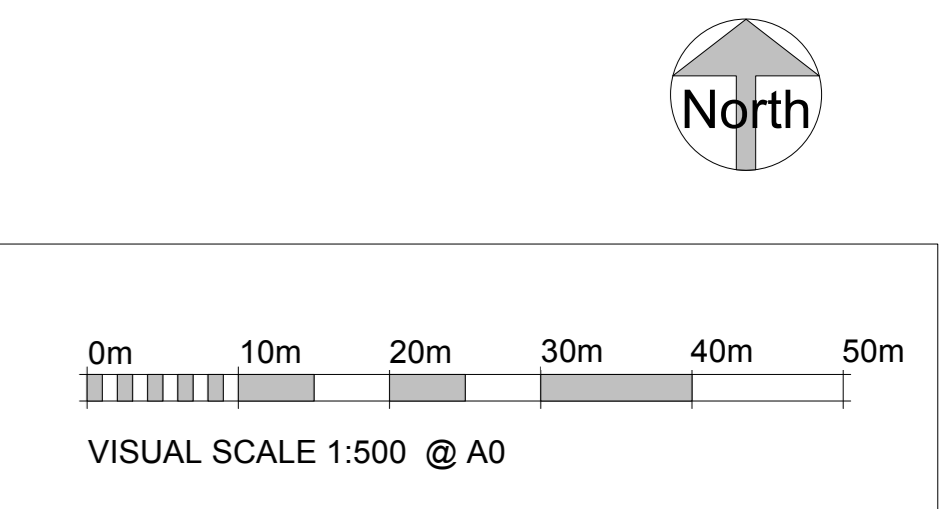
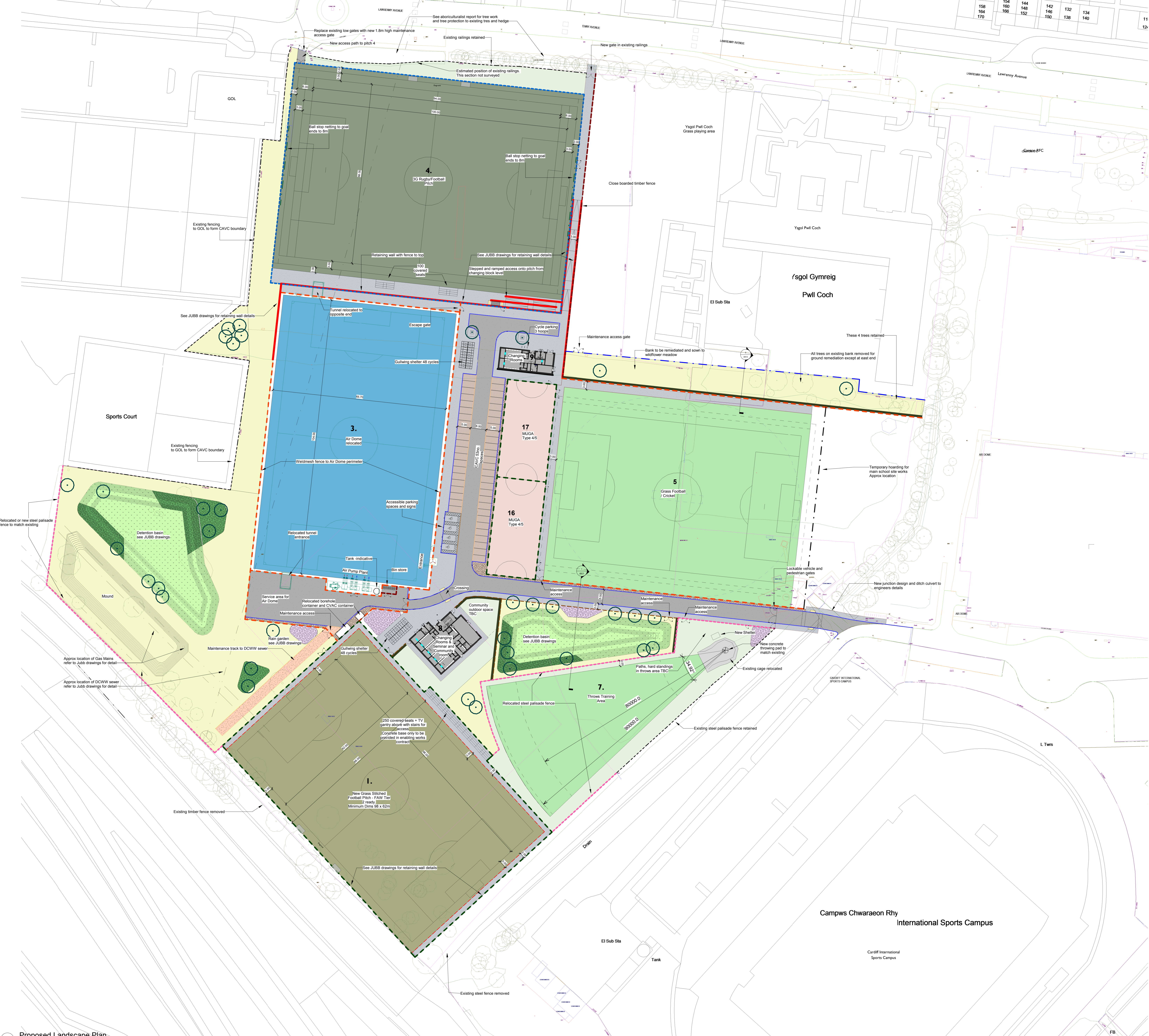
Drawn	Author	Austin-Smith:Lord Ltd Architects Designers Planners Landscape Architects
Date	Issue Date	Port Of Liverpool Building Pier Head, Liverpool L3 1BY t +44 (0)151 227 1083 e liverpool@austinsmithlord.com
Scale @ A1	1:1250	
Status	S2	Drawings and models prepared by Austin-Smith:Lord Ltd BIM using Autodesk Revit

Austin-Smith:Lord
Project Fitzalan High School

Description Landscape (CAVC Enabling Works) Site Location Plan - Redline Boundary

Job No. Drawing No. Revision P8
119021 FHS-ASL-95-XX-DR-L-0900

- New macadam access road to engineers specification
- PCC permeable unit paving. Car parking bays- standard bay 2.5 x 5.0m
- Accessible parking space with hatch, logo and sign
- New macadam footpath to engineers specification
- Stone dust access road to DWSS sewer to engineers specification
- PCC tactile flags 400 x 400mm. Blister at crossings, Hazard at steps
- Existing fence retained
- New or relocated steel palisade fence to match existing
- Weldmesh perimeter fence 2.4m high
- Weldmesh ball stop fence to sports pitch 3m high to pitch specialist detail
- Weldmesh ball stop fence to sports pitch 5m high to pitch specialist detail
- Ball stop netting to pitch specialist detail
- Timber close boarded fence -1.8m high (minimum when stepping)
- Timber Post and Rail Fence (1.1m high) and access gates
- Temporary fence to enabling works boundary
- Pedestrian barrier rail to pitch edge to pitch specialist detail
- Steel Bow Top Play area fence 1m high
- Retaining walls refer to JUBB details
- PCC kerbs HB2 with flush BN at dropped kerbs
- Steps down to Pitch 4. Concrete tread and riser with handrails and hazard warning tactiles
- Engineered SUDs tree pit. Green Blue Urban system detail TBC
- Vehicle gate- Final gate location in pitch fencing TBC by pitch specialist
- Pedestrian gate- Final gate location in pitch fencing TBC by pitch specialist
- Sheffield style cycle hoops at 800mm centres
- Cycle parking shelter- Gullwing open sided Sheffield Hoops at 800mm centres
- MUGA pitch surface to specialist design
- Grass stitched pitch (Desso type) to specialist design
- 3G / AWP pitch to specialist design
- Grass turf pitch to specialist design
- Air Dome pitch surface to specialist design in relocated Air Dome structure
- Amenity grass (not sports pitch construction)
- Wildflower meadow seeding
- Flood tolerant meadow seed to detention basin
- Rain garden
- Native shrub planting
- New tree planting
- New native hedge
- Existing trees are shown on the topo underlay - See Arboriculturalists Report for trees to be removed, treework and tree protection measures during construction



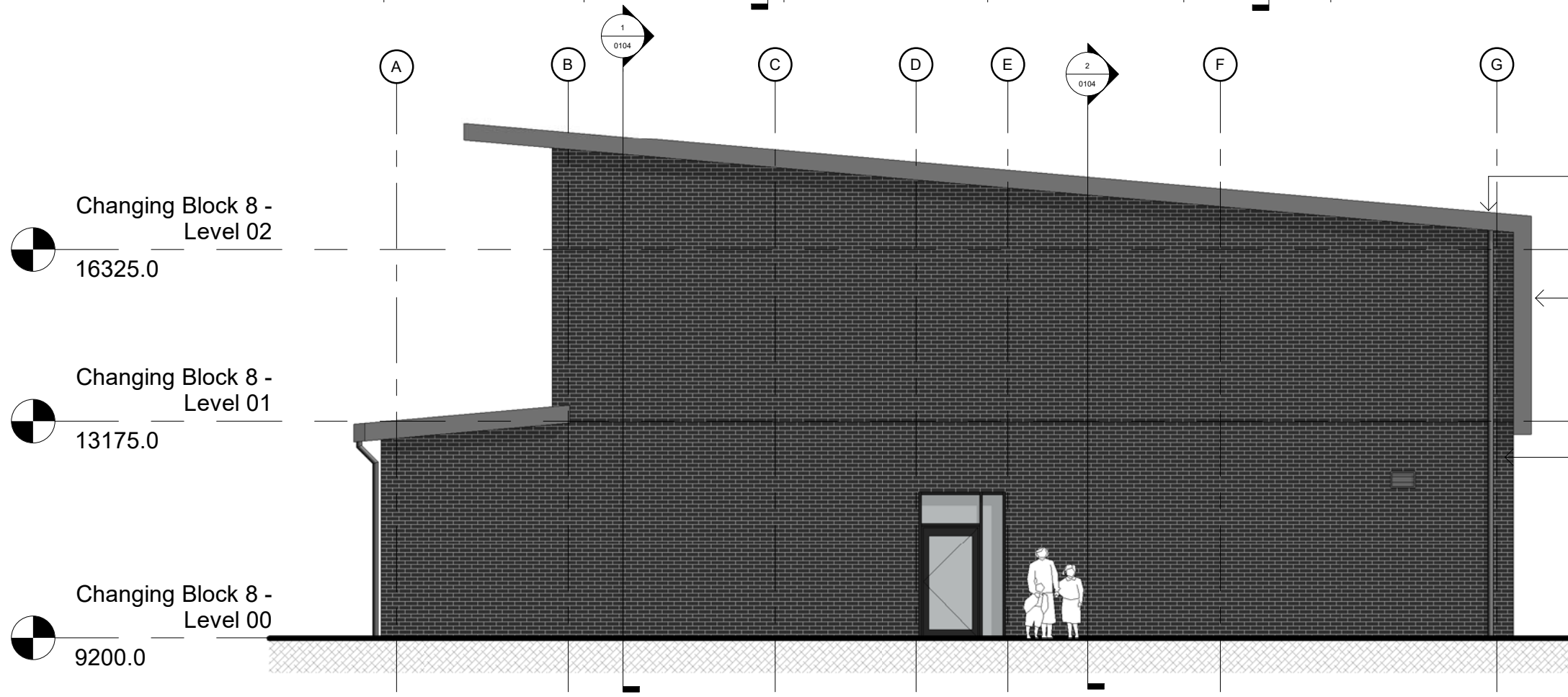
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2	Issue for construction	01/08/23	01/08/23	2
3	Issue for construction	01/08/23	01/08/23	3
4	Issue for construction	01/08/23	01/08/23	4
5	Issue for construction	01/08/23	01/08/23	5
6	Issue for construction	01/08/23	01/08/23	6
7	Issue for construction	01/08/23	01/08/23	7
8	Issue for construction	01/08/23	01/08/23	8
9	Issue for construction	01/08/23	01/08/23	9
10	Issue for construction	01/08/23	01/08/23	10

Drawn	Author
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AS	AS
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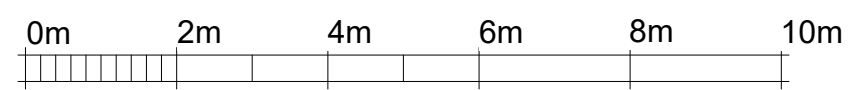
Austin-Smith:Lord	
Description: Landscape (CAVC Enabling Works) Proposed Landscape Plan	
Job No.	Revision
119221	P9
PHS-ASL-195-1X-DR-L-0919	



1 1 : 100 - Elevation - A



2 1 : 100 - Elevation - B



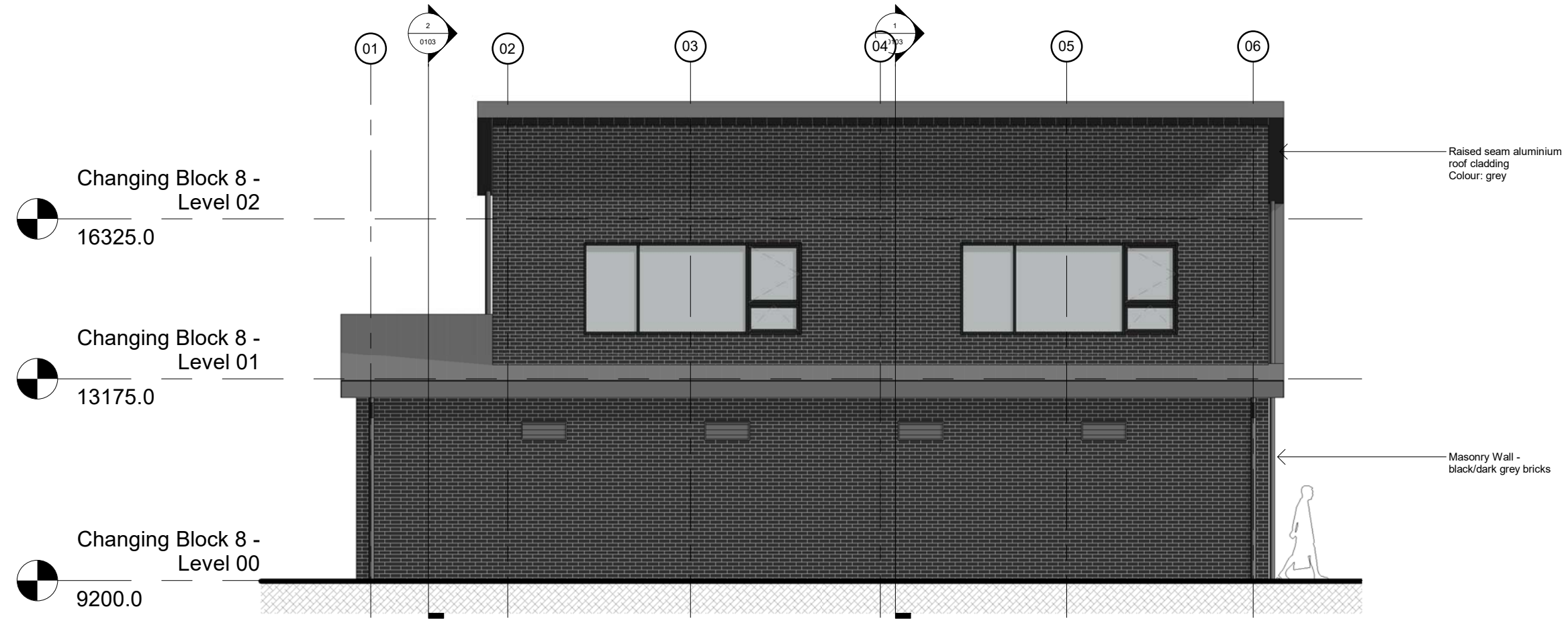
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Rev	Description	Drawn	Checked	Date Issued
P1	Issued for coordination	MB	SM	01/11/2019
P2	Issued for information	MB	AS	15/11/2019
P3	Issued for Planning	MB	TY	13/12/2019
P4	Updated for Planning	MB	TY	19/12/2019

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Drawn MB/TY
 Date 19/12/2019
 Scale @ A3 1 : 100
 Status S4
 Austin-Smith: Lord Ltd
 Architects Designers Planners
 Landscape Architects
 one Dunleavy Drive
 Cardiff
 CF11 0SN
 t +44 (0)2920 225 208
 e cardiff@austinsmithlord.com
 Drawings and models powered by
 Austin-Smith:Lord Ltd BIM using Autodesk Revit

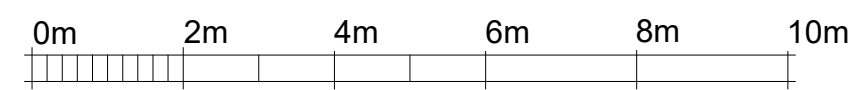
Austin-Smith:Lord
 Project Fitzalan High School
 Description Changing Block 8 - GA Elevations (01)
 Job No. 318079 Drawing No. FHS- ASL- 20- ZZ- DR- A- 0105 Revision P4



1 1 : 100 - Elevation - C



2 1 : 100 - Elevation - D



VISUAL SCALE 1:100 @ A3

Rev	Description	Drawn	Checked	Date Issued
P1	Issued for coordination	MB	SM	01/11/2019
P2	Issued for information	MB	AS	15/11/2019
P3	Issued for Planning	MB	TY	13/12/2019
P4	Updated for Planning	MB	TY	19/12/2019

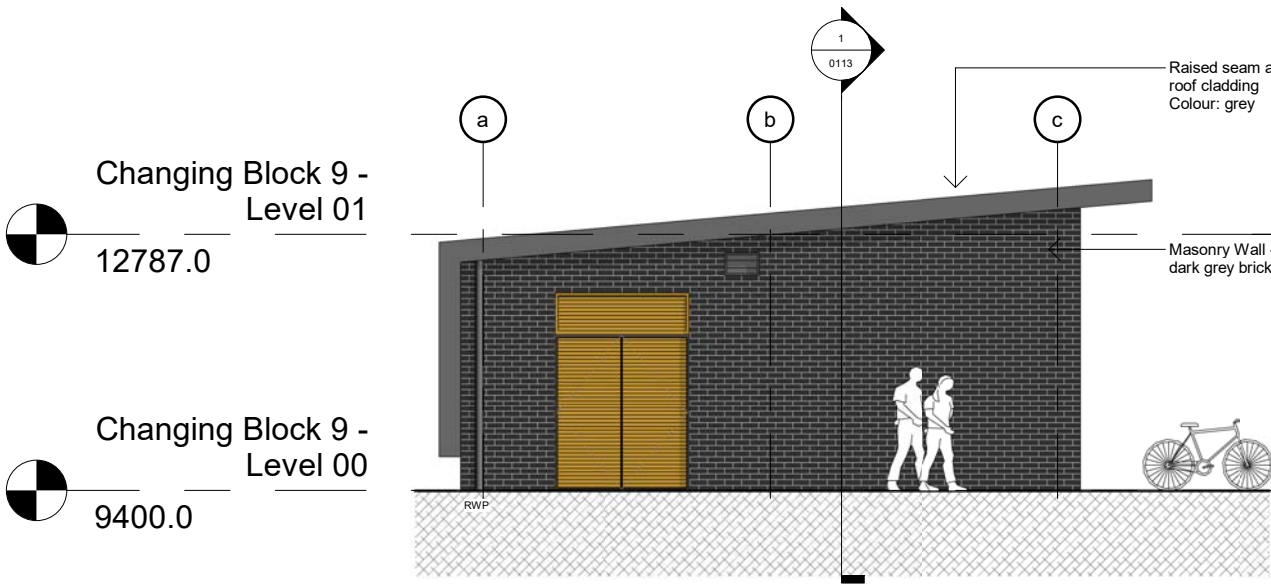
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Drawn MB/TY
 Date 19/12/2019
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 Status S4

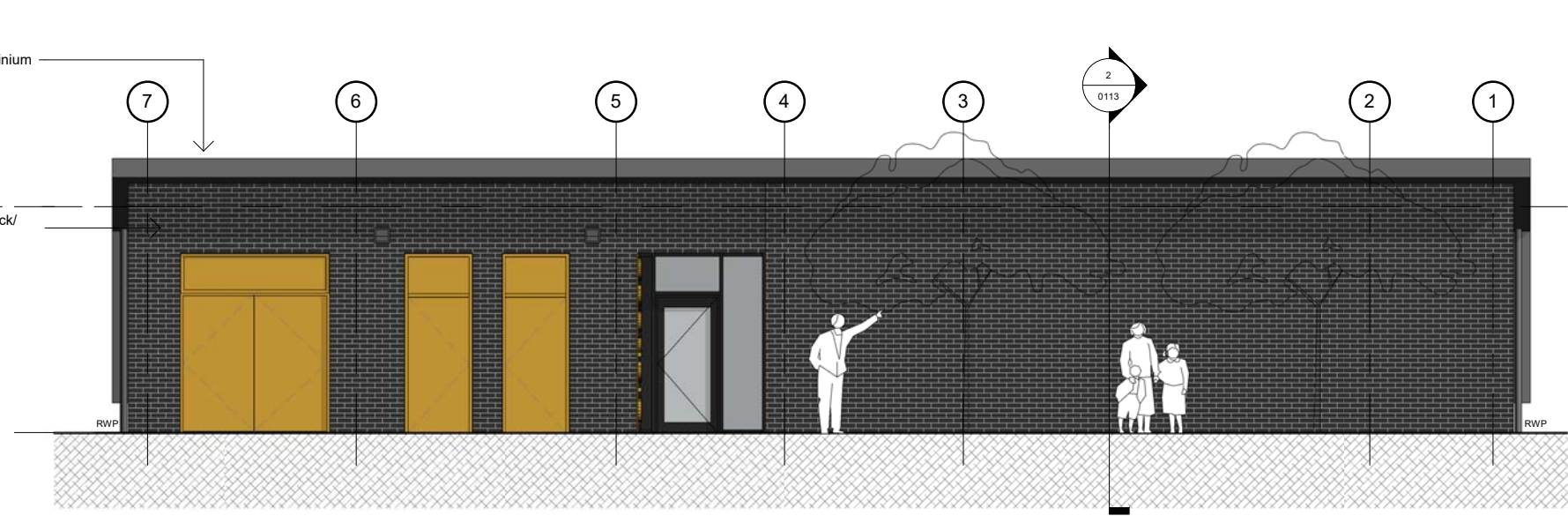
Austin-Smith: Lord Ltd
 Architects Designers Planners
 Landscape Architects
 one Dunleavy Drive
 Cardiff
 CF11 0SN
 t +44 (0)2920 225 208
 e cardiff@austinsmithlord.com

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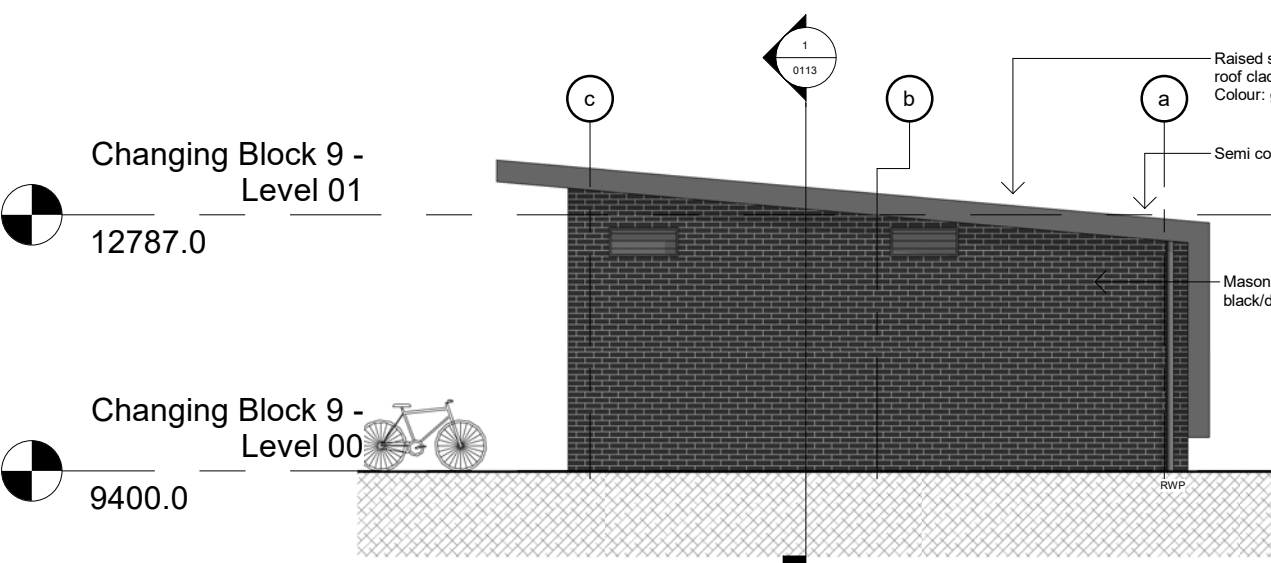
Austin-Smith:Lord
 Project Fitzalan High School
 Description Changing Block 8 - GA Elevations (02)
 Job No. 318079 Drawing No. FHS- ASL- 20- ZZ- DR- A- 0106 Revision P4



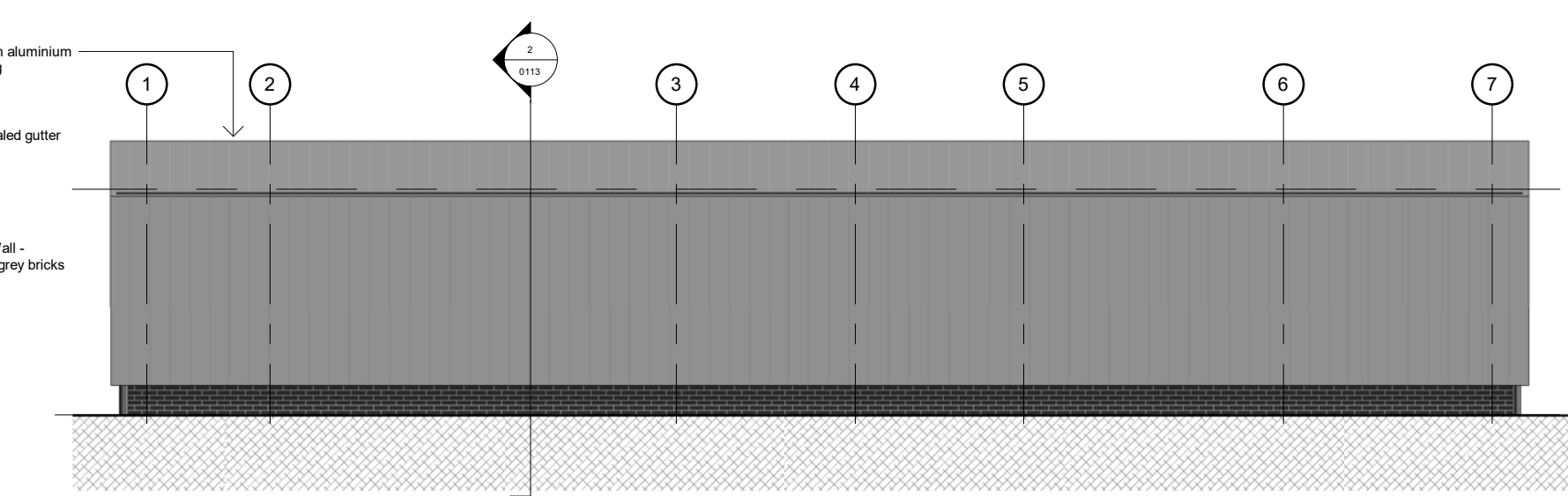
2 1 : 100 - Changing Block 9 - Elevation B



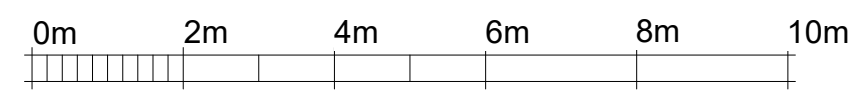
1 1 : 100 - Changing Block 9 - Elevation A



4 1 : 100 - Changing Block 9 - Elevation D



3 1 : 100 - Changing Block 9 - Elevation C



VISUAL SCALE 1:100 @ A3

Rev	Description	Drawn	Checked	Date Issued
P1	Issued for coordination	MB	SM	01/11/2019
P2	Issued for information	MB	AS	15/11/2019
P3	Issued for Planning	MB	TY	13/12/2019

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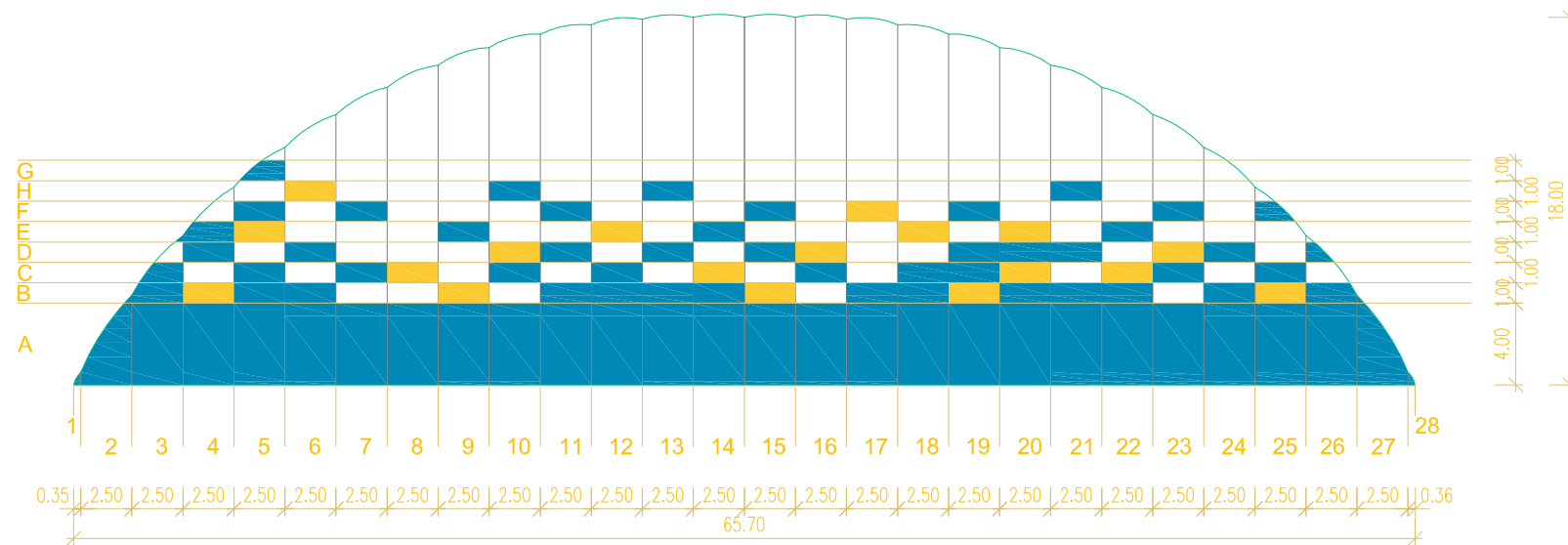
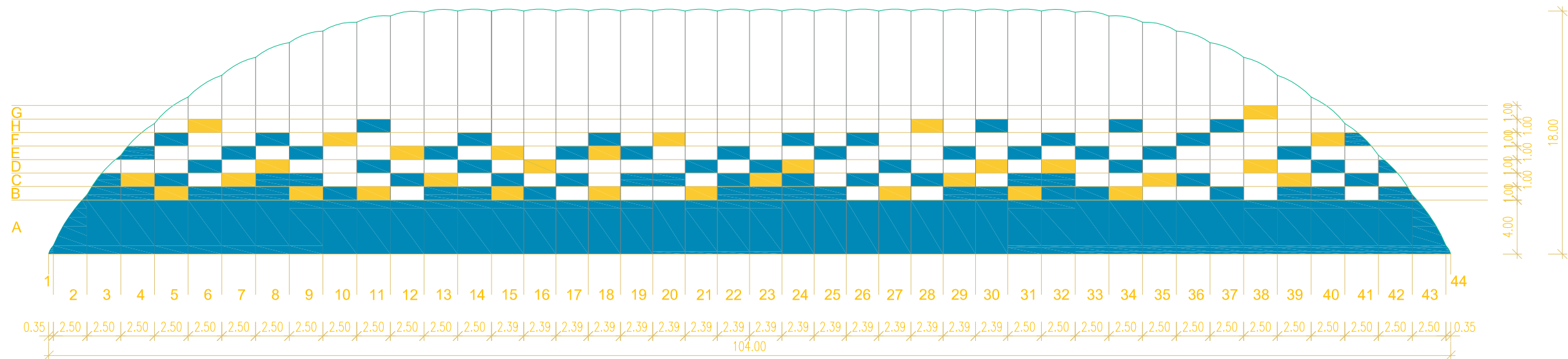
Drawn	MB/TY
Date	13/12/2019
Scale @ A3	1 : 100
Status	S4

Austin-Smith:Lord Ltd
 Architects Designers Planners
 Landscape Architects
 one Dunleavy Drive
 Cardiff
 CF11 0SN
 t +44 (0)2920 225 208
 e cardiff@austinsmithlord.com

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 Austin-Smith:Lord Ltd BIM using AutoDesk Revit

Austin-Smith:Lord
 Project Fitzalan High School
 Description Changing Block 9 - GA Elevations

Job No.	318079	Drawing No.	FHS- ASL- 20- ZZ- DR- A- 0112	Revision	P3
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- BLUE colour - RAL 5012
- YELLOW colour - RAL 1018

		Investor:	
DUOL d.o.o., Kapalnška pot 2, 1351, Ljubljana, Slovenija tel: +386 1 3601400, fax: +386 1 3601438, www.duol.si		object: AIR SUPPORTED STRUCTURE	
director: Dušan Olaj		phase: MAIN PROJECT	
approved: Rok Pregelj gradb.teh.		modification: No.1	date: 17.07.2017
examined: Grega Valentinčič gradb.teh.		contents: AIR DOME DESIGN	
design: Dejan Vampelj gradb.teh.			
pro. number: PRO-3255	page no.: 4.1		
date: Apr 2017	scale: A3		



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S181

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 18/03/2020

APPLICATION No. **19/03052/MJR** APPLICATION DATE: 21/11/2019ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: Rightacres Property Company Limited
 LOCATION: SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK,
 CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1PF
 PROPOSAL: EXTENSION OF OFFICE DEVELOPMENT WITHIN THE
 CARDIFF INTEGRATED TRANSPORT HUB (ITH), REMOVAL
 OF A RETAIL UNIT TO CREATE AN ENLARGED OFFICE
 RECEPTION AND ALTERATIONS TO PUBLIC REALM

RECOMMENDATION : That, having taken the environmental information into consideration, 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:
 - Existing Location Plan A-90-101revD
 - Proposed Location Plan A-90-102revD
 - Existing Site Plan A-90-103revD
 - Proposed Site Plan A-90-104revD
 - Proposed Ground Floor Location Plan A-90-110revD
 - Proposed Ground Floor Site Plan A-90-111revD
 - Level 0 Plan, Ground A-00-01revE
 - Level 0 Plan - Mezzanine A-00-02revD
 - Level 1 Plan - Car Park A-00-03revD
 - Level 2 Plan - Car Park A-00-04revD
 - Level 3 Plan - Car Park A-00-05revD
 - Level 4 Plan - Car Park A-00-06revD
 - Level 5 Plan A-00-07revD
 - Level 6 Plan A-00-08revD
 - Level 7 Plan A-00-09revD
 - Level 8 Plan A-00-10revD
 - Level 9 Plan A-00-11revD
 - Level 10 Plan A-00-12revD
 - Level 11 Plan A-00-13revD
 - Level 12 Plan A-00-14revD
 - Level 13 – 21 Plans A-00-15revD
 - Roof Plan A-00-17revD

• Marland Street PRS Section	A-01-02revD
• Office Sections	A-01-03revD
• Interchange Long Section	A-01-04revD
• Wood Street Elevation	A-02-01revD
• Marland Street Elevation (North)	A-02-02revD
• Marland Street Elevation (South)	A-02-03revD
• Saunders Road Elevation	A-02-04revD
• Great Western Lane Elevation	A-02-05revD
• Axonometric Views	A-03-01revD
• Axonometric Views	A-03-02revD

Reason: For the avoidance of doubt.

3. *Material Samples:*
 Within six months of the grant of planning permission samples of the external finishing materials shall be submitted for approval by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory finished appearance to the building.

4. *Architectural Details:*
 Within six months of the grant of planning permission architectural details of the principal elevations shall be submitted for approval by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory finished appearance to the building.

5. *Public realm Works:*
 Within six months of the grant of planning permission full details of the public realm works within the red line, adjacent to the interchange building, as shown in principle on the Proposed Site Plan A-90-104 rev D, shall be submitted for approval by the Local Planning Authority. The details to include timing and implementation, surfacing, kerbs, edging, drainage, lighting, lining, signing, telematics/ signals/ CCTV and communications, street furniture, cycle stands, soft and hard landscaping, and tactile guidance path/paving. The agreed scheme to be implemented in accordance with the approved details prior to beneficial occupation of the interchange building. Reason: To facilitate safe and convenient access to and egress from the proposed development, and in the interests of highway and pedestrian safety.

6. *Cycle Parking:*
 Prior to beneficial occupation of the office rooftop extension an approved scheme showing the provision of 100 operational cycle parking spaces for the use of office staff shall be implemented in accordance with the approved details.
 Reason: To ensure adequate provision is made for the secure parking of bicycles.

7. *Landscaping Design and Implementation Programme:*
Within six months of the grant of planning permission full details of both hard and soft landscape works shall be submitted for approval by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The 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 of the area, and to monitor compliance.

8. *Landscaping Implementation:*
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.

9. *Wind mitigation:*
Within six months of the grant of planning permission a scheme to mitigate draught on the western edge and SW corner of the interchange building shall be submitted to the Local Planning Authority for approval. The scheme shall include detailed results from further wind tunnel testing of the interchange building that demonstrates the nature and extent of mitigation required. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation of any part of the interchange building.
Reason: To ensure the comfort of future users/occupiers and passing pedestrians and cyclists, and to ensure the satisfactory appearance of the building and associated public realm.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application is for an additional 2 floors to the office element at the southern end of the interchange building. Building works on the interchange began on site in December 2019, implementing planning permission 19/02140/MJR, and the applicant seeks permission for the additional B1 office floor space (3,793 sqm) in order to meet the requirements of the preferred future office occupier.

- 1.2 The remaining elements of the interchange building, namely the bus station and ancillary retail and public realm, car parking, and the residential PRS tower at the northern end of the building, do not form part of this application. The application is essentially for a rooftop extension.

- 1.3 In addition to the 2 office floors the application also includes an increase in cycle parking for the office development, the introduction of Ultra Low Emissions Vehicle (ULEV) car parking spaces, the removal of Retail Unit 7 from the Interchange concourse to provide more space to meet the operational requirements for the bus station, and amendments to the public realm at the southern end of the interchange building.
- 1.4 The extended office block fronts Saunders Road and comprises 8 storeys of office floor space (total 14,111 sqm) sitting on top of the bus station/ car park levels and rising to a height of 44m above Central Square ground level (48m with rooftop plant). The additional 2 storeys replicate the highly glazed curved design of the lower floors and include a significantly reduced top floor footprint that steps down towards the Great Western Hotel to the east.
- 1.5 The main entrance to the extended office block is from Saunders Road as per the approved scheme, however the additional office floorspace necessitates two additional lifts and a more generous lobby/reception area. The effect of this is to shift the main entrance doors to the west resulting in a reconfigured and more generous external entrance plaza area. The external pedestrian steps down from the office entrance plaza to the covered amphitheatre space (approx. 2.5m level change) are redesigned as a consequence. The curved terraced steps intended for seating and/or landscaping are retained. Details of the public realm works are required by condition.
- 1.6 The design and delivery of the wider Central Square public realm, and the enabling highway works, including the pedestrian crossings on Wood Street and Saunders Road, is unchanged from that approved under previous consents 18/1705/MJR and 19/2140/MJR.
- 1.7 *Cycle parking:* The approved scheme provided 50 operational spaces for the offices. To remain policy compliant the application proposes an increase to 100 operational spaces by doubling up cycle provision on levels 1 & 2 (88 spaces on level 1 and 12 spaces on level 2), accessed from the car park ramp or using the lifts in Core 2. PRS cycle parking provision and public cycle parking provision is unchanged from that approved.
- 1.8 *Car parking:* Overall car parking provision is unchanged from that approved i.e. private car park with 249 spaces; 225 spaces allocated to the BBC under the terms of the BBC development agreement, and 24 spaces (11 accessible) allocated to the office development. A total of 25 ULEV charging points will be provided, locations within the existing car park yet to be fixed
- 1.9 *Waste Management:* Waste storage areas are as approved and are located to the rear of the development, accessed from Great Western Lane.
- 1.10 *Environmental Impact Assessment (EIA):* Given that the office development is an integral part of the Cardiff Transport Interchange it was agreed with the applicant that the environmental impacts of the changes should be assessed through an EIA, and the results presented in an Environmental Statement (ES) Addendum document.

- 1.11 The EIA considers the development as a whole and identifies whether the latest proposals change the findings presented in the ES for the approved Interchange development. The conclusions of the assessment are presented in an ES Addendum.
- 1.12 The ES Addendum updates the assessments for Townscape & Visual, Built Heritage, Transportation, Socio Economic, and Wind Micro Climate. The Addendum concludes that the findings of the approved ES remain unchanged for Archaeology, Air Quality, Noise and Vibration, Water Resources, Ground Conditions, Population and Human Health, Residual and Cumulative impacts.
- 1.13 The following supporting information is submitted:
- Pre-application Consultation Report
 - Design and Access Statement
 - Environmental Statement Addendum
 - Environmental Statement: Vol 1 Non-Technical Summary
 - Axonometric projections and CGIs of the proposals in context

2. **DESCRIPTION OF SITE**

- 2.1 The application red line is restricted to the 2 storey rooftop office extension element and associated access/ public realm.
- 2.2 The wider interchange site extends to 1.14 hectares and encompasses the site of the former Marland House (demolished 2016), the former Great Western Lane NCP multi-storey car park (demolished 2017), the Great Western Lane electricity substation, and the former Saunders Road surface level car park (44 spaces). The immediate area is characterised by transport, office, retail and leisure uses.
- 2.3 The application site lies within Cardiff City Centre, just to the west of the Primary Shopping Area. It is also located within the Central Cardiff Enterprise Zone. The main entrance to the Grade II listed Cardiff Central Station lies to the south-west of the site, separated by Central Square.
- 2.4 The wider interchange site is bounded to the west by a realigned Marland Street and the BBC Wales HQ which will be occupied later this year. To the north is Wood Street and to the east Great Western Lane and the 'backs' of properties fronting St. Mary Street. The southern boundary of the site follows the line of the curved retaining wall separating the former surface car park from the Saunders Road public realm and taxi rank.
- 2.5 The St Mary Street Conservation Area is located immediately to the east of the application site. Three of the buildings on St Mary Street that back on to Great Western Lane and abut the eastern edge of the wider interchange site are Grade II listed: Prince of Wales PH; The Philharmonic Hall; and the Great Western Hotel on Saunders Road.

3. **PLANNING HISTORY**

- 19/02140/MJR Planning permission granted 16.10.19 for a Section 73 application to vary condition 2 (Approved Plans) of 18/1705/MJR for internal alterations to enable an increase in the number of residential apartments and associated minor alterations to elevations.
- 18/01705/MJR Planning permission granted 30.7.19 for a ground floor 14 stand bus station with concourse and ancillary retail units (A1, A2, A3 use classes), a 249 space private car park occupying two and a half floors located immediately above the bus station and, and above that a 22/9 storey private rented sector apartment block (305 apartments, use class C3) at the Wood Street end, and a 6 storey office block (B1 use class, 10,318 sqm) at the Saunders Road end.
- 16/2731/MJR Resolution to grant planning permission (March 2017), subject to the signing of a legal agreement, for a 14 stand bus station and ancillary retail units, 195 residential apartments, 12,052 sqm office space, 227 space car park and cycle hub.
- Prior approval granted Feb 2016 for demolition of Marland House and the NCP car park building. Both buildings have been demolished and the sites cleared.
- 14/2405/MJR Hybrid planning permission granted in August 2015 for demolition of Marland House and construction of media centre with ground floor retail units, basement parking to plots 2 and 3, and Central Square public realm. Outline application for B1 office floorspace on Plot 2, all matters reserved except access. BBC Wales HQ being fitted-out for September 2019 opening.

3.1 Statutory pre-application public consultation (PAC) was carried out in October/November 2019. The information was made available on line, site notices were posted, adjoining landowners and occupiers, and ward councillors (Cathays, Riverside, Butetown and Grangetown) were notified. Specialist consultees were consulted in accordance with the Development Management (Wales) Procedure Order 2012.

3.2 The pre-application consultation has met the statutory requirements and the PAC report sets out the generally positive feedback received and the developer's response.

4. **POLICY FRAMEWORK**

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

4.1 Planning Policy Wales (PPW) Ed. 10 Dec 2018: Ch. 4 Planning for Sustainability; Chapter 6 Conserving the Historic Environment;

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

- TAN 12: Design
- TAN 23: Planning for Economic Development

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

4.3 Cardiff Local Development Plan 2006-2026:

- KP2 Strategic Sites
- KP2A Cardiff Central Enterprise Zone and Regional Transport Hub
- KP5 Good Quality and Sustainable Design
- KP10 Central & Bay Business Areas
- KP17 Built Heritage
- EN9 Conservation of the Historic Environment
- EN13 Air, Noise, Light Pollution & Land Contamination
- T1 Walking & Cycling

4.4 Supplementary Planning Guidance

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

- Tall Buildings (2017)
- Managing Transportation Impacts (Inc. Parking Standards) (2018)
- Waste Collection and Storage Facilities (2016)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Transportation: The Transportation Officer notes that the additional office floor space takes the total provision to some 14,111 q/m, with an addition of two floors to the already permitted office element of the overall development.

5.2 The office extension does not propose any additional car parking, with the quantum and distribution remaining the same as the extant permission. However to meet the requirement of Planning Policy Wales that 10% of parking spaces have ULEV charging points, the application identifies that 25 of the total 249 parking spaces will be provided with such charging provision. The revised development will therefore be compliant with PPW and remains compliant with the Council's SPG in respect of car parking.

5.3 In terms of cycle parking, the submission identifies that no changes are proposed to the spaces to be provided on land to the north of Wood Street or the Next Bike stands, or the previously revised residential element of the existing permission. However in order to ensure that the extended development is policy compliant in terms of cycle parking provision for the office development, the number of spaces for this use are proposed to be increased from 50 to 100. I would therefore suggest that the current condition relating to cycle parking be updated to reflect the proposed number of spaces.

5.4 In summary: Chapter 5.0 of the submitted Environmental Statement Addendum reassesses the transportation chapter of the July 2018 ES and ES Addendum of September 2018, and concludes that the proposed additional office floor space (including the removal of the retail unit and changes to the public realm) does not materially alter the conclusions drawn in the Transportation Chapter of the July 2018 ES or subsequent Addendum. Having reviewed the submission I would confirm that I agree with the conclusion and therefore have no objection to the application as submitted and discussed above.

5.5 Trees and Landscaping: No soft landscaping proposals within the red line. The closest trees are those that bound the taxi rank on Saunders Road.

5.6 Highways and Waste Management (Drainage): No comments received. Any comments from the Drainage Engineer will be reported to committee as a late representation.

- 5.7 Pollution Control (Air Quality): The Officer confirms that he has no concerns on the grounds of air quality and the conclusions documented in terms of air quality in 2018 remain unchanged.
- 5.8 Waste Management: Additional office space may lead to an increase in the production of waste; this should either be reflected in an increase in refuse storage capacity or an increase in the frequency of refuse collections.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water: We note that the application seeks to construct an additional two floors on top of the already approved development to create further office space. We have undertaken hydraulic analysis on the original scheme, which has changed in numerous iterations and planning applications. The potable water supply in the area suffers from low pressure and significant development in the area is placing extra demand on the network. Whilst we have no objection to the application it is unlikely that we can accommodate any further demand without reinforcement works delivered to the local potable water supply network. We further advise that it is the applicants obligation to ensure that sufficient pressure can be provided to all floors of the proposed development and this may require booster pumps.
- 6.2 Natural Resources Wales (NRW): NRW has no objection to the proposed development as submitted.
- 6.3 Network Rail (NR): Network Rail has no objection.
- 6.4 Police Architectural Liaison: South Wales Police has no objection to the development.
- 6.5 CADW: Any comments received will be reported to committee as a late representation.
- 6.6 Welsh Government (Planning Division): Any comments received will be reported to committee as a late representation.
- 6.7 Wales & West Utilities: No objection. A plan and general conditions for guidance are provided.

7. **REPRESENTATIONS**

- 7.1 The proposals were advertised as an Environmental Impact Assessment Application in the press and on site, and Local Members and neighbours were notified. Representations have been received from Cllr. Keith Parry, Nerys Lloyd-Pierce on behalf of the Cardiff Civic Society, Mr. Max Wallis on behalf of the Cardiff Cycling Campaign, and Mr. Wallis on behalf of the Cardiff and Vale Bus-Users Group
- 7.2 The Cllr. objects on the following grounds:

- Additional height will create strong winds in Saunders Road
- 7.3 Cardiff and the Vale Bus Users Group objects on the following grounds:
- Adverse wind microclimate is a significant concern and should be subject to further wind-tunnel testing/ mitigation
- 7.4 Cardiff Civic Society object on the following grounds:
- Adverse wind micro-climate for pedestrians and cyclists using Marland Street, Saunders Street, and Central Square between the Interchange building and the railway station. Wind assessment report lacks credibility and does not take into account increased winds arising from climate change.
- 7.5 Mr. Max Wallis (Cardiff Cycling Campaign) objects on the following grounds:
- Inadequate cycle parking provision – for public using interchange and for PRS apartments, and no provision for outsize bikes and tricycles
 - Unacceptable air pollution levels
 - Pedestrian/ cyclist conflict on Marland Street and Saunders Road
 - Unrestricted bus entry/ exit on Saunders Road at peak hours
 - Alternative conversion of car parking space to office accommodation not considered
 - Electric charging points required for all parking spaces and for buses
 - Not complying with EIA procedural requirements
 - Adverse wind microclimate on pedestrians and cyclists – not adequately covered in ES Addendum.
 - Application not properly publicised
 - Not consulted on additional information

8. **ASSESSMENT**

- 8.1 The main issues to be assessed are:
- The acceptability of the proposed land use.
 - Design of the rooftop extension, including associated access and public realm alterations.
 - Impact on the character and appearance of the conservation area and the setting of the listed buildings.
 - Adverse wind micro-climate for pedestrians and cyclists using Marland Street and Saunders Street
- 8.2 *Proposed land use:* The site is located within the Central Business Area (CBA – Policy KP10) and outside the Central Shopping Area (CSA – Policy R2). The extension of the office use and removal of a retail unit does not raise any land use policy issues.
- 8.3 *Design:* The 2 storey rooftop extension is an extrusion of the approved office element utilising the same design and materials palette. The increase in scale of the southern end of the interchange building is appropriate for its city centre location and for its relationship with the BBC building, the listed railway station, and the Central Square open space.

- 8.4 The additional height reinforces the strongly curved and dynamic southern corner fronting the railway station and Central Square, and will visually enclose the eastern side of Central square very effectively. It also marks a smooth and dramatic transition from Central Square, via the sunken amphitheatre type space adjacent to the main entrance to the interchange, to the important Saunders Road pedestrian route.
- 8.5 *Public Realm works:* The extent of the public realm is defined on the Proposed Site Plan A-90-104 revD. It includes part of Marland Street, the covered 'amphitheatre' area alongside the bus station entrance, the public realm adjacent to the office entrance, and the pedestrian crossing works in front of the car park entrance.
- 8.6 The specification and overall appearance will be as the Central Square public realm (Planning permission 14/02405/MJR for the BBCHQ and associated public realm).The surfacing material will be predominantly granite paving to match improvements to The Hayes and St. Mary's Street and in line with the objectives of the Cardiff City Centre Public Realm Manual. Details of the hard landscaping materials palette, the pedestrian crossing works, tree planting, street furniture and lighting are subject to condition.
- 8.7 The on-site public realm proposals are acceptable subject to a public realm works condition, and integration with emerging proposals for the wider area.
- 8.8 *Impact on heritage assets:* The main consideration is the impact of the additional 2 floors on the view from Custom House Street, where the southern end of the Interchange building is viewed above the conservation area roof-scape. Given that the corner turret of the listed Great Western Hotel is still prominent against the skyline, and that the additional height of the office building breaks up the interchange roofscape and appears better balanced against the 22 storey residential tower on Wood Street, the impact in this view is considered acceptable.
- 8.9 In views from Central Square outside the Station the additional height emphasises the corner of the Interchange building and creates a distinction between the office and the lower element of the PRS adding interest. The additional height reinforces the sense of enclosure at the eastern end of the Square and has negligible impact on the setting of the listed Station and the Great Western Hotel.
- 8.10 The impacts on the character and appearance of the St Mary Street Conservation Area, on the setting of the listed buildings to the east of the site, and on the listed railway station have been fully assessed and are considered acceptable.
- 8.11 *Adverse wind micro-climate:* Given the conclusions of the ES Addendum (see below) a more robust condition than that currently attached to PP 19/2140 is imposed. The condition will require detailed wind-tunnel testing and submission of a scheme of mitigation measures for the western edge and the SW corner of the building for approval within 6 months of the grant of planning permission.

Conclusions of the Environmental Statement Addendum

- 8.12 The LPA cannot grant planning permission unless it has taken the "environmental information" into consideration and it states in its decision that it has done so - Reg 3 (3) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.
- 8.13 The ES Addendum considers only those environmental impacts that might change as a result of the two additional floors and loss of a retail unit, namely Townscape and Visual, Built Heritage, Transportation, Socio Economic, and Wind Microclimate assessments. It concludes as follows:
- Townscape and Visual: The main views affected are those from Central Square outside the Station, from Custom House Street, and to a lesser extent from Taffs Mead Embankment. It is not considered that the additional height changes the conclusions of the 2018 ES which are considered to be beneficial.
 - Built Heritage: It is not considered that the additional height changes the conclusions of the 2018 ES which are considered to be beneficial.
 - Transportation: No change is proposed to the parking allocation and as a result there will be no increase in the number of vehicle trips reported in the July 2018 ES. Cycle provision is increased but the increase does not affect the original ES conclusions. The conclusions of the approved Interchange ES that there will be substantial beneficial effects for public transport users remains unchanged.
 - Socio-Economic: The proposed development reinforces the overall conclusions of the July 2018 ES. The proposed development results in a substantial beneficial impact in terms of investment and job creation.
 - Wind Microclimate: The NTS wind micro climate chapter identifies a major adverse impact along the SW and W areas of the development, i.e. along Marland St., around the main entrance to the interchange, and within the 'amphitheatre' at the SW corner, and refers to mitigation measures outlined in chapter M6.0 of the July 18 ES. It also recommends that the current 19/2140 wind micro-climate condition be attached to any planning permission.
 - The findings of the approved Interchange ES remain unchanged for Archaeology, Air Quality, Noise and Vibration, Water Resources, Ground Conditions, Population and Human Health, and Residual and Cumulative Impacts.

Representations

- 8.14 *Wind microclimate:* This application is accompanied by an Environmental Statement Addendum that assesses in detail the impact of the additional 2 office floors on the wind microclimate on Marland Street and Saunders Road. It concludes that the change in wind conditions in these area represents a major adverse impact, and concludes that mitigation measures as outlined in the approved ES will be required, and that these be secured by a condition similar to that on planning permission 19/2140. In reaching that conclusion the assessment took account of all areas around the proposed development, including the neighbouring streets.

- 8.15 Given the change from a moderate to a major adverse impact on the western edge and SW corner of the building resulting from the additional 2 office floors the condition is worded in such a way to require wind tunnel testing of the interchange building and a scheme of mitigation measures to be submitted for approval within 6 months of the grant of planning permission, and implementation prior to beneficial occupation of any part of the Interchange building.
- 8.16 The wind tunnel test will verify the findings of the desk study and any mitigation measures necessary to ensure safe wind conditions for users (pedestrians and cyclists) in the external environments on site, and in the neighbouring streets. The wind data (strength and frequency) to be used in the wind tunnel will be taken from Cardiff airport and adjusted to the site.
- 8.17 Concerns about the locations of cycle routes (both mixed and segregated) and the entrance to cycle stores will also be considered in more detail to ensure safety.
- 8.18 In relation to climate change, current predictions for alterations in wind speeds are non-conclusive and lie well within the range of historical annual variability. Future wind conditions are therefore taken as similar to those described using current historical wind data.
- 8.19 *Inadequate cycle provision:* No change is proposed to the approved cycle parking provision for the PRS apartments or for the public. The only change is an increase in operational cycle parking provision from 50 to 100 spaces for the extended office element. Cycle parking provision for the wider interchange development is not therefore a consideration in determining the application.
- 8.20 *Unacceptable air pollution levels:* The application does not propose any increase to approved parking numbers, or to the functioning of the interchange (access/ egress, bus movements). The Air Quality Officer has confirmed he has no objection to the proposed development.
- 8.21 *Pedestrian/ cyclist conflict:* This was considered in depth during consideration of the original application 18/1705/MJR, and was the main reason for re-locating the cycle hub away from the interchange building. The footprint of the building is unchanged and the addition of 50 operational cycle spaces is not considered to have a significant adverse impact on pedestrian movements on Marland Street and/or Saunders Road.
- 8.22 *Unrestricted bus entry/ exit on Saunders Road at peak hours:* This is not a consideration in determining this application for the reasons stated above.
- 8.23 *Alternative conversion of car parking space to office accommodation not considered:* The EIA Regulations (Wales) 2017 require that reasonable alternatives are considered. In this case the relocation of the approved car parking within the interchange building to a site south of the station is not considered to be a reasonable alternative.
- 8.24 *Electric charging points required for all parking spaces and for buses:* Planning Policy Wales requires that 10% of parking spaces have ULEV charging points; the application identifies

that 25 of the total 249 parking spaces will be provided with such charging provision. The number of electric vehicle charging points is therefore policy compliant.

- 8.25 The Transport Interchange itself is not the subject of this application, which relates to additional office floorspace. For information there is no requirement for EV bus charging within the interchange as there will be high turnover of buses, and no provision for layover within the Interchange building.
- 8.26 *Not complying with EIA procedural requirements:* It was agreed with the LPA at the pre-application stage that the environmental impacts of the changes should be assessed through an EIA, and the results presented in an Environmental Statement (ES) Addendum document.
- 8.27 The EIA considers the development as a whole and identifies whether the latest proposals change the findings presented in the approved Interchange ES.
- 8.28 Accordingly the ES Addendum considers only those environmental impacts that change as a result of the two additional floors and loss of a retail unit, namely Built Heritage, Townscape and Visual, Transportation, Socio Economic, and Wind Microclimate assessments. The Addendum concludes that the findings of the approved ES remain unchanged for Archaeology, Air Quality, Noise and Vibration, Water Resources, Ground Conditions, Population and Human Health, Residual and Cumulative impacts.
- 8.29 The ES Non-Technical Summary that accompanies the application summarises all of the EIA findings in non-technical language.
- 8.30 The approved interchange ES and subsequent ES Addendums are available on the Council website, linked to the relevant applications (see Planning History).
- 8.31 In accordance with the EIA Regulations the application was publicised as an Environmental Impact Assessment Application in the press and on site, and Local Members and neighbours were notified.
- 8.32 *Additional information:* The additional information submitted in February was in response to an LPA request to clarify what had already been submitted. There is therefore no requirement to re-consult.

Planning Obligations

- 8.33 The granting of planning permission in this case does not give rise to any additional planning obligations. The planning obligations required under s106 legal agreement 18/1705/MJR and deed of variation 19/2140/MJR remain in force.

Other Matters

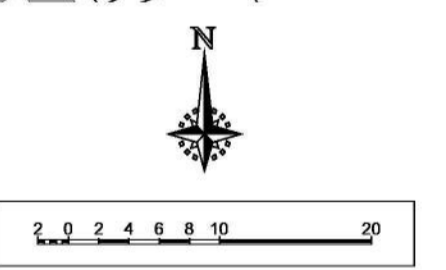
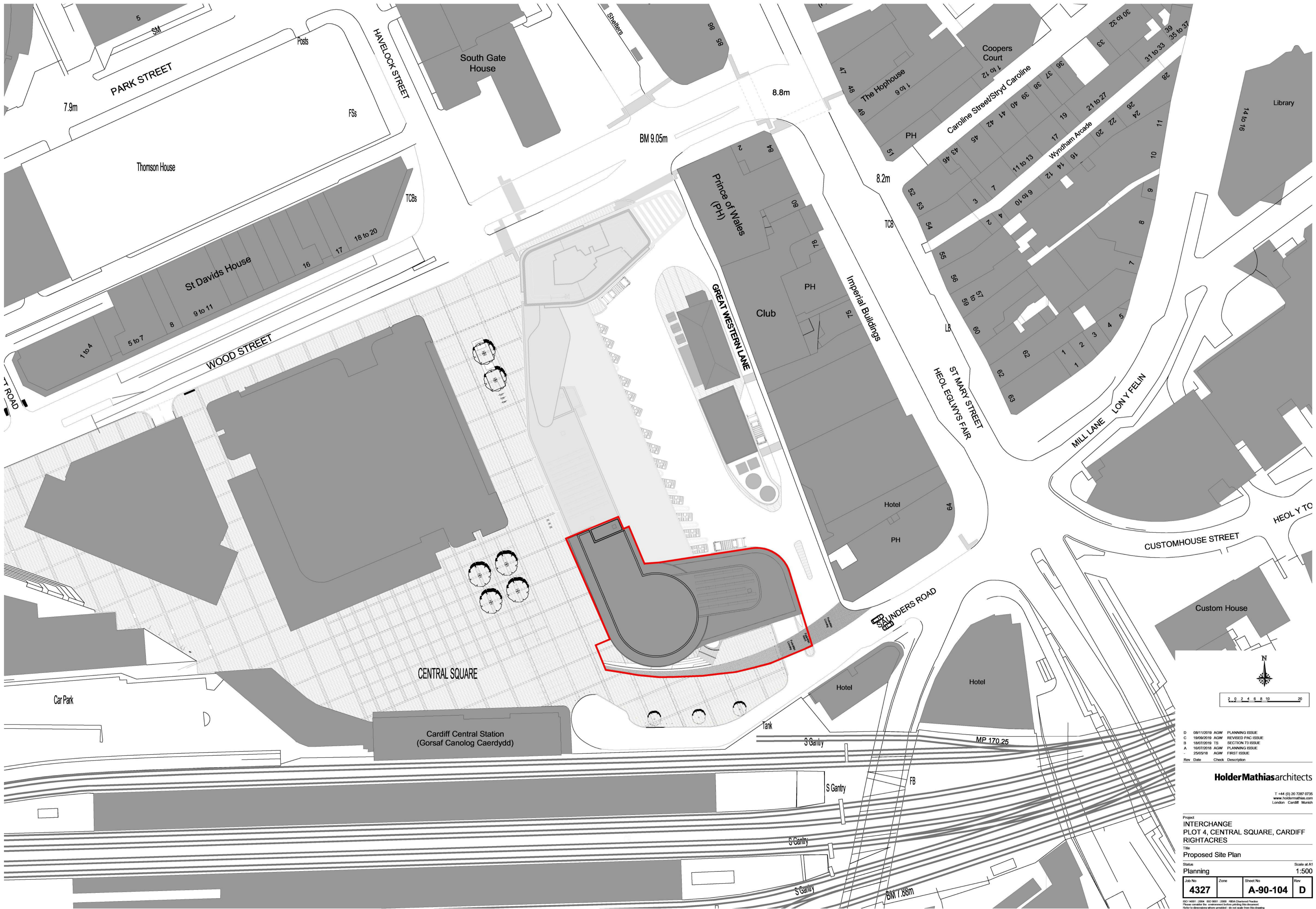
- 8.34 *Equality Act 2010:* The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration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

determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

- 8.35 *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. **CONCLUSION & RECOMMENDATION**

- 9.1 The application is fully policy-compliant. The environmental information contained within the ES Addendum and the ES Non-Technical Summary is considered sufficient to assess the environmental impact of the interchange scheme (as extended by this application), and has been taken into consideration in the assessment of this application. It is recommended that planning permission be granted subject to conditions.



D	08/11/2019	AGW	PLANNING ISSUE
C	19/09/2019	AGW	REVISED PAC ISSUE
B	18/07/2019	TS	SECTION 73 ISSUE
A	16/07/2018	AGW	PLANNING ISSUE
-	25/05/18	AGW	FIRST ISSUE
Rev	Date	Check	Description

Holder Mathias architects

T +44 (0) 20 7267 0735
www.holdermathias.com
London Cardiff Munich

Project
**INTERCHANGE
PLOT 4, CENTRAL SQUARE, CARDIFF
RIGHTACRES**

Title
Proposed Site Plan

Status
Planning

Job No	Zone	Sheet No	Rev
4327		A-90-104	D

Scale at A1
1:500

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6.0 Response to the Objectives of Good Design



View looking down Marland Street (left) and Saunders Road (right) from Central Square

PETITION IN SUPPORT

COMMITTEE DATE: 18/03/2020

APPLICATION No. **19/03285/MNR** APPLICATION DATE: 02/01/2020ED: **PENTYRCH**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Spragg

LOCATION: LAND ADJACENT TO TY NEWYDD, HEOL GOCH,
PENTYRCH, CARDIFF, CF15 9NAPROPOSAL: REGENERATE DERELICT LAND / BROWNFIELD SITE
INTO A RURAL ENTERPRISE ACCOMMODATING 6NO.
GLAMPING PODS AND A FARM SHOP**RECOMMENDATION** : That planning permission be **REFUSED** for the following reasons:

1. The application site lies outside defined settlement boundaries, where it is intended that new development be strictly controlled, and the proposed development by virtue of its scale, design, location and proposed use is considered inappropriate in this location, as it is not required for agriculture or forestry or any other rural enterprise, contrary to Policies KP3 (B) and EN1 of the Cardiff Local Development Plan 2006 – 2026.
2. The proposal would prejudice the open nature of the land and would cause unacceptable harm to the Garth Hill and Pentyrch Ridges Special Landscape Area and countryside character of the area and would fail to fulfil any of the criteria for justification of development within a green wedge that are set out in paragraphs 3.69 to 3.74 of Planning Policy Wales contrary to Policies KP3 (A), EN1 and EN3 of the Cardiff Local Development Plan 2006 – 2026.
3. The proposal may give rise to unacceptable noise levels which may cause unacceptable harm to the amenity of adjacent occupiers, contrary to Policy KP5 and EN13 of the Cardiff Local Development Plan 2006-2026.
4. Insufficient information has been submitted to fully assess the impact of the proposal in terms of transport, ecology, trees and drainage issues, contrary to Policies T5, EN7, EN8 and EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for a rural enterprise comprising six glamping pods and a farm shop and associated parking at Land adjacent to Ty Newydd, Heol Goch, Pentyrch.
- 1.2 For the avoidance of doubt, the application site is considered to be the red line boundary marked as 'Proposed Garth Meadows' only as shown on the OS base 1:1250. The email from the applicant on the 22nd December 2019, confirms the site perimeter is outlined in red. The remainder of the site it outlined blue and does not form part of this application.

- 1.3 The proposal includes:-
- (i) Six glamping pods erected on separate concrete bases (6mx3mx3m). These will be cedar clad with rectangular floor plans and a curved roof, separated by laurel hedging. The pods will include an open plan, kitchen, dining and lounge/sleeping area with en-suite shower room. A pedestrian access is proposed to main parking area/farm shop.
 - (ii) A farm shop (6mx2mx2.6m) on a concrete base, selling local, seasonal produce and hot and cold drinks which will also be used as a check in desk/reception to support glamping users. This would comprise a timber clad, converted steel container. Opening hours are generally proposed Sunday-Thursday 9am to 4pm and Friday to Saturday 8am-5pm (as set out in the Guest Policy) but during quieter periods may only be open for limited periods. An outdoor seating area is also indicated.
 - (iii) Car parking area and pedestrian walkways.
 - (iv) Bin and bike storage.
 - (v) A photograph shows entrance gates but no scaled drawings have been submitted or exact position has been identified. An existing vehicle access point exists off the adjacent highway on Main Road.
- 1.4 The applicant has submitted a Planning Statement and Guest Policy which includes reference to:-
- (i) The proposal being a rural enterprise business to support their livelihood.
 - (ii) Provision of a high quality, year round eco-tourism/holiday accommodation which is pet friendly.
 - (iii) Good connections to public transport and cycle paths into Cardiff.
 - (iv) The local community benefitting from the farm shop, which would sell local, seasonal produce and hot and cold drinks.
 - (v) Vehicle access via Main Road and will be restricted to guests and subject to a traffic management plan, preventing access at peak times. A maximum of one space per pod and 6 vehicles for the site is proposed.
 - (vi) Proposes to employ 2 full-time and 6 part-time staff. Staff will be expected to park within the confines of Ty Newydd Farm, which is accessed via Heol Goch.
 - (vii) The proposal supports the Cardiff Tourism Strategy which highlights the need for tourism, shortage of beds and would also provide accommodation for local animal hospital. Highlights demand for this type of accommodation.
 - (viii) Planning Policy Context.
 - (ix) Additional information was also submitted to confirm pedestrian access to the farm shop will be via the existing gate.
- 1.5 A confidential Business Plan was also submitted with regard to the application but the applicant requested this information was not to be available within the public domain.
- 1.6 The application description refers to derelict/brownfield land. Although it is noted that St Peter's Church occupied part of the site many years ago. The site was former woodland and is not considered to constitute brownfield land.

2. **DESCRIPTION OF THE SITE**

- 2.1 The application site forms part of a larger 3 hectare holding which runs alongside Heol Goch. The application site is located in a parcel of land at the junction of Main Road and Heol Goch, Gwaelod y Garth with two residential properties Ty Newydd and Cwmllydrew and a wooded area and Nant Cwmllydrew (SINC) bounding the site. The site boundary also comprises a hedgerow.

- 2.2 Cardiff Beech Woods Special Area of Conservation (SAC) and Garth Wood Site of Special Scientific Interest (SSSI) are located to the south of the proposed development site.
- 2.3 The application site is located outside of the settlement boundary, within the Green Wedge and forms part of the Garth Hill and Pentyrch Ridges Special Landscape Area (SLA).

3. **PLANNING HISTORY**

Application No : 06/01799/W
Proposal : UPGRADE EXISTING VEHICULAR ACCESS ON MAIN ROAD, GWAELOD Y GARTH
Decision : PER
Decision Date : 19/10/2006

Application No : 19/00227/MNR
Proposal : A CONCRETE SLAB WILL BE SUPPLIED TO SUPPORT A STEEL FRAMED AGRICULTURAL BUILDING SITED ON AGRICULTURAL LAND ADJACENT TO TYNEWYDD FARM HOUSE. SOAK AWAY DRAINAGE WILL BE IMPLEMENTED FOR RAINWATER ON PRIVATE LAND

Application No : Certificate of Lawful Development
Decision : WITHDRAWN
Decision Date : 11/03/2019

Application No : 19/01431/MNR
Proposal : STEEL FRAMED AGRICULTURAL BARN TO SUPPORT THE STORAGE AND SECURITY OF TOOLS AND MACHINERY USED TO MAINTAIN THE FARM AND LIVERY
Decision : REFUSED
Decision Date : 16/07/2019

Application No : 19/01752/MNR
Proposal : ERECTION OF STABLE BLOCK INCORPORATING TACK ROOM AND WASH ROOM TO SUPPORT ADJOINING Paddock / DONKEY SANCTUARY
Decision : REFUSED
Decision Date : 17/10/2019

Application No : 19/02944/DCH
Proposal : PROPOSED NEW CROSSOVER LOCATION FURTHER ALONG HEOL GOCH TO 'TY NEWYDD' AND 'CWMLLWYDREW'
Decision : WITHDRAWN
Decision Date : 05/12/2019

Application No : 19/03150/MNR
Proposal : RELOCATE EXISTING ACCESS ROAD TO THE PROPERTIES 'TYNEWYDD AND CWMLLWYDREW'
Decision : REFUSED
Decision Date : 28/02/2020

4. **POLICIES OF PARTICULAR RELEVANCE**

National Planning Policy

- Planning Policy Wales (10th Ed) 2018
- Technical Advice Note 6: Planning for Sustainable Rural Communities
- Technical Advice Note 12: Design
- Development Management Manual

Cardiff Local Development Plan 2006-2026 (2016)

- Policy KP3 (A) (Green Wedge)
- Policy KP3 (B) (Settlement Boundaries)
- Policy KP5: (Good Quality and Sustainable Design)
- Policy KP15: (Climate Change)
- Policy T5: (Managing Transport Impacts)
- Policy EN1: (Countryside Protection)
- Policy EN3: (Landscape Protection)
- Policy EN7: (Priority Habitats and Species)
- Policy EN8: (Trees, Woodlands and Hedgerows)
- Policy EN10: (Water Sensitive Design)
- Policy EN13: (Air, Noise, Light Pollution and Land Contamination)
- Policy EN14: (Flood Risk)
- Policy EN16: (Green Infrastructure)
- Policy M7: (Limestone Protection Area)

Supplementary Planning Guidance (SPG)

- Managing Transportation Impacts (Incorporating Parking Standards) SPG 2018
- Green Infrastructure SPG 2017
- Trees and Development TGN
- Waste Collection and Storage Facilities (2016)

5. **INTERNAL CONSULTEES RESPONSES**

5.1 **The Council's Tree Officer:**

No topographical survey has been submitted with the application and therefore the Council's Tree Officer cannot confirm whether there are trees within or bounding the site which are a material consideration in determining the application. Furthermore, a Tree Preservation Order applies that includes a sycamore that maybe impacted. The location plans illustratively depict vegetation, though it is unclear whether this is existing, proposed or both. A tree assessment is required in accordance with the Trees and Development TGN unless satisfactory evidence is provided to demonstrate that this is not required. It is advised that upfront landscaping details are also required to include, scaled planting plan, plant schedule, topsoil and subsoil specification based on a soil assessment in accordance with the Soils and Development TGN, tree pit section (as appropriate), planting and aftercare methodology and implementation programme.

5.2 **Operational Manager Waste:**

The proposed bin storage is considered acceptable. A commercial contract is required

for the collection and disposal of all commercial waste, via a registered waste carrier. Waste Collection and Storage Facilities SPG provides further relevant information.

5.3 **Operational Manager Traffic and Transportation:**

A number of concerns are raised.

It is proposed that all users of the site (those staying within the cabins) have a single car parking space per cabin. It is also proposed that the access to the site will only be via the proposed gates off Main Road. Access / egress could only be obtained between 10am and 12 noon and between 2pm and 4pm. All customers would be expected to access the site during their stay by cycle or on-foot, whilst making use of the bus and rail service.

The extent of the proposed internal roads is unclear. Clarification of the internal layout and links to the abutting properties is required, especially given the proposed restrictive vehicular access to / from the site.

Concern over how the proposed farm shop will cater for deliveries. The farm shop would offer services to the wider community in addition to the residents of the cabins. It is indicated that the customers would be expected to walk / cycle to the shop. No on-site parking is to be provided or would the users be expected to access the site via the Heol Goch access.

The application appears reliant upon the availability of local transport links. The local bus service does not appear convenient for tourists, as it goes between the site and ASDA during the week, apart from a commuter service to Cardiff at 7.40am. The railway offers a much greater source of destinations throughout the day, however, the walking route would not be considered commodious during the winter period, nor after dark.

Greater clarity is required on the access arrangements to the site for customers (cabins & shop), delivery of goods to the shop and staff (cleaners etc.) before being in a position to support the application. In addition transport require proposals to deter inconsiderate and/or inappropriate parking outside the site. Confirmation of the adequacy of the walking routes from the site needs to be provided. Details of the stated existing cycle routes needs to be provided.

Therefore, additional information regarding transport issues will be required to provide considered advice and it is suggested any appropriate conditions and/or appropriate S106 requirements may be required.

5.4 **Operational Manager, Shared Regulatory Services (Pollution Control - Noise)**

No objections are raised subject to recommendations in relation to the control of on-site noise as outlined in the Guest Policy (Noise and Nuisance). This could be amended with regard to the control of speakers/music. It is also advised that the applicant should include details on their website so that local residents can report any issues directly to them, limiting the demand on the Council service and allowing the community to communicate effectively.

5.5 **The Operational Manager, Shared Regulatory Services (Pollution Control - Contaminated Land)**

It is suggested that an informative statement relating to Contamination and Unstable

Land be attached to any consent, in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

5.6 **County Ecologist**

The site currently supports semi-natural vegetation which could support protected species which would most likely be significantly affected by the proposed works.

An ecological impact assessment should be submitted in support of the application which includes a preliminary ecological appraisal, identifying the main habitats on site and the likely protected or priority species present. Subsequently, surveys should be undertaken for these species and an assessment of likely impact based upon the results of those surveys should be included in the EclA, together with proposals to mitigate any significant impact.

Considering aerial photographs of the site, it likely that surveys will be needed for reptiles, and possibly also dormice and bats. Nesting birds will also need to be considered, but surveys of these are not normally required.

In addition, the impacts upon the Nant Cwmllydrew SINC will also need to be assessed.

5.7 **Operational Manager Flood and Coastal Risk Management (Drainage)**

Advises that insufficient information has been submitted to demonstrate compliance with EN10 and EN14. SAB approval may be required if the construction area for the Farm Shop/Car Park exceeds 100 square metres. Further clarification would be required.

Discussions are currently taking place with the landowner / applicant in regards to future access to maintain the inlet for Nant Cwmllydrew. If the scheme is achieved, this will lower the flood risk to the proposed area and no objection would be raised on flood risk grounds from the inlet.

5.8 **Operational Manager Parks Services**

No comments have been received.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 **Dwr Cymru Welsh Water (DCWW):**

Requests an advisory note be attached to any consent to ensure that the applicant makes contact to establish the location and status of the sewer and to ensure that there is no detriment to existing residents, the environment or Dwr Cymru Welsh Water's asset. Under the Water Industry Act 1991 DCWW has rights of access to its apparatus at all times.

6.2 **South Wales Police:**

No objection to the above proposals but recommend (i) glamping pods doors are fitted with secure locks which comply with British Standards, (ii) any communal facilities including parking area are appropriately lit and (iii) that there is sufficient vision for vehicles entering or leaving the site and there is no hazard as result of close proximity

to the bus stop. Any proposal should satisfy the authority in this case.

6.3 Pentyrch Community Council:

Objects on the grounds that it would increase vehicle traffic on a congested and dangerous junction.

The site lies outside the Gwaelod y Garth Settlement Boundary, and the proposed development by virtue of its scale, design, location and proposed use is inappropriate as it is not required for the purposes of agriculture or forestry, or any other rural enterprise, contrary to Policies KP3(B) and EN1 of the Cardiff Local Development Plan.

The site is located within the Green Wedge LDP Policy KP3(A) and also within the Special Landscape Area LDP Policy EN3. The proposal would prejudice the open nature of the land and would be inappropriate in the setting. The site lies adjacent to the SINC known as Nant Cwmllydrew.

The proposal does not seem to fulfil any of the criteria for justification of development within a green wedge as set out in paragraphs 3.71 to 3.74 of Planning Policy Wales contrary to Policies KP3(B) and EN1.

6.4 Natural Resources Wales (NRW):

No objection has been raised to the proposed development as submitted but the following advice is provided.

Protected Sites:

Cardiff Beech Woods Special Area of Conservation (SAC) and Garth Wood Site of Special Scientific Interest (SSSI) are located to the south of the proposed development site. All works at the site must be carried out in a manner that will minimise the risk of pollution, including suspended solids entering nearby watercourses, which lead to the SAC and SSSI. The Applicant should follow the guidance in Guidance for Pollution Prevention 5: Works and maintenance in or near water and Pollution Prevention Guide 6: Working at construction and demolition sites.

European Protected Species:

NRW advise that the advice of the Council's in-house ecologist is sought 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.

NRW advise the applicant that, in addition to planning permission, it is the applicant's responsibility to ensure they secure all other permits/consents/licences relevant to their development.

6.5 Glamorgan Gwent Archaeological Trust:

Confirms that the proposal will require archaeological mitigation. Information in the Historic Environment Record, curated by the Trust shows that St Peter's Church was sited within the proposed application area and a review of historic mapping also shows features associated with Pentyrch Ironworks and its associated minerals extraction and transport system. It is therefore possible that archaeological remains may exist

with the proposed application area. Whilst it is unlikely that archaeological features would be of significance to prevent any development, it is still possible for remains to be encountered and as such will require mitigation should planning permission be granted.

7. **REPRESENTATIONS**

7.1 Objections have been received from the owner/occupiers of:

22 Heol-y-Nant, Gwaelod-y-Garth
3 Vine Cottages, Main Road, Gwaelod-y-Garth
Wood Cottage, Georgetown, Gwaelod-y-Garth
32 Heol-y-Nant, Gwaelod-y-Garth
Georgetown, Gwaelod-y-Garth (2 representations)
Ty Canol, 5 Georgetown, Gwaelod-y-Garth
Cwmllwydrew, Gwaelod-y-Garth
The Old Level, School Lane, Gwaelod-y-Garth
Llys yr Awel, Georgetown, Gwaelod-y-Garth

Issues raised are summarised as follows:

- Concerns raised over why it is called brownfield land/derelict land. St Peters Church did not occupy whole site. It was at the road side with a narrow fenced garden with woodland beyond. Land derelict as it was purposefully made that way. Should be woodland. No evidence of commercial/industrial use.
- References to felling of Ancient Beech Woodland in 2004 on this land and Ombudsman case. Photographs submitted. Re-planting or re-wilding proposal to remedy the original destruction of woodland supported. Would also help reduce the effect of carbon emissions.
- Amenity issues, including noise levels (guests/corporate team building) and air pollution from cooking associated with campsite use and its proximity to houses.
- Concern the site may be used for further development to C3 use and Gwaelod-y-Garth is not considered an area for development in the Local Development Plan which would be out of character.
- Concerns over proximity of pods to two busy main roads and maybe limited return custom due to noise issues and queries mitigation.
- Layout and separation of operations confusing. Glamping pods and farm shop which is gated off. How will cars access site. A farm shop should be available to the local community. The site could be split to allow community access.
- Parking/traffic/safety/delivery concerns. Not suitable for 6 glamping pods and for the public to make use of farm shop. On street parking is almost at breaking point, questions where cars will be parked for proposal and for visitors, if restricted at certain times. More parking should be considered on site. Road very busy, including buses /school bus stop, additional traffic would add pressure, difficult to navigate, congestion peaks morning and afternoon. Reference to recent accident. Hazardous walking in the area, no pavement in sections. Pavement damage given existing pressure for parking in area. Difficult to enforce access closure times for the proposal for guests. Guests will find restrictions hard to manage. Concern over how the traffic management will operate in practice. Times do not recognise congestion periods. Position of bus stops in Appendix C and H queried. Queries over how public would walk to farm shop or where they would park given proposed restrictions.

- Query over new access road proposal (19/03150/DCH) and relationship to this application in terms of access.
- Drainage and flood concerns so that it is safe for development and wider area. Flood report should be done. Sinkhole appeared recently in land opposite the site. Where will soakaway be positioned and could it enter stream. Nant Cwmllydrew flooded a house in December 2019. Where will sewage/foul water be disposed of. No provision for toilet/washing facilities in shop/café.
- Farm shop/rural enterprise would be welcomed if better designed and if C3 use restricted in the future.
- Concerns over inaccuracies of the application relating to site description.
- Ty-newydd has never been a farm/livery/small holding/agricultural holding or farm complex and therefore the proposal cannot be farm diversification. References in Guest Policy to working farm/farm machinery suggest this is a fully functioning business. Farm diversification/rural enterprise queried. Residential property not a business. Only horse grazing in the bottom field no evidence of a livery.
- Concern over clearance work which took place May 2019 and existing hard core base on site.
- Queries that Ty Newydd was original farm house. History of area referenced. St Peter's Church did not occupy the whole of the site. Ty Newydd was a superior house and estate on land owned by Lord Dynevor and leased to the Brooker-Blackmore regime which ran the ironworks and collieries.
- Reference to paddock to be allocated as donkey sanctuary in 2020.
- Glamping maybe better situated in another of the applicant's fields. Reference to Well Being of Future Generations Act.
- Queries applicant claims relating to respect for Biodiversity of the site. Given woodland felled, hardcore in place, altered levels and hedges, tree removed during nesting period, protected species (e.g. slow worms) ignored. Earthworks have cleared fauna/machinery for weed killing likely to have destroyed any reptiles. Nant Cwmllydrew is a Site of Nature Conservation Importance, plus SAC, SSSI – borders site. Buffer Zones should be respected for Water Courses. Kingfishers nesting on stream. Queries if site would have been a SAC (Cardiff Beech Woods). Trees one of most importance resources for wildlife, to reduce flooding and to clean the air.
- Café/Farm Shop will cause problems with access/disturbance for neighbours. Farm shop already exists at Pugh's Garden Centre. Difficult to see who would use café other than glamping guests and where farm produce will be sourced.
- In appropriate/unsuitable site – entrance to semi-rural village, linear geography, access issues, not a peaceful location, cold climate, frost-no winter sun, high noise and air pollution. Not an area where visitors can enjoy peace and quiet.
- Terms and conditions in Guest Policy noted but difficult to see how this will be enforced day-to-day in relation to noise/air pollution,
- Proposal may work in another location, not at Ty Newydd.
- Concern over reference to further scope for diversification projects in the future. Would add complications to already over-stretched village.
- Previous applications rightfully refused.
- Incorrect descriptions, no mention of food and drink or concrete bases for pods/farm shop.
- To staff the business 365 days a year 10 hours a day is ambitious.
- No neighbours consulted. Signage only posted on 15th January 2020.
- Would the application be invalid if a significant number of people disagree with statements?

- How will electricity be supplied?
- Queries limited bus services/cycle path access.
- Concern over grey aggregate used for road service, no vegetation has naturally regenerated compared to steep bank.
- Inaccuracies in submitted document, misleading photos. Garage no longer exists, bus stop in wrong location Appendix C, Appendix D does not reflect plan submitted, Appendix E shows destruction taking place – A large machine to clear weeds? Appendix F does not show the farm shop/café or Ty Newydd. No vehicle access to Tynewydd from Heol Goch only Main Road.
- Queries how the proposal benefit the village/villagers?

7.2 Support has been received from the occupiers of the following :

12 Heol Berry, Gwaelod-y-Garth
 Ty Newydd, Heol Gogh, Pentyrch
 33 St Ambrose Road, Heath
 Greentrees, Main Road, Gwaloed y Garth (2 representations)
 41 St Ambrose Road, Heath
 59 St Benedict Crescent, Heath
 24 Nant Fawr Road, Cyncoed

Comments are summarised below.

- Proposal will significantly enhance the waste ground. Land has been derelict for a long time.
- Support new revenue and employment in the immediate area which would outweigh any detrimental effect sustainable development would cause.
- Benefit pet owner's holidaying in the area, which would promote local business.
- Farm shop would offer the community a link to local farm produce, where there is currently no shop that offers basic items. Nearest basic items shop is in TaffsWell.
- Coincides with rural sustainability, employment, ecotourism, farm diversification and regeneration of derelict land.
- Tourism is responsible for over 6.2 billion to Welsh GDP and over 172,000 jobs. Small diversification projects need to be supported to ensure these figures grow.
- Glamping planned for visual integrity, safety for guest/local residents and to keep parking and any traffic away from local roads. There are no traffic issues on Main Road, therefore access restrictions will further safeguard and maintain congestion.
- Well screened to offer privacy.
- Sustainable location, well served by public transport links and cycle/walking routes. Local area haven for local walks, cycle rides, scenery.
- Proposal would support government and industry guidelines.
- Applicant's investment and proposal would support local businesses and bring new life to area and benefit the local community, short and local term.
- Cardiff needs to collaborate with and encourage local small businesses to provide interesting, sustainable holiday accommodation, currently lacking in line with wellbeing goals in The Well-being and Future Generations (Wales) Act 2015 and RIBA 2015/19 Ethics and Sustainable Development Commission which highlights the need to contribute to the creation of sustainable and inclusive global economy that delivers lasting benefits to all people, communities and markets.

- If not granted permission, Cardiff will be left void of family-orientated, pet-friendly accommodation and invite further development and traffic issues throughout.
- Excellent idea. Innovative.
- Supports Eco diversity and will transform overgrown derelict land.
- Green space will create an environment that will visually and physiologically engage guests, staff and even community.
- Will offer employment and new revenue.
- Currently privately owned with no access to the public.
- Will boost economy and support diversification. Understands difficulties faced by small holders wishing to work with their land. Lack of government support within rural communities, projects like this are a life line for people wishing to maintain a sustainable livelihood.
- Cardiff planners have a responsibility to support rural diversification to help regenerate derelict/unused land.
- Applicant intends to support charitable cause with profits from the business.

7.3 An online generated petition of support has been received. There are 75 names associated with the petition, 39 are from people in Cardiff but full addresses are not provided and 36 people are from outside Cardiff's boundary.

7.4 A petition of support for the proposal with 52 signatures has been submitted.

7.5 The application was advertised by way of a site notice.

7.6 The local ward member has been consulted and no comments have been received.

8. **ANALYSIS**

8.1 The application site lies outside the settlement boundary, within the Green Wedge and the Garth Hill and Pentyrch Ridge Special Landscape Area as defined on the Proposals Map of the adopted Cardiff Local Development Plan.

8.2 The main considerations in the assessment of this application are whether the proposal for a rural enterprise including 6 glamping pods and farm shop can be justified in this location, the impact of the proposal on the character and appearance of the area and in particular on the Green Wedge and its impact on neighbouring amenity.

8.3 Consideration has been given to local and national policies as referenced above, in particular KP3(A) which seeks to protect the Green Wedge from inappropriate development which would prejudice the open nature of the land. Specific guidance on the consideration of planning applications within the Green Wedge is set out in PPW paragraphs 3.69 – 3.74.

8.4 Paragraph 3.69 of PPW states that 'When considering applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply. Substantial weight should be attached to any harmful impact which a development would have on the purpose of the Green Belt or Green Wedge designation'.

8.5 Paragraph 3.70 (PPW) states that inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the

Green Belt or green wedge.

- 8.6 Paragraph 3.71(PPW) sets out the purposes whereby new buildings in the Green Wedge would not be considered inappropriate.
- 8.7 The construction of new buildings in a Green Belt or Green Wedge is inappropriate unless it is for the following purposes:
- justified rural enterprise needs;
 - essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the Green Belt or Green Wedge and which do not conflict with the purpose of including land within it;
 - limited extension, alteration or replacement of existing dwellings;
 - small scale diversification within farm complexes where this is run as part of the farm business.
- 8.8 Paragraph 3.74 – Other forms of development would be inappropriate development unless they maintain the openness of the Green Belt or Green Wedge and do not conflict with the purposes of the designation.
- 8.9 Policy KP3 (B) and Policy EN1 seek to ensure that development in the countryside outside the defined settlement boundaries will not normally be permitted unless it is justified for agricultural or forestry purposes or other rural enterprises. Proposals should demonstrate that the use is appropriate in the countryside, respects the landscape character and quality and biodiversity of the site and surrounding area and where it is appropriate in scale and design.
- 8.10 Policy EN3 aims to ensure that features of the landscape that contribute to its character, value, distinctiveness, sense of place and quality, are protected from inappropriate development. Particular priority is given to Special Landscape Areas (SLAs).
- 8.11 In terms of impact on the landscape proposals should demonstrate that no unacceptable harm is caused to the character and quality of the landscape and setting of the city. Paragraph 5.85 of the LDP sets out the criteria on which unacceptable harm to the landscape value of an area is assessed and these criteria are listed below:-
- The impact of the proposed development on key features of the landscape in terms of physical character, vegetation, habitats, land use and settlement patterns, visual character, historical character and cultural associations;
 - The need for the proposed development in relation to its impact;
 - Availability of alternative locations; and
 - The ability to provide appropriate mitigation measures.
- 8.12 There will be a presumption against urban expansion or other development within SLAs that would cause unacceptable harm to the character and quality of the SLA.
- 8.13 Paragraph 5.86 of the LDP states that where possible, development will be expected to maintain and strengthen positive attributes of the landscape and seek to mitigate or remove, rather than compound negative influence.
- 8.14 Para 5.75 of the LDP states, “Any new development in the countryside should be designed and located to minimise their impact, usually within existing clusters of buildings or farm complexes and/or close to infrastructure and public transport. The use of outdoor space associated with development including hard and soft landscaping, means of access, car parking and the treatment of boundaries can all have significant detrimental impacts on the character and quality of the countryside

and will therefore be strictly controlled”.

- 8.15 The application site is within the Garth Hill and Pentyrch Ridges Special Landscape Area (SLA) which is an area characterised by a distinctive ‘ridge and valleys’ landscape which contrasts with the steep uplands of Garth Hill to the north and the more gently undulating lowland landscape to the south. This area forms part of the backdrop of encircling hills to the north of Cardiff and is therefore an important component of the wider landscape setting of the city. The sparse pattern of settlement and remote secluded character are considered to be positive characteristics of this area. The continued pressure for development and resultant degradation of settlement fringe land are considered to negatively impact on this area.
- 8.16 As set out above the construction of new buildings in the Green Wedge is considered to be inappropriate development unless one of the listed exceptions applies. It is noted that justified rural enterprise needs and small scale diversification are listed and the applicant has made reference to this in the submission.
- 8.17 It is also noted that glamping pods and farm shops are usually accommodated within the countryside and often considered to be an appropriate use, although not all locations are considered acceptable.
- 8.18 In this location, the proposal is not considered to meet the exceptions set out in PPW in respect of the Green Wedge. Although outside the settlement boundary, the proposed business is considered to be located within the urban-fringe and although the applicant owns a wider holding, which appears to be used for stabling/horse grazing, this proposal is not considered to be a ‘justified rural enterprise need’ or on land which forms part of a farm or is in agricultural use. Policy advice contained in PPW and TAN 6 in respect of the rural economy is considered to apply to more rural areas, where there is a need to sustain rural communities and working farms rather than this location, which lies on the edge of a city, and therefore carries limited material weight in respect of the proposal in this instance.
- 8.19 Although a Business Plan was provided, insufficient evidence has been submitted that the wider landownership constitutes a farm or that the proposal can be justified in terms of a rural enterprise need or diversification scheme. In addition, it is not considered essential for outdoor recreation.
- 8.20 On consideration of the above, given the location of the application site, and the scale and positioning of the development, the proposal is considered to prejudice the openness of the Green Wedge and conflict with the purposes of including land within it, which is to strategically manage the future built up form of Cardiff and to protect the distinctive, prominent and well known green backdrop to the city which forms the strategically important setting to the city.
- 8.21 The proposal would involve the construction of 6 glamping pods, a farm shop and associated parking and entrance gates introducing development to this parcel of land which would negatively impact on the nature and integrity of the landscape, changing its character and visual appearance. Assessed against the guidance above it is considered that the scale and location of the proposal would have an unacceptable impact on the Special Landscape Area and the character of the countryside in this location. Therefore, it is considered that in this case there is no justification for the proposal in this location to outweigh harm to the character and quality of the countryside and the Green Wedge.
- 8.22 No specific scaled drawings have been submitted in terms of the entrance gates and

their location, although the design has been indicated in the Planning Statement and suggests it will be located off Main Road, at the existing entrance to the site. There is insufficient information to fully assess this part of the proposal, although there are concerns these are likely to negatively impact on the character of the area.

- 8.23 Consideration has been given to advice from Pollution Control in respect of noise. In planning terms, it is considered that noise may be generated by users of the proposed glamping pods that may give rise to unacceptable disturbance which has the potential to impact on the amenity of neighbours living in close proximity to the application site and would be difficult to control by condition, contrary to KP5 and EN13 of the Cardiff Local Development Plan 2006-26.
- 8.24 It is noted that the supporting information makes reference to a paddock being allocated for a donkey sanctuary in spring 2020. A recent application for a Stable/Donkey Sanctuary (pp 19/001752/MNR) has been refused and there are no current proposals under assessment.
- 8.25 Insufficient information has been submitted to fully assess the impact of the proposal in terms of transport, drainage, trees and ecology as referenced in section 5.
- 8.26 In regards to comments made by neighbours which are not covered above, the following should be noted:
- Each application is treated on its merit, therefore concerns over future development are not material in this instance.
 - The hardcore base maybe a matter for further investigation.
 - Adjoining neighbours were consulted on the 8th January 2020 and 3 site notices placed near the site.
- 8.27 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.

9. **CONCLUSION**

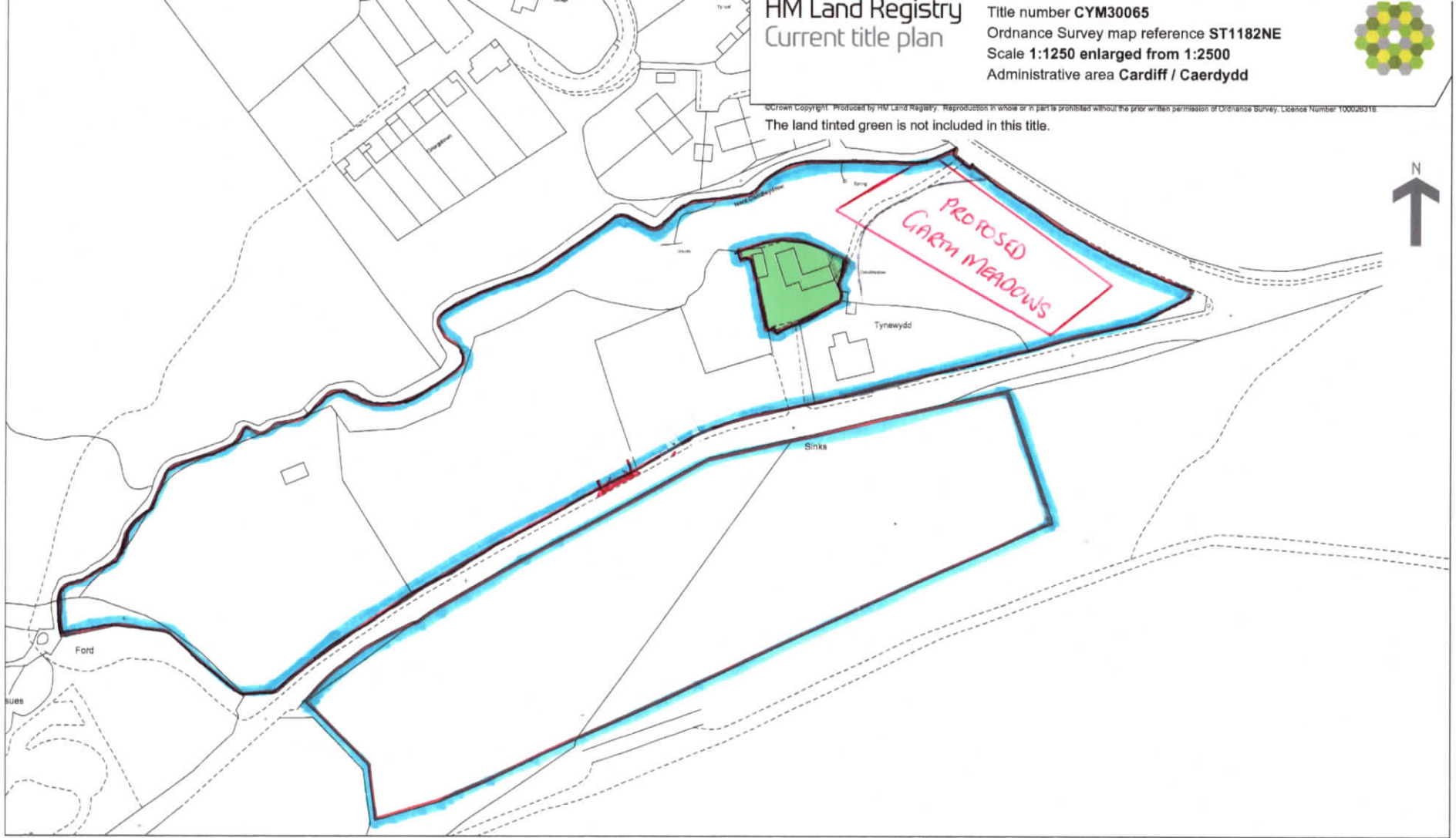
- 9.1 In conclusion, the proposal is considered to be contrary to local and national planning policies which seek to protect the landscape and the countryside outside settlement boundaries, particularly within the designated Green Wedge, from inappropriate development and may also cause unacceptable harm to the amenity of neighbouring occupiers. Insufficient information has been submitted to fully assess the impact of the proposal in relation to transport, trees, ecology and drainage. It is therefore recommended that planning permission be refused for the reasons set out above.

HM Land Registry
Current title plan

Title number CYM30065
Ordnance Survey map reference ST1182NE
Scale 1:1250 enlarged from 1:2500
Administrative area Cardiff / Caerdydd



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The land tinted green is not included in this title.



Ty Newydd, Heol Goch, CF15 9NA



Ty Newydd
 Heol Goch,
 Pentyrch,
 Cardiff,
 CF15 9NA

OS MasterMap 1250/2500/10000 scale
 Friday, November 8, 2019, ID: MPMBW-00839733
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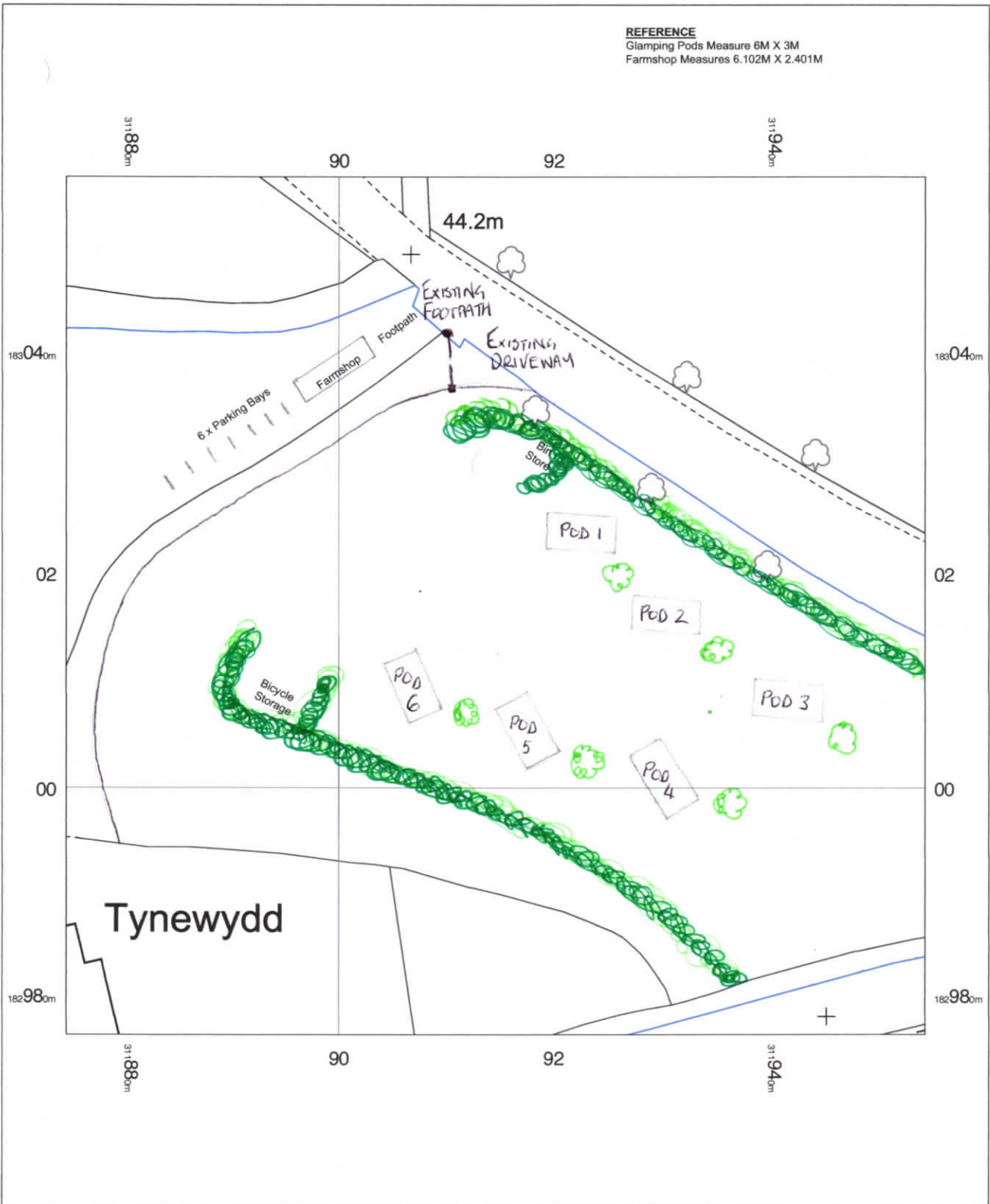


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Ty Newydd, Heol Goch, CF15 9NA

REFERENCE
Glamping Pods Measure 6M X 3M
Farmshop Measures 6.102M X 2.401M

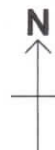


Ty Newydd
Heol Goch,
Pentyrch,
Cardiff,
CF15 9NA

OS MasterMap 1250/2500/10000 scale
Friday, June 14, 2019, ID: MPMBW-00806998
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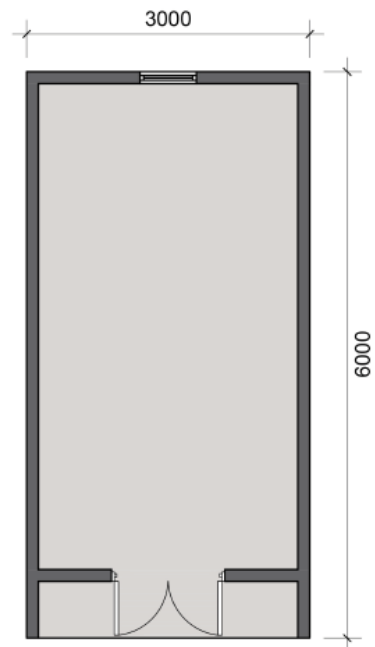
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POD DESIGN



THE MAXIMUS

The Maximus pod gives a real sense of space with 18sq m of space and extra room height at 3m. Perfect to upgrade with full en-suite and kitchen facilities, making this a fantastic and versatile pod.

DIMENSIONS

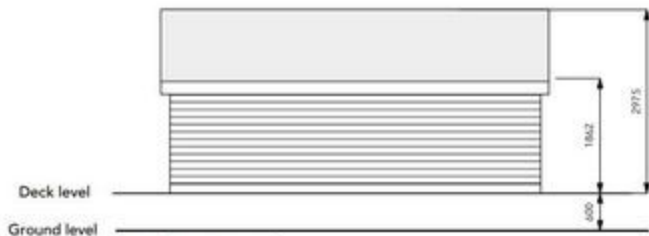
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Width 3.0m

Length 6.0m



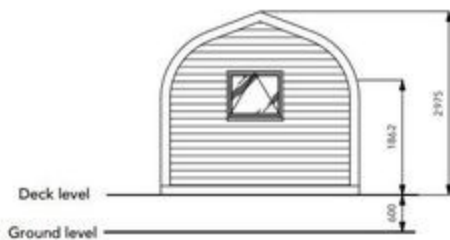
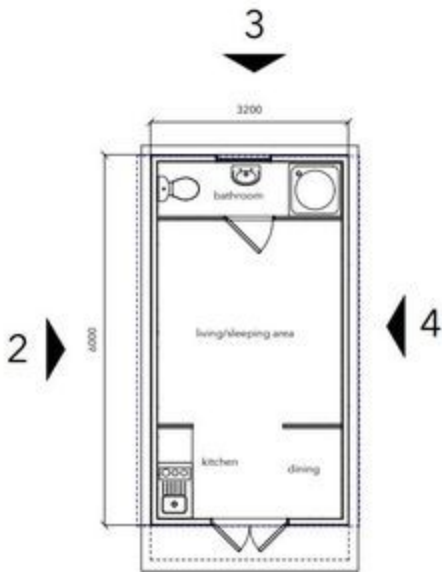
Elevation 1



Deck level

Ground level

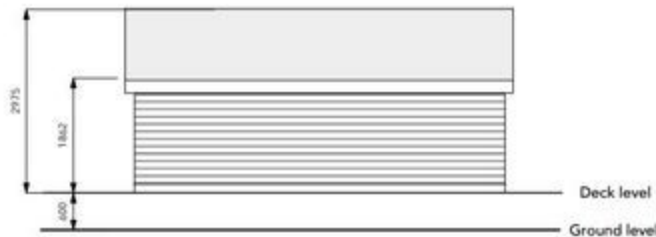
Elevation 2



Deck level

Ground level

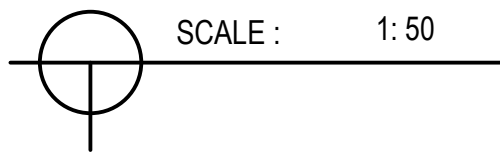
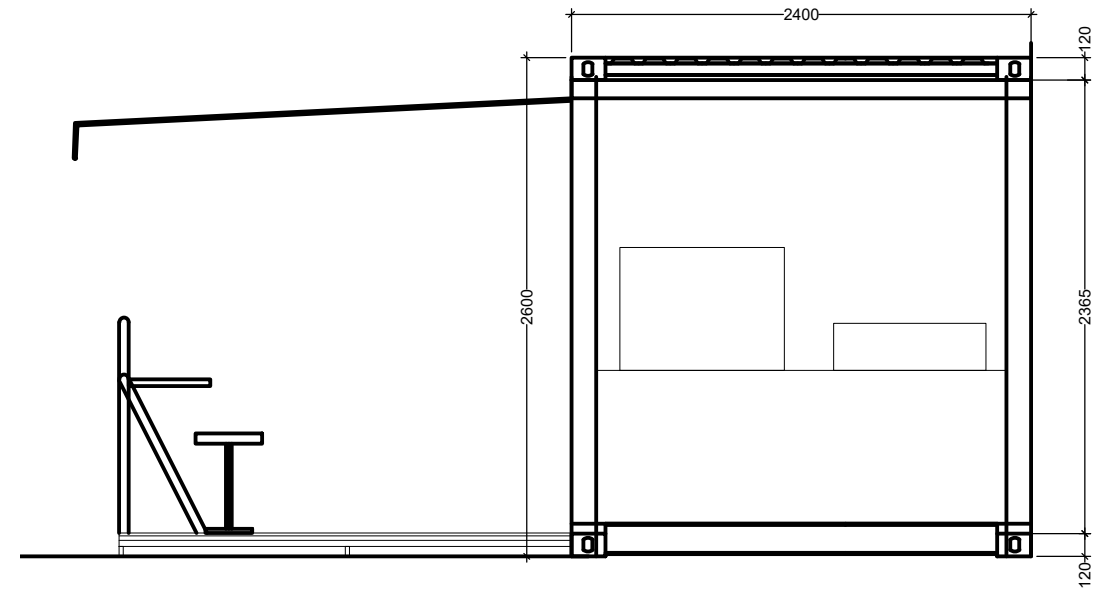
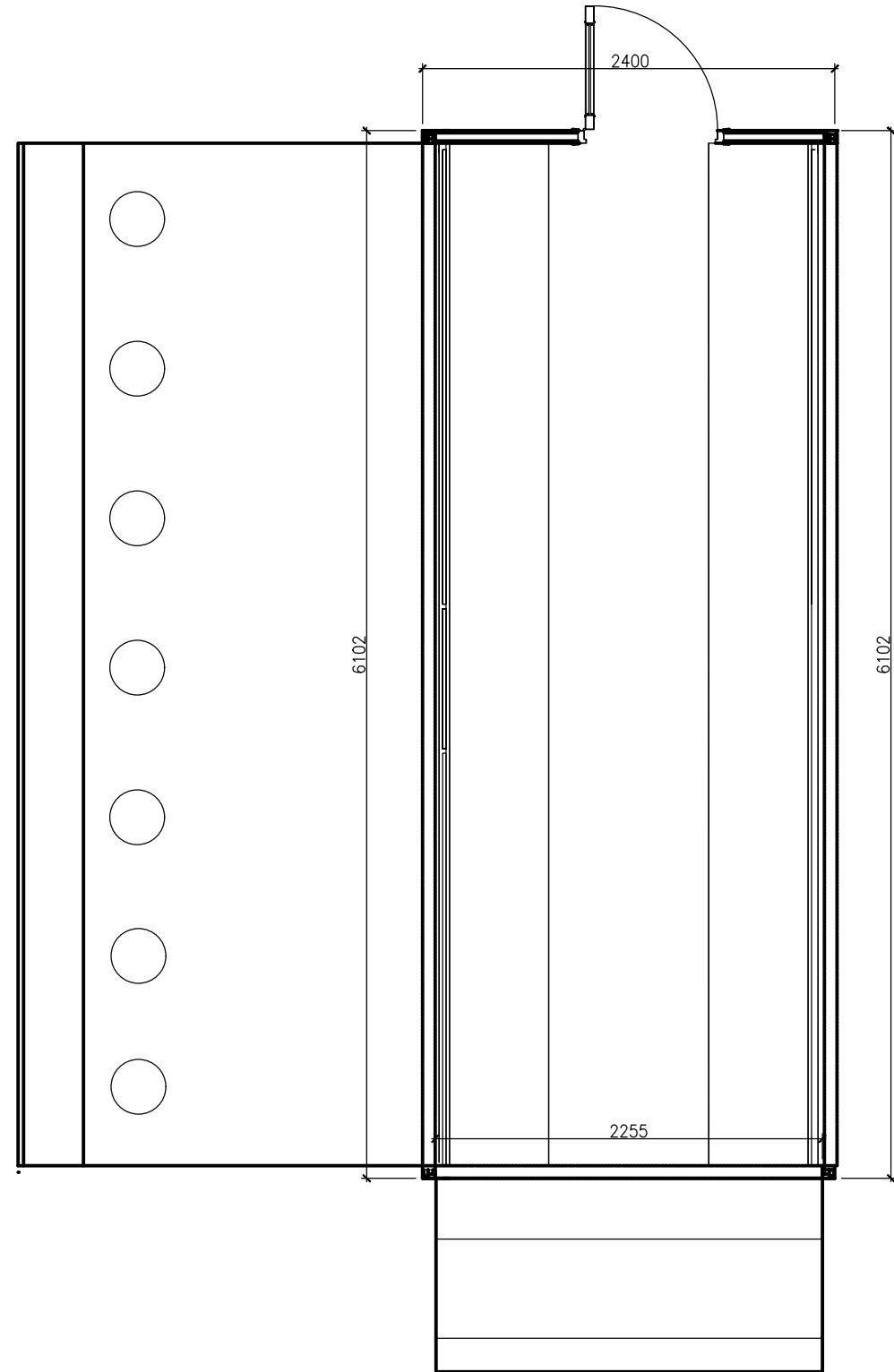
Elevation 3




Deck level

Ground level

PLAN A - Garth Meadows Farm SHOP





CONTAINER CONVERSION
DESIGN & BUILD

PROJECT
Garth Meadows

DRAWING TITLE
PLAN AND ELEVATIONS

DRAWINGS

CDB Containers
Tryn Mawr Farm,
Fellindra,
Swansea
SA5 7PL
02920 099 098
hello@containerconversiondb.co.uk
www.containerconversiondb.co.uk

1:100 / 1:50

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LOCAL MEMBER OBJECTION

COMMITTEE DATE: 18/03/2020

APPLICATION No. **20/00151/DCH** APPLICATION DATE: 22/01/2020ED: **CYNCOED**

APP: TYPE: Householder Planning Permission

APPLICANT: Dr Ali Helu

LOCATION: 1 THE FAIRWAY, CYNCOED, CARDIFF, CF23 6RF

PROPOSAL: RETAIN ALTERATIONS AS BUILT TO APPROVED
DRAWINGS OF PLANNING PERMISSION 19/02126/DCH
WITH FIRST FLOOR EXTENSION 350MM FACE OF FRONT
ELEVATION

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

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - 201 R8
 - 202 R7

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the south west elevation of the extension.
Reason: To ensure the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).
4. The front elevation shall be finished in facing brick to match the host building.
Reason: To ensure that the materials harmonise with the character of the building and the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).

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 applicant's ownership.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought to extend an existing semi-detached house with a two storey extension to the side and a wraparound single storey element to the remaining side and the rear. The site benefits from an existing planning permission (19/02126/DCH) to extend to the side and rear which was approved by Planning Committee in November 2019. Construction work is currently underway and this application has been submitted to regularise aspects of the build which differ from the plans previously approved.
- 1.2 The principal differences between the previously approved scheme and the scheme under consideration in this application are as follows:
- The first floor element of the side extension would be set back 350mm from the front elevation of the existing house, whereas it was flush with the front elevation in the previously approved scheme. The depth of the two storey element would increase by an additional 0.5m to 3.5m in total. The increased depth of the two storey element would necessitate the removal of the existing first floor side facing window;
 - The single storey side extension would have a flat roof, whereas it previously had a sloping roof. Two rooflights have been added to the flat roof;
 - The front elevations are shown in red facing brick in order to reflect the additional condition imposed at Committee on the previously approved scheme;
 - The proposed side door would be positioned further back on the side elevation;
 - The dormer is shown as having a set of patio doors with windows either side and a glass balustrade. This differs from the dormer previously approved under the Certificate of Lawful Development application (19/02517/DCH), but appears to still fall within the parameters of permitted development rights.

2. **DESCRIPTION OF SITE**

- 2.1 The site is located on the north west side of The Fairway, a residential street accommodating a mix of semi-detached two storey dwellings and bungalows. The site accommodates a semi-detached house. The site is broadly triangular in shape, being wider at the front of the site where it adjoins the pavement and narrower at the rear boundary. The western boundary of the site adjoins the rear boundary of houses along Westminster Drive. The site sits at a slightly lower ground level than the houses on Westminster Drive.
- 2.2 The Committee may recall that a site visit was made to the property in November 2019, prior to the previous application being determined.

3. **SITE HISTORY**

- 3.1 19/02517/DCH – A Certificate of Lawful Development for a rear dormer and a hip to gable alteration was granted on 23/09/19.
- 3.2 19/02126/DCH – Planning permission for a single storey rear and two storey side

extensions was granted on 21/11/19.

- 3.3 19/03274/DCH – Planning Application to retain alterations to the plans approved under 19/02517/DCH to reflect the extensions as built was withdrawn on 09/01/20.

4. **POLICY FRAMEWORK**

4.1 National Planning Policy

- Planning Policy Wales (2018)
- Technical Advice Note 12 ‘Design’ (2014)

4.2 Cardiff Local Development Plan (2006-2026)

- Policy KP5 ‘Good Quality and Sustainable Design’
- Policy T5 ‘Managing Transportation Impacts’

4.3 Supplementary Planning Guidance

- Residential Extensions and Alterations (2017)
- Managing Transportation Impacts (Incorporating Parking Standards) (2018)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 None.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 None.

7. **REPRESENTATIONS**

- 7.1 Councillor Hopkins writes in support of his constituents who have objected to the proposal and raises the following objections:

- The two storey extension appears to be constructed at a height above that originally intended and as set out in the plans;
- Given its proximity to the neighbour’s boundary, questions whether it is within guidance stating it should be no higher than 3 metres;
- Re-submitted proposal is extremely overbearing in its impact on the neighbouring properties, especially at the rear of no. 12 and no. 14 Westminster Drive, especially when viewed together with the dormer extension. Overbearing nature of the two storey extension is further exacerbated by the proximity to the neighbour’s boundary of just under a metre;
- The proposals do not accord with the Residential Extensions and Alterations SPG as the extension remains in close proximity of less than a metre from the neighbour’s boundary, the side extension is not subservient to the principal elevation and the extensions unbalance the pair of semis when taken together with no. 3.

- 7.2 Neighbouring occupiers have been notified. Objections have been received from the occupiers of no. 3 The Fairway, and from and on behalf of the occupiers of no. 12 Westminster Drive. The occupier of no. 3 The Fairway objects to the proposal

for the following reasons:

- Concern at the aesthetics of many parts of the extension;
- Lack of symmetry with no. 3;
- They have employed a surveyor under the Party Wall Act and are awaiting an inspection of the work.

The occupiers of no. 12 Westminster Drive object for the following reasons:

- Their property is dominated by the overly large dormer and the two storey and single storey extensions;
- Their southerly facing garden is extensively overlooked and overshadowed and has lost views of the sky-line and its open aspect;
- The revised plans differ from what has actually been built;
- Development is a substantial over-development of a single residential property and is obtrusive and over-bearing;
- Substantial bulk, aesthetic appearance and over-dominance of the side extensions is out of keeping with the proportions of the existing house. Construction does not match any aspect of the property;
- Views from neighbouring houses have been blighted;
- Overall development is excessive, out of character and detrimental to the visual environment of the locality and surrounding houses, contrary to guidance in the Residential Extensions and Alterations SPG;
- Concerns about the safety of the construction and the building over of a sewer;
- Requests that any rendering of the sand cement walls is finished in a stone colour to match the property opposite.

8. **ANALYSIS**

8.1 The key material planning considerations are:

- The impact upon the character of the area;
- The impact upon the occupiers of neighbouring properties;
- Other matters raised.

8.2 **Impact Upon the Character of the Area**

The two storey side extension and single storey wraparound element along the remainder of the side elevation and to the rear, as amended, are considered acceptable in terms of scale and design. The single storey element at the front would be forward of the principal elevation of the existing dwelling, which would not usually be supported in planning terms. However, as the existing porch is forward of the front wall of the house, the continuation of the building line across to the front of the side extension is considered acceptable in design terms in this instance. The first floor element would differ from the previously approved scheme in that it would be set back 350mm from the front elevation of the existing dwelling. The roof of the extension would have a ridge below the ridge height of the main roof.

These two elements are considered sufficient in order to demonstrate a subservient relationship to the existing dwelling and so the proposal is considered to accord with policy.

Several of the neighbouring properties have been substantially altered from their original form and extended to the side or to the rear, including the house which makes up the other half of the pair of semis, which has a single storey wraparound extension and a hip to gable roof extension with a rear dormer. In light of this, it is not considered that the proposed side and rear extensions would represent unusual or incongruous features, or that they would prejudice the general character of the area.

The proposed use of sand render on the side elevation is not an unusual finish for extensions and examples of such materials can be seen within the area, so its use is considered acceptable on the side and rear elevations of the building. However, it is considered that facing brick to match the existing front elevation of the house would be a more appropriate finish on the principal (front) elevation to ensure that the extension would harmonise with the existing building and not appear unusual or out of character within the street scene.

8.3 Impact Upon the Occupiers of Neighbouring Properties

The two storey and single storey side extension would run parallel to the rear boundary line of no. 10-14 Westminster Drive, which are two storey houses to the west of the application site. The houses on Westminster Drive are set slightly above the ground level of the application site and orientated broadly at a right angle to the application property.

The two storey element differs from the previously approved scheme in that it would be set back 350mm from the front wall of the existing house and would be 3.5m in depth (an increase of 0.5m in depth compared to the previously approved scheme). The proposed extension would be separated from the rear boundary of the houses on Westminster Drive by approximately 1m. A distance of 10.5m, or more, would be maintained between the rear of the houses on Westminster Drive and the side wall of the proposed extension.

Given the orientation of the houses, it is acknowledged that some degree of additional overshadowing of a proportion of the neighbouring gardens may occur as a result of the side extensions. However, when taking into account the separation distance and the position of the outbuildings at the end of some of the neighbouring gardens adjacent to the boundary line, it is not considered that the impact of the proposal on neighbouring occupiers would be so significant that it would warrant a refusal of planning permission in this instance. The set back of the first floor element and the increase in its depth by 0.5m is unlikely to have a significant impact upon the degree of overshadowing likely to be experienced in neighbouring gardens compared to the previously approved scheme.

The two storey element would be located approximately 10.5m away from the closest point of the rear of the houses along Westminster Drive, several of which have been extended to the rear. Although the proposal would result in the two storey element being closer to the neighbouring houses than the existing side wall, due to the separation distance and taking into account that the two storey element would only extend along part of the existing side wall, it is not considered that there would be an overbearing impact upon the neighbouring occupiers. The set back of the first floor element and the increase in its depth by 0.5m compared to the

previously approved scheme is unlikely to have a significant additional impact upon the neighbouring occupiers.

The rear single storey extension would adjoin a similarly proportioned single storey extension to the rear of the attached house, no. 3. It is not considered that there would be any detrimental impact upon the occupiers of no. 3 in terms of overshadowing or overbearing impact.

8.4 **Other Matters Raised**

- Issues relating to the party wall fall outside the scope of planning legislation and would be dealt with under the Party Wall Act;
- Health and safety concerns relating to building sites are the responsibility of the Health and Safety Executive;
- Building over a sewer is not a planning matter as it is controlled by other legislation;
- It is acknowledged that the two storey and single storey extension proposed falls outside the parameters of permitted development, but as a planning application has been submitted the extension is not required to be within the limits of permitted development;

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. **RECOMMENDATION**

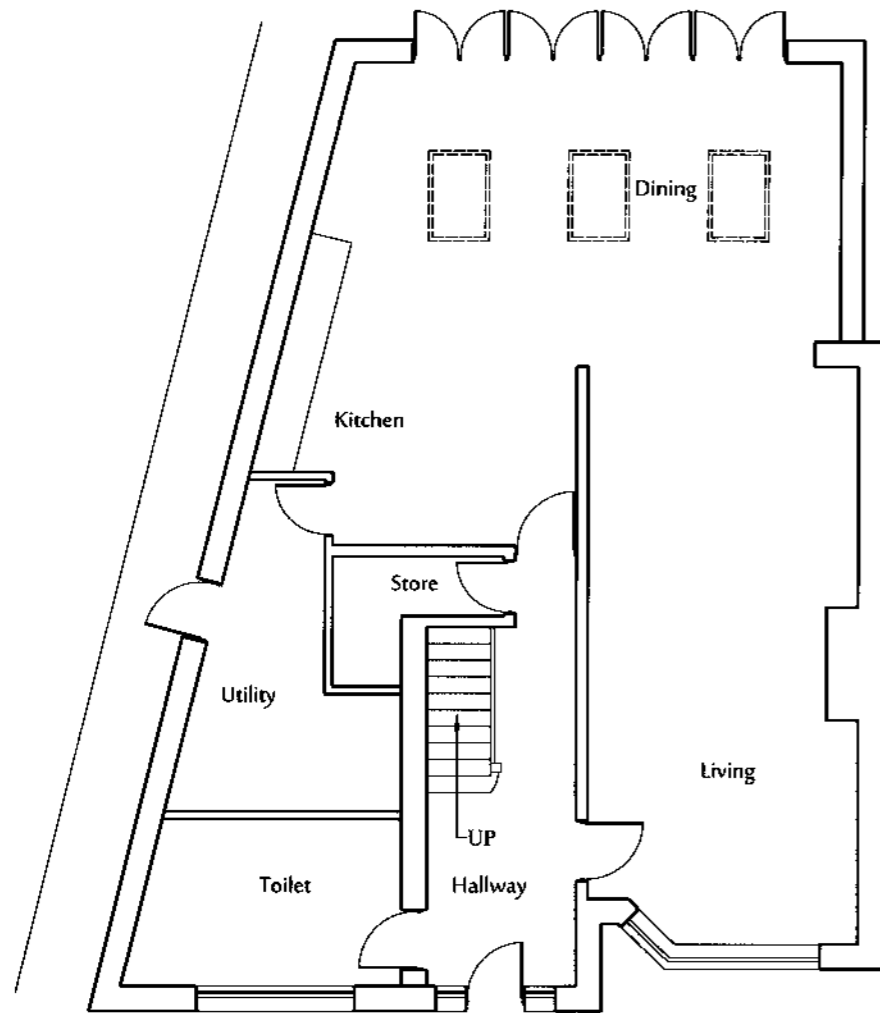
10.1 Having regard to the policy context above, the proposal is considered acceptable

and it is recommended that planning permission be granted, subject to conditions.

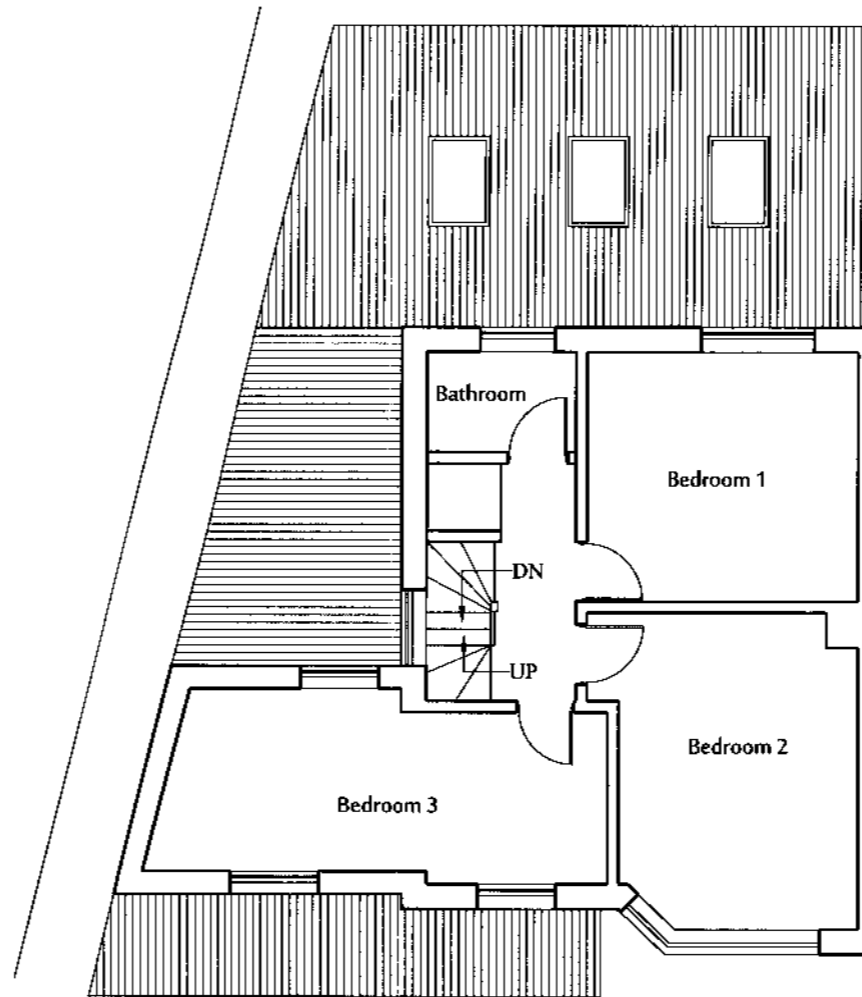


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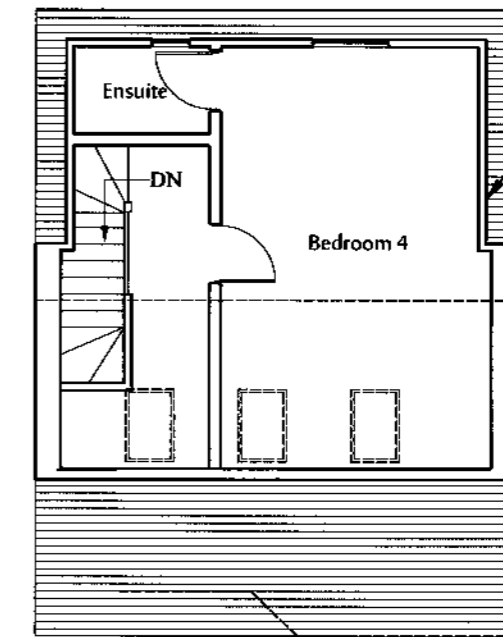
Site Location Plan



APPROVED GROUND FLOOR PLAN




APPROVED FIRST FLOOR PLAN



APPROVED LOFT PLAN

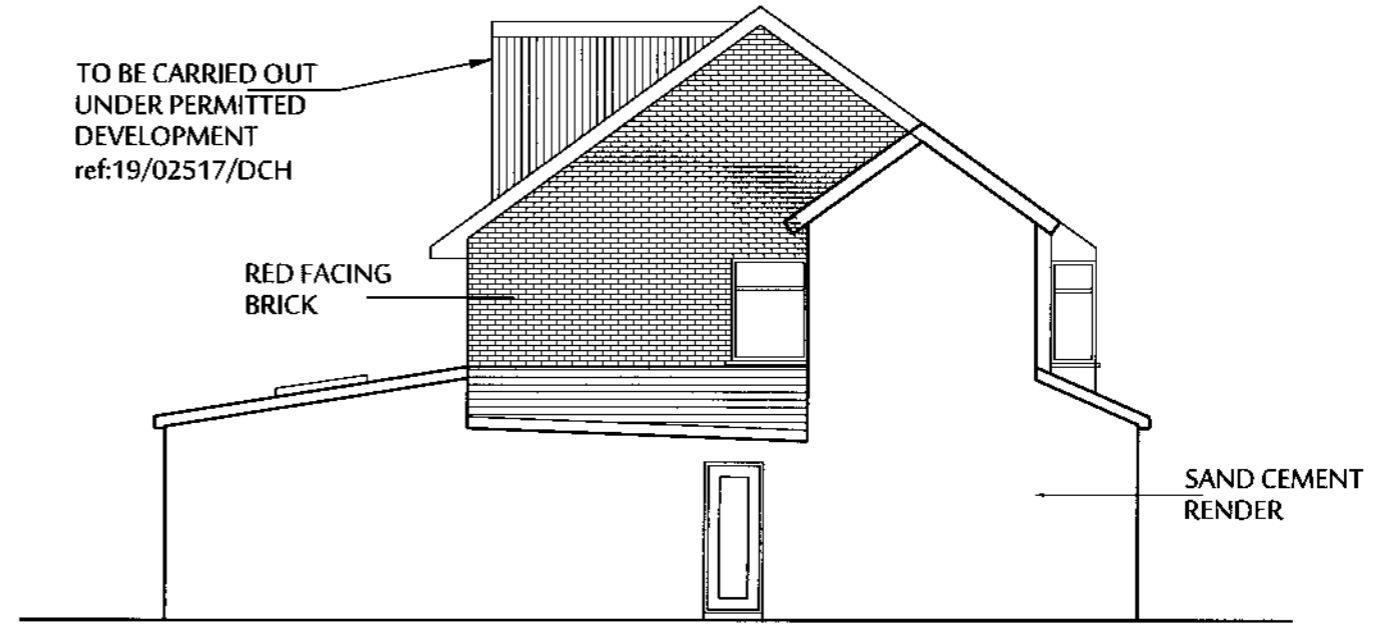
TO BE CARRIED OUT UNDER PERMITTED DEVELOPMENT ref:19/02517/DCH

30/01/2020

<small>© This drawing is copyright. Do not scale. Contractor to check all dimensions on site and to report any discrepancies directly to the SD.</small>			 SK DESIGNS <small>18, Clewer Way, Lechlade, Glos, GL23 10Z Tel: 01920 761 950 Fax: 01920 761 950 Email: info@skdesigns.org.uk</small>
Date: JAN 2020			
Project: 1 THE FAIRWAY			
Client:			
Description: APPROVED PLANS	Job No:	Scale: 1:100	
	Dwg No: 201 R5	Drawn By: KG	



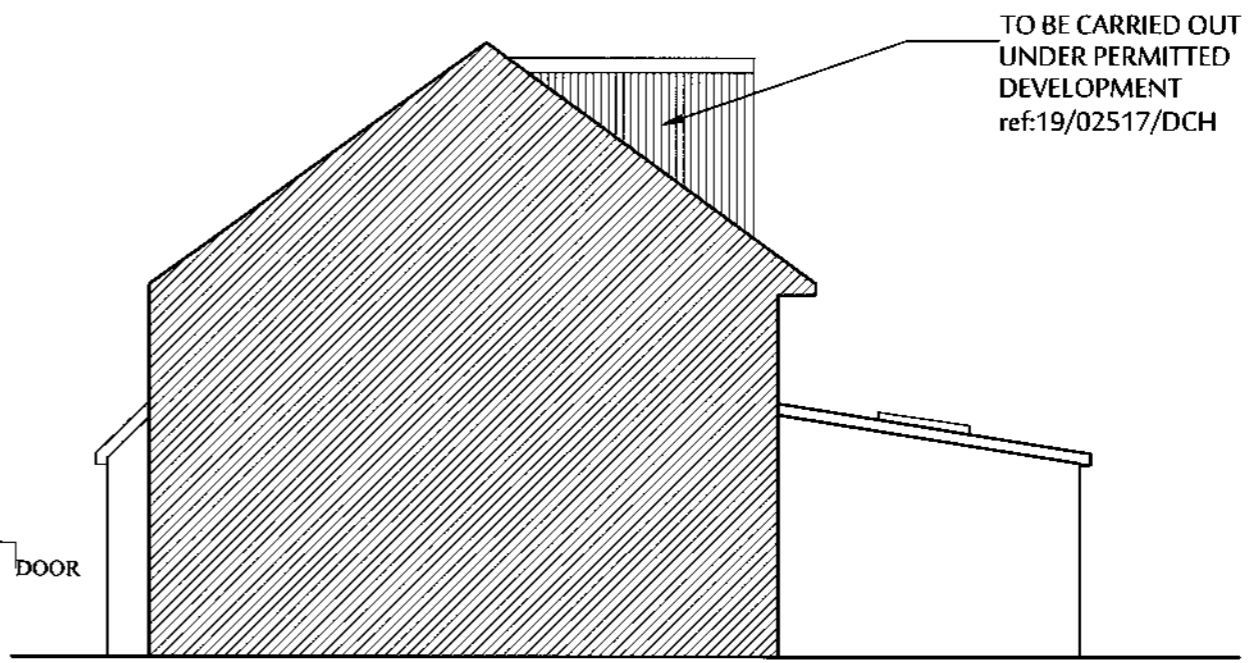
APPROVED FRONT ELEVATION




APPROVED SIDE ELEVATION



APPROVED REAR ELEVATION



APPROVED SIDE ELEVATION

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Date: JAN 2020		
Project: 1 THE FAIRWAY		
Client:		
Description: APPROVED ELEVATIONS	Job No:	Scale: 1:100
	Dwg No: 202 R6	Drawn By: KG
 SK DESIGNS <small>58B, Cleveleys Way, Lakeridge, Coultar, CP21 6DZ Tel: 029 20 761 950 Fax: 029 20 761 956 Email: info@skdesigns.org.uk</small>		

**CYNGOR CAERDYDD
CARDIFF COUNCIL**



PLANNING COMMITTEE:

18 MARCH 2020

**TITLE: Section 116 Stopping Up Order Highways Act .
Papermill Road, Canton, Cardiff**

**REPORT OF DIRECTOR OF PLANNING, TRANSPORT AND
ENVIRONMENT: Andrew Gregory**

REASON FOR THIS REPORT

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

BACKGROUND

The new development at Papermill Road absorbed the former industrial site entrance into The Mill development.

WAG cannot retrospectively stop up highway ,therefore it is necessary for Highways to extinguish the live highway on the grounds that it is no longer needed since there has been a new design of the block of flats in the Housing Scheme layout.

ISSUES

The Highway needs to be stopped up via a section 116 order which will be determined at magistrate's Court to reflect the on site layout of the highway in mapping form as the Authority maintains an adopted highway register.

LOCAL MEMBER CONSULTATION (CANTON)

1. No objections received from Statutory Consultees.
2. **Reason for Recommendations** To amend the adopted register and reflect the on site layout and legal status of "live" Highway.

FINANCIAL IMPLICATIONS

3. The Developer has agreed to cover PROW, Legal and advertising costs.
Legal Implications (including Equality Impact Assessment where appropriate)

4. None

HR IMPLICATIONS

5. None

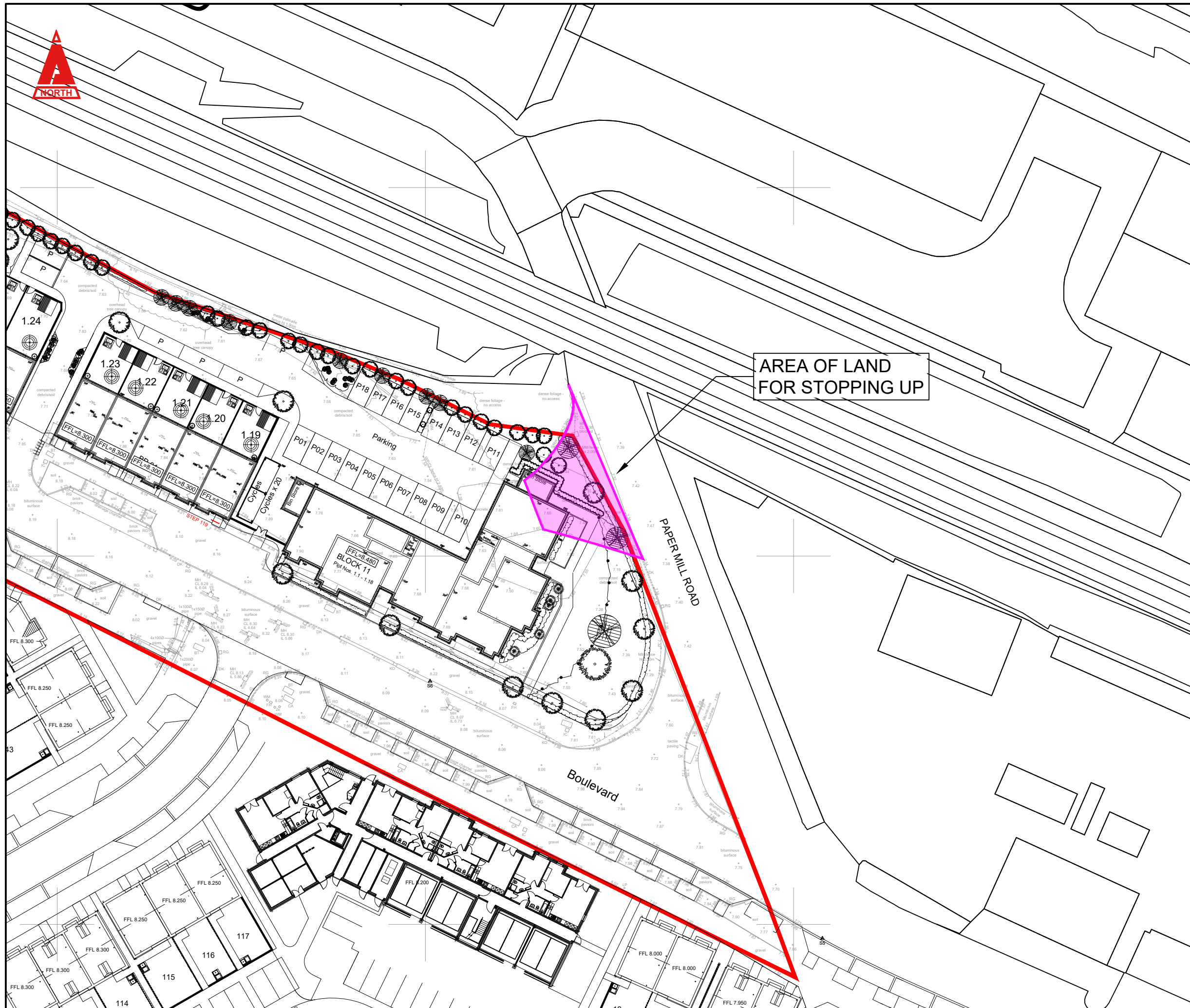
RECOMMENDATIONS

To Instruct Legal Services to process the Section 116 Highways Act 1980 Stopping Up Order via the Magistrates Court.

NAME OF DIRECTOR Andrew Gregory

The following appendices are attached:

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



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THE CONTRACTOR IS TO REFER TO THE SPECIFICATION, FULL SCHEDULE OF RESIDUAL RISKS IN THE CONTRACT DOCUMENTATION AND ALSO TO INFORMATION FROM OTHER DESIGNERS, IN PARTICULAR THE M&E CONSULTANT REGARDING EXISTING LIVE SERVICES.



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P1	INFORMATION ISSUE.	PY	EH	EH
				11/07/19
Rev.	Description	By	Chk	App

Client:

LOVELL

Project:

ELY MILL REDEVELOPMENT PHASE 1A

Drawing Title:

STOPPING UP ORDER PAPER MILL ROAD

Drawing No.

CC1616 CAM XX XX GA C 90 126

Project No. Org. Vol. Lev. Type Dis. Class No.

Suitability Status:

INFORMATION

Scale @A3:

1:500

Rev:

P1

CAMBRIA

Constructive Thinking

Civil & Structural Engineers
 Cambria House
 16 Plas St. Pol de Leon
 Penarth Marina
 Cardiff, CF64 1TR

T 029 2099 3333
 E admin@cambria.co.uk
 W www.cambria.co.uk
 @cambriauk
 uk.linkedin.com/in/cambriauk

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**CYNGOR CAERDYDD
CARDIFF COUNCIL**



PLANNING COMMITTEE:

18 MARCH 2020

TITLE: Section 116 Stopping Up Order Highways Act.

Bridge Road, St Mellons

REPORT OF DIRECTOR OF PLANNING, TRANSPORT AND ENVIRONMENT: Andrew Gregory

REASON FOR THIS REPORT

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

BACKGROUND

Persimmon Homes built a development to the west of bridge Road and the retaining wall has encroached upon the existing adopted highway.

WAG cannot retrospectively stop up highway ,therefore it is necessary for Highways to extinguish the live highway on the grounds that it is no longer needed since there has a retaining wall constructed to permit the new development.

ISSUES

The Highway needs to be stopped up to reflect the on site layout of the highway in mapping form as the Authority maintains an adopted highway register.

A Section 116 Stopping Up Order will be determined at Magistrates Court,

LOCAL MEMBER CONSULTATION (ST MELLONS)

1. No objections received from Statutory Consultees.
2. **Reason for Recommendations** To amend the adopted register and reflect the on site layout and legal status of “live” Highway.

FINANCIAL IMPLICATIONS

3. The Developer has agreed to pay Legal Order fees.

LEGAL IMPLICATIONS (INCLUDING EQUALITY IMPACT ASSESSMENT WHERE APPROPRIATE)

4. None

HR IMPLICATIONS

5. No

RECOMMENDATIONS

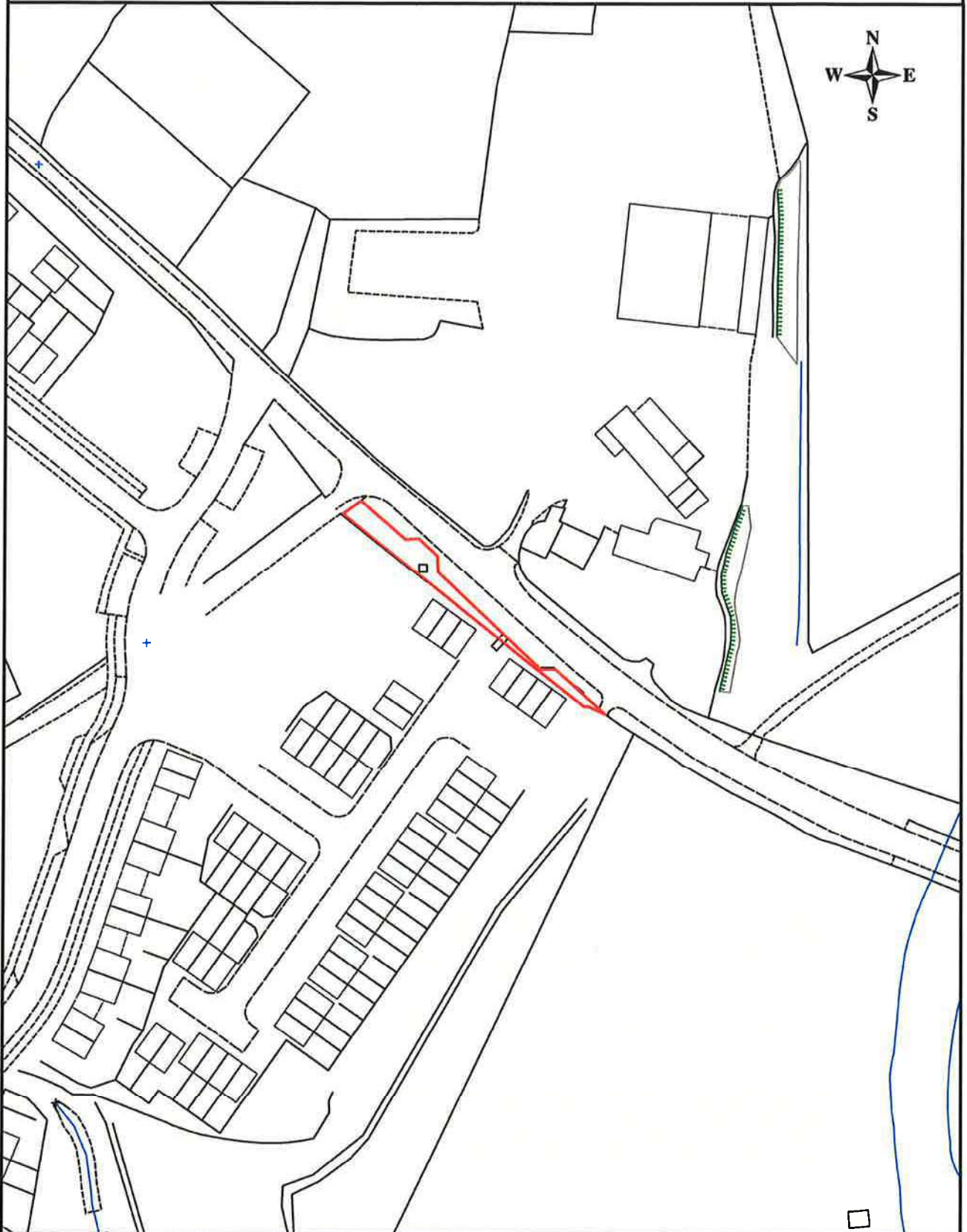
To Instruct Legal Services to process the Section 116 Highways Act 1980 Stopping Up Order via the Magistrates Court.


NAME OF DIRECTOR: Andrew Gregory

The following appendices are attached:

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

St. Edeyrns Site Enquiry (230 sq metres)



Rev No.	Details			Based upon Ordnance Survey 1:1250 mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Cardiff County Council 100029376 (2018)
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Applications decided by Delegated Powers between 03/02/2020 and 28/02/2020

Total Count of Applications: 207

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>
19/03223/DCH	20/12/2019	FERREIRA	SINGLE STOREY REAR EXTENSION	55 RICHARDS TERRACE, ROATH, CARDIFF, CF24 1RW	69	False	Permission be granted	27/02/2020

<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>
19/03203/MNR	09/12/2019	Khalid	FIRST FLOOR REAR EXTENSION & DORMER LOFT CONVERSION TO CREATE TWO ADDITIONAL FLATS	140 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1NL	72	False	Permission be granted	19/02/2020

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>
20/00358/MJR	13/02/2020	Morgan Sindall	ALTERATIONS TO APPROVED LANDSCAPE PLANS UNDER CONDITION 2 TO REPOSITION PLANTING TO ACCOUNT FOR BELOW GROUND DRAINAGE LOCATIONS - PREVIOUSLY APPROVED UNDER 18/00792/MJR	LAND ADJACENT TO ATKIN GROUP, CARGO ROAD, CARDIFF BAY, CARDIFF, CF10 4RP	6	True	Permission be granted	19/02/2020
20/00060/MJR	10/01/2020	Katherine Blakey	REQUEST FOR OBSERVATIONS - APPLICATION FOR A MARINE LICENCE FOR MARINE AGGREGATE DREDGING AT AREA 531, NORTH BRISTOL DEEP	AREA 531, NORTH BRISTOL DEEP AGGREGATE EXTRACTION	39	True	Raise No Objection	18/02/2020

20/00051/MJR	14/01/2020	CARDIFF BAY ESTATES LTD	DISCHARGE OF CONDITION 10 (SAMPLES OF MATERIALS) OF 16/02554/MJR	MARINE HOUSE, 21-23 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5DP	23	True	Full Discharge of Condition	06/02/2020
20/00161/MJR	24/01/2020	Morgan Sindall	DISCHARGE OF CONDITION 12 (IMPORTED SOIL) OF 18/00792/MJR	HMS CAMBRIA, CARGO ROAD, CARDIFF BAY, CARDIFF, CF10 4RP	13	True	Full Discharge of Condition	06/02/2020
20/00273/MJR	05/02/2020	Fidelity UK Real Estate Fund	ALTERATIONS TO THE APPROVED SHOWER BLOCK AND CYCLE STORAGE AREAS - PREVIOUSLY APPROVED UNDER 19/01660/MJR	PHASE 1, FUSION POINT, TRESILLIAN TERRACE, BUTETOWN, CARDIFF, CF10 5DA	2	True	Permission be granted	07/02/2020
20/00274/MJR	05/02/2020	Fidelity UK Real Estate Fund	DISCHARGE OF CONDITIONS 9 (COURTYARD LANDSCAPING) AND 11 (FOOTWAY REINSTATEMENT) OF 19/01660/MJR	PHASE 1, FUSION POINT, TRESILLIAN TERRACE, BUTETOWN, CARDIFF, CF10 5DA	22	True	Full Discharge of Condition	27/02/2020

<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>
A/20/00005/MNR	16/01/2020	Rayment	NEW BACKLIT FASCIA SIGN	GROUND FLOOR FRONT, 103 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AD	18	True	Permission be granted	03/02/2020

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>
20/00112/MJR	22/01/2020	LCB Construction	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS AND DETAILS) AND 7 (CYCLE PARKING) OF 18/01598/MJR	LAND ADJACENT TO NUMBER 5, CHURCH ROAD, CAERAU	16	True	Full Discharge of Condition	07/02/2020

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>
19/03326/DCH	30/12/2019	Harrhy	SINGLE STOREY EXTENSIONS TO FRONT AND REAR ELEVATION. DORMER EXTENSION AND GABLE END LOFT CONVERSION. DEMOLITION OF GARAGE	4 BROADSTAIRS ROAD, CANTON, CARDIFF, CF11 8DE	46	True	Permission be granted	14/02/2020
20/00004/DCH	02/01/2020	Mr Kullwawtsungh Ojla	TWO STOREY SIDE EXTENSION TO DWELLING WITH EXTERNAL ALTERATIONS	544 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BN	49	True	Permission be granted	20/02/2020
19/03018/DCH	26/11/2019	Charles	SIDE AND REAR TWO STOREY EXTENSION. PART OF REAR EXTENSION SINGLE STOREY WITH FLAT ROOF. NEW AND EXISTING LOFT SPACE ALSO USED TO PROVIDE ADDITIONAL BEDROOMS AND SHOWER ROOM	18 GREENWICH ROAD, CANTON, CARDIFF, CF5 1EU	87	False	Planning Permission be refused	21/02/2020
20/00121/DCH	21/01/2020	LANE	SINGLE STOREY REAR EXTENSION	53 FAIRFIELD AVENUE, CANTON, CARDIFF, CF5 1BR	30	True	Permission be granted	20/02/2020
20/00154/DCH	28/01/2020	Richards	SINGLE STOREY REAR EXTENSION	29 CLOS HALKET, CANTON, CARDIFF, CF11 8DZ	31	True	Permission be granted	28/02/2020
20/00198/DCH	29/01/2020	LEWIS	SINGLE STOREY REAR EXTENSION.	26 MAYFIELD AVENUE, CANTON, CARDIFF, CF5 1AN	30	True	Permission be granted	28/02/2020

<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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19/02929/MJR	05/11/2019	Vale of Glamorgan Council	REQUEST FOR A FORMAL OPINION ON THE SCOPE OF AN ENVIRONMENTAL STATEMENT (ES) TO BE SUBMITTED IN CONJUNCTION WITH A HYBRID PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT (TO BE SUBMITTED IN OUTLINE), ASSOCIATED HIGHWAY AND BRIDGE IMPROVEMENT WORKS (TO BE SUBMITTED IN FULL)	LAND AT LECKWITH QUAYS, OLD LECKWITH BRIDGE, LECKWITH ROAD, CANTON	91	False	Unique decision	04/02/2020
<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>
19/03026/MNR	21/11/2019	Nourizadeh	ERECTION OF ATTACHED DUPLEX DWELLING	PART OF LAND AT 64-66 LECKWITH ROAD, CANTON, CARDIFF, CF11 8AP	75	False	Planning Permission be refused	04/02/2020
19/03243/MNR	16/12/2019	Zia	CHANGE OF USE OF CONVENIENCE STORE (A1) TO RESTAURANT (A3) AND INSTALLATION OF NEW FLUE	474-476 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BJ	52	True	Planning Permission be refused	06/02/2020
19/03110/MNR	27/11/2019	Green Giraffe Day Nursery Ltd	CHANGE OF USE FROM RESIDENTIAL TO CLASS D1 (PRIVATE CHILDREN'S DAY NURSERY)	RADNOR PRIMARY CARETAKERS HOUSE, RADNOR ROAD, CANTON, CARDIFF, CF5 1RB	72	False	Permission be granted	07/02/2020
A/19/00141/MNR	27/11/2019	Green Giraffe Day Nursery Ltd	INSTALLATION OF 1NO. FREESTANDING SIGN TO FRONT ELEVATION	RADNOR PRIMARY CARETAKERS HOUSE, RADNOR ROAD, CANTON, CARDIFF, CF5 1RB	72	False	Permission be granted	07/02/2020
19/01927/MNR	11/07/2019	Mahsa Ltd	THE DEMOLITION OF AN EXISTING SINGLE-STOREY LEAN-TO EXTENSION AND REPLACEMENT WITH A PITCHED ROOF BUILDING	194 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GW	218	False	Permission be granted	14/02/2020
19/01928/MNR	08/07/2019	Mahsa Ltd	THE DEMOLITION OF AN EXISTING SINGLE-STOREY LEAN-TO EXTENSION, ITS REPLACEMENT WITH A PITCHED ROOF BUILDING TOGETHER WITH ASSOCIATED MINOR INTERNAL ALTERATIONS	194 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GW	221	False	Permission be granted	14/02/2020

19/02431/MNR	17/09/2019	Horizon Properties	PROPOSED CHANGE OF USE OF GROUND FLOOR OF BUILDINGS FROM NURSERY TO THREE DWELLING FLATS AND ERECTION OF TWO STOREY DETACHED DWELLING TO REAR YARD	290-292 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1HB	164	False	Permission be granted	28/02/2020
19/03323/MNR	06/01/2020	PDM Properties Limited	CONSTRUCTION OF NEW BOUNDARY WALLS WITH 2NO. ROLLER SHUTTER DOORS	12 ALEXANDRA ROAD, CANTON, CARDIFF, CF5 1NS	46	True	Permission be granted	21/02/2020
20/00063/MNR	13/01/2020	Oakleigh House Developments Ltd	DISCHARGE OF CONDITIONS 2 (DRAINAGE SCHEME), 3 (CONTAMINATION), 4 (REMEDIATION SCHEME), 10 (SITE ENCLOSURE), 12 (CONSTRUCTION METHOD STATEMENT) AND 15 (DEMOLITION METHOD STATEMENT) OF 18/02982/MNR	12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ	37	True	Full Discharge of Condition	19/02/2020

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>
19/03077/DCH	22/11/2019	IQBAL	GROUND & FIRST FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION TO EXISTING C4 HOUSE OF MULTIPLE OCCUPANCY	198 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	95	False	Permission be granted	25/02/2020
19/03080/DCH	02/01/2020	THOMAS	HIP TO GABLE AND DORMER LOFT CONVERSION TO EXISTING 4 BEDROOM C4 HMO TO CREATE 6 BEDROOM HMO	8 BRITHDIR STREET, CATHAYS, CARDIFF, CF24 4LG	49	True	Permission be granted	20/02/2020

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19/02906/MJR	05/11/2019	Rightacres Property Company Limited	DISCHARGE OF CONDITION 18 (JUNCTION DETAILS) OF 19/01538/MJR	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	114	False	Full Discharge of Condition	27/02/2020
19/03094/MJR	25/11/2019	Rightacres Property Company Limited	DISCHARGE OF CONDITION 12 (DRAINAGE SCHEME) OF 19/01538/MJR	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	94	False	Full Discharge of Condition	27/02/2020
19/03299/MJR	20/01/2020	Cardiff University	ALTERATIONS TO PREVIOUSLY APPROVED FACADES, CLADDING AND REDUCTION IN OVERALL SCALE - PREVIOUSLY APPROVED UNDER 16/01623/MJR	MAINDY PARK CAMPUS, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	22	True	Permission be granted	11/02/2020
20/00016/MJR	20/01/2020	Cardiff University C/O Agent	MINOR ELEVATIONAL CHANGES - PREVIOUSLY APPROVED UNDER 16/01625/MJR	PHASE 3 MAINDY CAMPUS, CARDIFF UNIVERSITY, MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	22	True	Permission be granted	11/02/2020
20/00203/MJR	31/01/2020	Cardiff University	DISCHARGE OF CONDITION 25 (ARCHAEOLOGICAL WATCHING BRIEF) OF 16/01739/MJR	46-48 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BB	6	True	Full Discharge of Condition	06/02/2020
<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>
19/03187/MNR	09/12/2019	Archdiocese of Cardiff	REPLACEMENT OF 2 NO CLEAR GLAZED WINDOWS WITH NEW STAINED-GLASS MEMORIAL WINDOWS	29 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GA	80	False	Permission be granted	27/02/2020
19/02687/MNR	08/10/2019	Cardiff & County Club	ERECTION OF SECURITY FENCE & REPLACEMENT OF BALL FINIAL	CARDIFF AND COUNTY CLUB, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1DA	141	False	Permission be granted	26/02/2020

19/02688/MNR	08/10/2019	Cardiff & County Club	ERECTION OF SECURITY FENCE & REPLACEMENT OF BALL FINIAL	CARDIFF AND COUNTY CLUB, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1DA	142	False	Permission be granted	27/02/2020
20/00099/MNR	17/01/2020	Sakunee	CHANGE OF USE OF TOP THIRD FLOOR FROM BRIDAL STORE/OFFICES (A1/B1a) TO THAI BEAUTY AND THAI MASSAGE	22 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PY	41	True	Permission be granted	27/02/2020
19/02756/MNR	15/10/2019	AHMED 2005 FAMILY SETTLEMENT	RETENTION OF PROPERTY AS 11 BED SUI GENERIS HOUSE OF MULTIPLE OCCUPANCY.	32 MISKIN STREET, CATHAYS, CARDIFF, CF24 4AQ	136	False	Permission be granted	28/02/2020
A/19/00143/MNR	30/12/2019	Pearce Signs Limited	1NO. EE / BT FASCIA SIGN TO FRONT ELEVATION	49 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	42	True	Permission be granted	10/02/2020
19/03321/MNR	23/12/2019	Vitec	REPLACEMENT OF STAINED/DAMAGED TILES IN MAIN SUBWAY	PLATFORMS 1 AND 2, CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1EP	46	True	Permission be granted	07/02/2020
19/02993/MNR	13/11/2019	JTM PROJECTS	FIRST FLOOR REAR EXTENSION, REAR DORMER AND CONVERSION TO THREE FLATS	42 LLANTRISANT STREET, CATHAYS, CARDIFF, CF24 4JE	92	False	Permission be granted	13/02/2020
19/03064/MNR	27/11/2019	Patel	THE PROPOSED CONVERSION OF HOUSE IN MULTIPLE OCCUPATION WITH REAR & DORMER ROOF EXTENSIONS TO FORM 4 FLATS	70 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4EB	78	False	Permission be granted	13/02/2020
A/20/00013/MNR	05/02/2020	Morphe	INSTALLATION OF 1NO. INTERNALLY ILLUMINATED FASCIA SIGN, 2NO. LED SCREEN PANELS AND 1NO. LIGHTBOX	69 GRAND ARCADE, ST DAVID'S DEWI SANT, CITY CENTRE, CARDIFF, CF10 2EL	21	True	Permission be granted	26/02/2020
A/20/00015/MNR	06/02/2020	Pir Mahal Trading Limited	ILLUMINATED FASCIA SIGN	7 CATHEDRAL WALK, CITY CENTRE, CARDIFF, CF10 2DS	21	True	Permission be granted	27/02/2020
20/00020/MNR	07/01/2020	Lakeside Homes Ltd	VARIATION OF CONDITION 2 OF 09/01559/C TO REDUCE THE SCALE OF THE EXTENSION	LAKESIDE HOUSE NURSING HOME, 37 WEDAL ROAD, CATHAYS, CARDIFF, CF14 3QX	27	True	Permission be granted	03/02/2020

19/03307/DCH	31/12/2019	Gerard	SINGLE STOREY REAR EXTENSION	82 LISVANE STREET, CATHAYS, CARDIFF, CF24 4LN	34	True	Permission be granted	03/02/2020
20/00037/MNR	13/01/2020	Mobile Broadband Network Limited	REMOVAL AND REPLACEMENT OF EXISTING ANTENNAS WITH 3NO. UPGRADED ANTENNAS AFFIXED TO NEW SUPPORT POLES OFF THE CAROUSEL. THE INSTALLATION OF 1NO. HUAWEI APM5930 CABINET AND 1NO. GPS UNIT	STADIUM HOUSE, PARK STREET, CITY CENTRE, CARDIFF, CF10 1NT	28	True	Permission be granted	10/02/2020
20/00330/MNR	11/02/2020	LaSalle Investment Management	DISCHARGE OF CONDITION 3 (DOOR DETAILS) OF 19/01437/MNR	33 ROYAL ARCADE, CITY CENTRE, CARDIFF, CF10 1AE	2	True	Full Discharge of Condition	13/02/2020
A/20/00006/MNR	21/01/2020	BNP Paribas C/O Concept Sign and Display Limited	INSTALLATION OF 1NO. NON-ILLUMINATED FASCIA SIGN	TWO CENTRAL SQUARE, CENTRAL SQUARE, CITY CENTRE	27	True	Permission be granted	17/02/2020

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19/03313/DCH	23/12/2019	Bilham	DEMOLITION OF EXISTING GARAGE AND PROPOSED SINGLE STOREY SIDE & REAR EXTENSION	55 PARC CASTELL-Y-MYNACH, CREIGIAU, CARDIFF, CF15 9NW	45	True	Permission be granted	06/02/2020

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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>
19/03198/DCH	10/12/2019	McDonagh	PROPOSED DORMER EXTENSIONS TO SIDE ELEVATIONS OF EXISTING LOFT CONVERSION AND PARTIAL HIP-TO-GABLE ROOF EXTENSION TO FRONT OF MAIN ROOF	108 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PW	55	True	Planning Permission be refused	03/02/2020

19/03065/DCH	25/11/2019	Rahman	REAR SINGLE STOREY KITCHEN EXTENSION AND DOUBLE HEIGHT SIDE EXTENSION WITH A NEW PORCH TO FRONT ELEVATION	1 PADARN CLOSE, LAKESIDE, CARDIFF, CF23 6ER	81	False	Planning Permission be refused	14/02/2020
19/03073/DCH	22/11/2019	Ashley	PROPOSED FIRST FLOOR EXTENSIONS, SIDE DOUBLE STOREY EXTENSION, FIRST FLOOR EXTENSION TO REAR, ALTERATIONS AND EXTENSIONS TO ROOF STRUCTURE (INCLUDING RAISING THE RIDGE) AND ALL ASSOCIATED EXTERNAL WORKS	212 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6RS	98	False	Permission be granted	28/02/2020
20/00071/DCH	14/01/2020	Rumney	REAR AND SIDE SINGLE STOREY EXTENSION	170 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NR	28	True	Permission be granted	11/02/2020
19/03079/DCH	02/01/2020	STOCKS	GROUND FLOOR REAR & SIDE EXTENSION AND DORMER LOFT CONVERSION	74 TORRENS DRIVE, LAKESIDE, CARDIFF, CF23 6DS	32	True	Permission be granted	03/02/2020
20/00059/DCH	14/01/2020	Hughes	REAR TWO STOREY EXTENSION	178 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6BQ	34	True	Permission be granted	17/02/2020
20/00072/DCH	14/01/2020	Pesticchio	HIP TO GABLE LOFT CONVERSION WITH REAR DORMER EXTENSION	43 GWERN RHUDDI ROAD, CYNCOED, CARDIFF, CF23 6PR	34	True	Permission be granted	17/02/2020
20/00024/DCH	09/01/2020	Mooneeram	REAR AND SIDE SINGLE STOREY EXTENSION	19 CELYN GROVE, CYNCOED, CARDIFF, CF23 6SH	34	True	Permission be granted	12/02/2020
20/00120/DCH	21/01/2020	Watson	DEMOLITION OF EXISTING SINGLE STOREY REAR ANNEX AND DETACHED GARAGE AND CONSTRUCTION OF A SINGLE AND DOUBLE STOREY REAR AND SIDE EXTENSION. HIP TO GABLE LOFT CONVERSION AND REAR DORMER EXTENSION, AND WIDENING OF EXISTING VEHICULAR CROSSOVER ACCESS	6 CELYN GROVE, CYNCOED, CARDIFF, CF23 6SH	31	True	Permission be granted	21/02/2020

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A/20/00004/MNR	16/01/2020	HSBC	REPLACEMENT OF EXISTING ATM HEADER SIGNAGE	75-77 LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EE	41	True	Permission be granted	26/02/2020
19/02796/MNR	21/10/2019	White	DISCHARGE OF CONDITIONS 2 (EXTERNAL FINISHING MATERIALS), 3 (SITE LEVELS), 4 (SITE ENCLOSURE), 5 (DRAINAGE), 6 (LANDSCAPE) AND 8 (PARKING) OF 17/01087/MNR	LAND TO REAR OF AYLWARD, PARK END LANE, CYNCOED, CARDIFF, CF23 6JW	130	False	Partial Discharge of Condition (s)	28/02/2020
19/02595/MNR	24/09/2019	Rhydpennau Primary School	DISCHARGE OF CONDITION 3 (DRAINAGE) OF 18/01894/MNR	RHYD Y PENAU PRIMARY SCHOOL, RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF14 0NX	148	False	Full Discharge of Condition	19/02/2020
19/03120/MNR	06/01/2020	Hollybush Properties Ltd	VARIATION OF CONDITION 1 OF 13/00945/DCO TO RENEW PERMISSION FOR A FURTHER 5 YEARS	HOLLYBUSH HOUSE, HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6SY	44	True	Permission be granted	19/02/2020
19/02987/MNR	12/11/2019	S A Brain and Company Limited	REMOVAL OF CONDITIONS 4 (SURFACE WATER DRAINAGE), 5 (SUSTAINABLE DRAINAGE SCHEME) AND 6 (GROUNDWATER ASSESSMENT) OF PLANNING PERMISSION 19/01238/MNR	THREE ARCHES, HEATHWOOD ROAD, CYNCOED, CARDIFF, CF14 4HS	83	False	Permission be granted	03/02/2020

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19/03319/DCH	27/12/2019	Mr&Mrs C Mamo	GROUND FLOOR SINGLE STOREY EXTENSION	52 CAERWENT ROAD, ELY, CARDIFF, CF5 4QD	41	True	Permission be granted	06/02/2020

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>
20/00026/DCH	08/01/2020	Mais	SINGLE STOREY REAR EXTENSION	16 BISHOP HANNON DRIVE, PENTREBANE, CARDIFF, CF5 3QQ	41	True	Permission be granted	18/02/2020
20/00040/DCH	09/01/2020	Hyka	SINGLE STOREY REAR EXTENSION	136 KEYSTON ROAD, FAIRWATER, CARDIFF, CF5 3NJ	50	True	Permission be granted	28/02/2020

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19/02188/MJR	21/08/2019	Lewis Homes	APPLICATION FOR THE APPROVAL OF RESERVED MATTERS (APPEARANCE, SCALE, LAYOUT, LANDSCAPING AND NON-STRATEGIC ACCESS) FOR THE DEVELOPMENT OF 56 DWELLINGS FORMING PARCEL 1D, PART 2 OF PHASE 2B ON LAND SOUTH OF LLANTRISANT ROAD PURSUANT TO OUTLINE PERMISSION REF 14/02157/MJR	PARCEL 1D, PART 2 OF PHASE 2B ON LAND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	169	False	Permission be granted	06/02/2020

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19/03046/MNR	21/11/2019	Natural Resources Wales	PROPOSED DEVELOPMENT OF AN ACCESS RAMP, PLATFORM AND ASSOCIATED WORKS OFF WROUGHTON PLACE, ELY, CARDIFF	LAND FORMING PART OF ELY BRIDGE NORTH OF A48, WROUGHTON PLACE, FAIRWATER	99	False	Permission be granted	28/02/2020

GABA

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/03180/MNR	06/12/2019	Dewsberry	DEMOLITION OF EXISTING STORE BUILDING AND PROPOSED GROUND FLOOR REAR EXTENSION TO PROVIDE SEPARATE FLAT	270 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NE	76	False	Planning Permission be refused	20/02/2020
20/00065/DCH	14/01/2020	Peddar	REAR DORMER LOFT CONVERSION WITH 2NO. VELUX WINDOWS TO FRONT ELEVATION	2 PEN-Y-BRYN PLACE, GABALFA, CARDIFF, CF14 3LF	29	True	Permission be granted	12/02/2020
<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>
18/03038/MNR	21/12/2018	Ashi Properties	CONVERSION OF PROPERTY COMPRISING 3NO SELF-CONTAINED FLATS, TO FORM AN ADDITIONAL 4NO SELF-CONTAINED FLATS; WITH ASSOCIATED SINGLE STOREY REAR EXTENSION(S), REAR DORMER EXTENSIONS, INSERTION OF ROOF LIGHTS TO FRONT ROOF PITCH WITH ASSOCIATED EXTERNAL WORKS	304 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NF	420	False	Permission be granted	14/02/2020
19/03128/MNR	11/11/2019	Mr Alex Dubljevic	CONVERSION OF A FIVE BEDROOM DWELLING INTO FOUR SELF CONTAINED FLATS WITH SINGLE AND FIRST FLOOR REAR EXTENSIONS AND LOFT CONVERSION INCLUDING REAR DORMER	12 SOBERTON AVENUE, GABALFA, CARDIFF, CF14 3NJ	84	False	Permission be granted	03/02/2020
20/00100/MNR	17/01/2020	Higgins	CHANGE OF USE FROM RECRUITMENT COMPANY (B1(a)) TO A HEALTH AND WELLBEING CENTRE (D1)	296 NORTH ROAD, GABALFA, CARDIFF, CF14 3BN	42	True	Permission be granted	28/02/2020

GRAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/03201/MNR	09/12/2019	Yahia	LOFT CONVERSION AND REAR DORMER AND NEW INDEPENDENT SINGLE STOREY GRANNY ANNEXE	19 GRANGE PLACE, GRANGETOWN, CARDIFF, CF11 7DB	74	False	Permission be granted	21/02/2020

HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/03315/DCH	23/12/2019	James	EXTENSION OF EXISTING SINGLE STOREY DETACHED UNIT	82A MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RL	52	True	Planning Permission be refused	13/02/2020
20/00003/DCH	02/01/2020	Sims	DEMOLITION AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION AND REAR DORMER LOFT CONVERSION	199 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BN	42	True	Permission be granted	13/02/2020
19/03304/DCH	23/12/2019	Webb	SINGLE STOREY SIDE EXTENSION	20 LLWYNFEDW GARDENS, BIRCHGROVE, CARDIFF, CF14 4NX	66	False	Permission be granted	27/02/2020
20/00021/DCH	07/01/2020	Gutierrez	SINGLE STOREY REAR EXTENSION WITH HIP TO GABLE CONVERSION AND ROOF EXPANSION TO EXISTING LOFT CONVERSION	64 TY-WERN ROAD, RHIWBINA, CARDIFF, CF14 4SF	48	True	Permission be granted	24/02/2020
19/02969/DCH	16/01/2020	Long	HIP TO GABLE LOFT CONVERSION WITH FULL WIDTH DORMER AND TWO VELUX WINDOWS TO THE FRONT ELEVATION	6 ST EDWEN GARDENS, HEATH, CARDIFF, CF14 4LA	27	True	Permission be granted	12/02/2020

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18/01299/MJR	01/06/2018	ALDI Stores Ltd	DISCHARGE OF CONDITIONS 6 (FINISHING MATERIALS), 7 (BOUNDARY ENCLOSURE), 8 (REFUSE STORE), 9 (EXTERNAL SEATING), 11 CYCLE STORAGE), 19 (FIXED PLANT & MACHINERY) AND 20 EXTERNAL LIGHTING) OF 17/01490/MJR	PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QF	637	False	Partial Discharge of Condition (s)	28/02/2020
19/01829/MJR	27/06/2019	Barratt David Wilson Homes South Wales Ltd	DISCHARGE OF CONDITIONS 16 (MEMBRANE VALIDATION) AND 19 (REMEDIATION VALIDATION) OF 18/00123/MJR	PART OF FORMER PHOENIX ESTATE, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF	231	False	Full Discharge of Condition	13/02/2020
<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>
19/00231/MNR	29/05/2019	Niro	GROUND FLOOR FLAT	180 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BR	259	False	Permission be granted	12/02/2020
19/02882/MNR	04/11/2019	Stokes	DEMOLITION OF EXISTING BUNGALOW AND REPLACED WITH NEW BUILD BUNGALOW WITH ATTACHED GARAGE	2 HEOL NEST, WHITCHURCH, CARDIFF, CF14 1SY	98	False	Planning Permission be refused	10/02/2020
20/00013/MNR	06/01/2020	Vergheese	PROPOSED THREE BEDROOM DETACHED DWELLING	PART OF LAND AT 12 HEATH PARK CRESCENT, HEATH, CARDIFF, CF14 3RL	53	True	Planning Permission be refused	28/02/2020
20/00167/MNR	27/01/2020	Barry	DISCHARGE OF CONDITION 7 (SOUND INSULATION) OF 18/01478/MNR	372 NORTH ROAD, BIRCHGROVE, CARDIFF, CF14 3BP	32	True	Full Discharge of Condition	28/02/2020

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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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19/03176/DCH	05/12/2019	Britton	TWO STOREY REAR KITCHEN AND BEDROOM EXTENSION	50 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SR	78	False	Permission be granted	21/02/2020
<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>
19/02775/MJR	17/10/2019	Kier Living Wales and West	DISCHARGE OF CONDITION 8 (PHASING PLAN FOR THE CONSTRUCTION OF THE ROADS, FOOTPATHS AND OTHER PUBLICLY ACCESSIBLE AREAS) OF 14/02891/MJR IN RESPECT OF PHASE 3 KIER LIVING	PHASE 3 KIER LIVING, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	112	False	Partial Discharge of Condition (s)	06/02/2020
19/02402/MJR	02/09/2019	WALTERS	CONSTRUCT EXERCISE TRACK FOR OWNERS STABLED HORSES	THE HOLLIES, RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	164	False	Permission be granted	13/02/2020
19/02335/MJR	01/10/2019	Kier Living Wales and West	DISCHARGE OF CONDITION 9 (CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN) OF 14/02891/MJR	PHASE 3, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	140	False	Full Discharge of Condition	18/02/2020
19/02824/MJR	28/10/2019	Redrow Homes	DISCHARGE OF CONDITIONS 2 (CULVERT DESIGNS), 5 (PUMP STATION PLANTING), 9 (DRAINAGE DETAILS), 11 (RECREATIONAL ROUTE CROSSING) AND 13 (RUDRY ROAD FOOTWAY) OF 18/01287/MJR	PHASE 2, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	114	False	Partial Discharge of Condition (s)	19/02/2020
20/00145/MJR	22/01/2020	Kier Living	NON MATERIAL AMENDMENT TO INCREASE LEVELS RELATING TO SLAB LEVELS, ROAD LEVELS AND ASSOCIATED LEVELS, CHANGES ARE UP TO 1000MM IN LEVEL, BUT NO CHANGE OF THE LAYOUT - PREVIOUSLY APPROVED UNDER 19/01113/MJR	PHASE 3, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	28	True	Permission be granted	19/02/2020

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19/02839/MNR	04/11/2019	Woods Property (Whitchurch) Ltd	DISCHARGE OF CONDITIONS 7 (TREE PROTECTION PLAN),14 (SUSTAINABLE DRAINAGE SCHEME AND STATEMENT) AND 16 (INFILTRATION TESTING REPORT) OF PLANNING PERMISSION 19/00998/MNR	WESTWINDS, 4 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SQ	112	False	Full Discharge of Condition	24/02/2020

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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>
19/03322/DCH	09/01/2020	Rhead	PROPOSED TWO STOREY SIDE EXTENSION	96 HEOL HIR, LLANISHEN, CARDIFF, CF14 5AD	50	True	Planning Permission be refused	28/02/2020
19/03310/DCH	06/01/2020	carwardine	SINGLE STOREY REAR EXTENSION	7 CHARLOCK CLOSE, THORNHILL, CARDIFF, CF14 9FF	44	True	Permission be granted	19/02/2020
19/03269/DCH	19/12/2019	Lingham	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION	2 HEOL Y BARCUD, THORNHILL, CARDIFF, CF14 9JB	53	True	Permission be granted	10/02/2020
19/02530/DCH	07/09/2019	Taylor	PARTIAL REMOVAL OF EXISTING PITCHED ROOF, EXTENSION OF EXISTING EXTERNAL WALLS AT FIRST FLOOR LEVEL AT FRONT (WITH FRONT GABLE) AND REAR (WITH FLAT ROOF STRUCTURE). REAR FLAT ROOF DORMER AND INTERNAL RECONFIGURATION	26 MILL ROAD, LISVANE, CARDIFF, CF14 0XB	157	False	Permission be granted	11/02/2020
19/03212/DCH	11/12/2019	Backhouse	REAR SINGLE STOREY EXTENSION WITH TWO STOREY SIDE/REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION	11 RAMBLER CLOSE, THORNHILL, CARDIFF, CF14 9FH	56	True	Permission be granted	05/02/2020

20/00068/DCH	14/01/2020	Reiley	SINGLE STOREY EXTENSION TO THE FRONT ELEVATION	29 HEOL-Y-CADNO, THORNHILL, CARDIFF, CF14 9EW	37	True	Permission be granted	20/02/2020
20/00119/DCH	21/01/2020	PMG Cardiff Ltd	CONVERSION OF GARAGE INTO LIVING AREA AND REPLACEMENT OF GARAGE DOOR WITH GLAZED DOOR & SCREEN	THE COACH HOUSE, 96A FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 0NE	30	True	Permission be granted	20/02/2020
20/00173/DCH	27/01/2020	Irwin	TO EXTEND THE GROUND FLOOR OF THE EXTENSION TO THE FRONT. THIS WOULD COME OUT IN LINE WITH THE FRONT OF THE NEW PORCH AND TO EXTEND ACROSS THE FRONT OF THE NEW EXTENSION - PREVIOUSLY APPROVED UNDER 18/01776/DCH	95 OAKRIDGE, THORNHILL, CARDIFF, CF14 9BX	22	True	Permission be granted	18/02/2020
20/00002/DCH	02/01/2020	Southall	DEMOLITION OF GARAGE AND PORCH, AND ERECTION OF TWO STOREY FRONT AND SIDE EXTENSION, PORCH AND SINGLE STOREY REAR EXTENSION	46 SOUTH RISE, LLANISHEN, CARDIFF, CF14 0RH	32	True	Permission be granted	03/02/2020

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20/00019/MNR	07/01/2020	Exton	ERECTION OF DETACHED TWO STOREY DWELLING	SITE ADJACENT TO 15 WOODLAWN WAY, THORNHILL	45	True	Planning Permission be refused	21/02/2020
20/00270/MNR	11/02/2020	Smiths (Gloucester) Ltd	DEMOLITION OF REDUNDANT PORTAKABIN	YSGOL Y WERN, LLANGRANOG ROAD, LLANISHEN, CARDIFF, CF14 5BL	13	True	No Prior Approval required	24/02/2020

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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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20/00062/DCH	13/01/2020	Vaulter	REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION WITH BALCONY SPACE. SECOND FLOOR DORMER WINDOW CONVERTED TO JULIETTE BALCONY	114 ELY ROAD, LLANDAFF, CARDIFF, CF5 2DA	42	True	Permission be granted	24/02/2020
19/02457/DCH	25/09/2019	Burridge	PROPOSED CARPORT WITHIN FRONT CURTILAGE OF THE EXISTING DWELLING	FAIRWELL, 39 PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NG	132	False	Planning Permission be refused	04/02/2020
19/03175/DCH	05/12/2019	Roderick	DOUBLE STOREY HALF WIDTH SIDE EXTENSION	20 CAEWAL ROAD, LLANDAFF, CARDIFF, CF5 2BT	64	False	Permission be granted	07/02/2020
20/00045/DCH	10/01/2020	O'Donovan	VARIATION OF CONDITION 2 TO SUBSTITUTE DRAWINGS - PREVIOUSLY APPROVED UNDER 18/00149/DCH	26 HIGHFIELDS, LLANDAFF, CARDIFF, CF5 2QB	41	True	Permission be granted	20/02/2020
20/00178/DCH	28/01/2020	Bannerji	INCREASE IN SIZE OF REAR AND SIDE EXTENSIONS WITH ALTERATIONS TO ROOF AND MATERIALS OF PORCH - PREVIOUSLY APPROVED UNDER 19/02418/DCH	12 PECKHAM CLOSE, DANESCOURT, CARDIFF, CF5 2SL	7	True	Permission be granted	04/02/2020
20/00064/DCH	13/01/2020	Hill	SINGLE STOREY REAR EXTENSION	34 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JQ	38	True	Permission be granted	20/02/2020

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19/01659/MNR	06/06/2019	Clarke	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), CONDITION 4 (SOFT LANDSCAPING), 6 (CYCLE STORE), 7 (VEHICLE PARKING), 8 (SURFACE WATER), 9 (CONTAMINATION), 10 (REMEDIATION SCHEME), 11 (REMEDIATION SCHEME UNDERTAKING), 13 (IMPORTED SOILS), 14 (AGGREGATE), 15 (SITE WON MATERIALS), 16 (P-RATED ROOF, ACOUSTIC GLAZING AND MECHANICAL VENTILATION) AND 17 (SITE ENCLOSURE) OF 18/02571/MNR	306 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BG	252	False	Full Discharge of Condition	13/02/2020
19/03127/MNR	29/11/2019	Insole Court Trust	ERECTION OF NEW GREENHOUSE	INSOLE COURT, FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LN	76	False	Permission be granted	13/02/2020

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20/00067/DCH	20/01/2020	woodking	REAR WRAP AROUND SINGLE STOREY EXTENSION	25 CORNELLY CLOSE, LLANDAFF NORTH, CARDIFF, CF14 2HS	32	True	Permission be granted	21/02/2020

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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>
19/02369/DCH	28/08/2019	OLIVER	ERECTION OF DETACHED GRANNY ANNEXE	7 TIVERTON DRIVE, LLANRUMNEY, CARDIFF, CF3 4AX	159	False	Permission be granted	03/02/2020

20/00277/DCH	06/02/2020	Chowdhury	MINOR ALTERATIONS TO DESIGN PREVIOUSLY APPROVED UNDER 19/02096/DCH	717 NEWPORT ROAD, LLANRUMNEY, CARDIFF, CF3 4FD	14	True	Permission be granted	20/02/2020
20/00077/DCH	15/01/2020	Bonifay	SINGLE STOREY SIDE EXTENSION	40 BURNHAM AVENUE, LLANRUMNEY, CARDIFF, CF3 5LP	35	True	Permission be granted	19/02/2020

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20/00081/MNR	15/01/2020	Lane	TAKE DOWN SINGLE STOREY REAR BUILDING AND CONSTRUCT TWO STOREY SIDE EXTENSION TO FORM TWO SELF CONTAINED FLATS	LAND AT 28 WITHYCOMBE ROAD, LLANRUMNEY, CARDIFF, CF3 5QF	35	True	Planning Permission be refused	19/02/2020

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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>
16/02490/MJR	17/10/2016	Cardiff Community Housing Association and Cardiff Council	VARIATION OF CONDITION 9 OF 15/03158/MJR TO ALTER DELIVERY TIMES SO THAT NO STOCK CAN BE DELIVERED BETWEEN THE HOURS OF 19:00 -08:00 FOR UNITS 2-8 AND 19:00-07:00 FOR UNITS 1 AND 9 ON ANY DAY AND TO VARY CONDITION 11 TO ALTER OPENING TIMES SO THAT NO MEMBER OF THE PUBLIC SHALL BE ADMITTED BETWEEN THE HOURS OF 23:00 AND 08:00 TO UNITS 2-8 AND 23:00 -07:00 TO UNITS 1 AND 9 ON ANY GIVEN DAY	LLANEDEYRN SHOPPING CENTRE, MAELFA, LLANEDEYRN	1221	False	Deemed Withdrawn	20/02/2020

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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>
19/03154/DCH	06/01/2020	Khan	TWO STOREY REAR EXTENSIONS WITH REPLACEMENT SASH WINDOWS TO 26 SANDRINGHAM ROAD	26-28 SANDRINGHAM ROAD, ROATH, CARDIFF, CF23 5BJ	44	True	Planning Permission be refused	19/02/2020
20/00025/DCH	08/01/2020	Love	SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION AND REAR DORMER LOFT CONVERSION	10 GREENLAWNS, PENYLAN, CARDIFF, CF23 6AW	41	True	Permission be granted	18/02/2020
19/03174/DCH	10/12/2019	Trezise	PROPOSED ALTERATIONS TO THE FRONT FORECOURT INCLUDING INFILL OF PONDS, CONSTRUCTION OF SLIDING GATE AND LEVELING OF LANDSCAPE	THE WATER TOWER, 80 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SH	56	True	Permission be granted	04/02/2020
19/03276/DCH	19/12/2019	Matthews	SINGLE STOREY FLAT ROOF REAR EXTENSION	85 CARISBROOKE WAY, PENYLAN, CARDIFF, CF23 9HU	49	True	Permission be granted	06/02/2020
19/03055/DCH	27/11/2019	Rees	RAISING BOUNDARY FENCE BY 300MM, ALTERATIONS TO GROUND AND BASEMENT ELEVATION DOORS AND WINDOWS, REMOVAL OF EXISTING METAL BALCONY AND STEPS. REPLACEMENT OF EXISTING FRONT WINDOWS TO CONSERVATION, TIMBER BOX SASH WINDOWS WITH GENERAL INTERNAL REFURBISHMENT	28 ALMA ROAD, ROATH, CARDIFF, CF23 5BD	77	False	Permission be granted	12/02/2020
20/00049/DCH	10/01/2020	Welsford	REAR SINGLE STOREY EXTENSION	75 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9NY	40	True	Permission be granted	19/02/2020
20/00162/DCH	24/01/2020	North	PROPOSED GROUND FLOOR CONSERVATORY EXTENSION TO REAR OF PROPERTY	68 OAK WOOD AVENUE, PENYLAN, CARDIFF, CF23 9HB	28	True	Permission be granted	21/02/2020
20/00091/DCH	17/01/2020	Mr Hywel Thomas and Mrs Eve Fernandez	PROPOSED HIP TO GABLE AND REAR DORMER EXTENSION	51 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DE	38	True	Permission be granted	24/02/2020

19/03113/DCH	27/01/2020	Bigot	SINGLE STOREY REAR EXTENSION	85 MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9AT	29	True	Permission be granted	25/02/2020
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20/00111/MNR	20/01/2020	The PCC of St Edwards Church, Roath	DISCHARGE OF CONDITIONS 5 (BRICK SAMPLE) AND 12 (ARBORICULTURAL METHOD STATEMENT) OF 18/02523/MNR	ST EDWARD'S CHURCH, WESTVILLE ROAD, PENYLAN, CARDIFF, CF23 5DE	22	True	Full Discharge of Condition	11/02/2020
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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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19/03290/DCH	19/12/2019	Davies	REDUCE THE SIZE OF THE PROPOSED NEW OUTBUILDING AND ALTER SOME OF THE PROPOSED WALL FINISHES	6 WERFA STREET, ROATH, CARDIFF, CF23 5EW	48	True	Permission be granted	05/02/2020
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19/03022/MJR	27/11/2019	Wales and West Housing	PROPOSED 49 RESIDENTIAL UNITS FOR OVER 55'S AND ASSOCIATED WORKS	FORMER BLUE DRAGON HOTEL, 179-185 NEWPORT ROAD, ROATH, CARDIFF, CF24 1AH	86	False	Permission be granted	21/02/2020
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19/03076/MNR	03/01/2020	LOVE INVESTMENTS	REAR & SIDE DORMERS AND CONVERSION TO THREE FLATS	10 TULLOCH STREET, ROATH, CARDIFF, CF24 3LU	49	True	Planning Permission be refused	21/02/2020
19/02949/MNR	06/12/2019	Mr Ghaffar	CERTIFICATE OF LAWFULNESS APPLICATION FOR THE EXISTING USE OF 3 FLATS	7 CRWYS ROAD, ROATH, CARDIFF, CF24 4NA	76	False	Permission be granted	20/02/2020
19/03103/MNR	03/12/2019	Pesticchio	CONVERSION OF SINGLE STOREY GARAGE TO DETACHED RESIDENTIAL UNIT WITH ASSOCIATED EXTERNAL WORKS	33 PARTRIDGE ROAD, ROATH, CARDIFF, CF24 3QW	71	False	Planning Permission be refused	12/02/2020
20/00050/MNR	10/01/2020	UCKG Help Centre	PROPOSED REMEDIAL RE-LAYING OF THE FLAGSTONES AT THE ENTRANCE OF THE BUILDING	UCKG HELP CENTRE, WEST GROVE, ROATH, CARDIFF, CF24 3AN	46	True	Permission be granted	25/02/2020
20/00255/MNR	03/02/2020	Sarhan	TO ESTABLISH USE AS TWO FLATS KNOWN AS FLAT 1 AND FLAT 2	FLATS 1 AND 2, 120 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	21	True	Permission be granted	24/02/2020
20/00256/MNR	03/02/2020	Sarhan	TO ESTABLISH USE AS TWO FLATS KNOWN AS FLAT 6 AND FLAT 7	FLATS 6 AND 7, 118 ALBANY ROAD, ROATH, CARDIFF, CF24 3RU	21	True	Permission be granted	24/02/2020
20/00423/MNR	20/02/2020	SARTIPI	USE AS FIVE SELF CONTAINED FLATS FOR MORE THAN 10 YEARS AT EACH PROPERTY AT 38 AND 40 RICHMOND ROAD	38-40 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AT	8	True	Permission be granted	28/02/2020

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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>
18/02453/MJR	22/10/2018	Persimmon Homes East Wales	DISCHARGE OF CONDITION 25 (HARD SURFACING DETAILS) OF 17/00731/MJR	PHASE 1, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	494	False	Full Discharge of Condition	28/02/2020

20/00022/MJR	20/01/2020	Taff Housing Association	DISCHARGE OF CONDITION 25 (ARCHAEOLOGICAL WATCHING BRIEF) OF 17/01801/MJR	DROKE HOUSE, 948 NEWPORT ROAD, OLD ST MELLONS, CARDIFF, CF3 5UA	15	True	Full Discharge of Condition	04/02/2020
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19/03301/MNR	23/12/2019	Waitrose Ltd	ERECTION OF A SEPARATE UNCONDITIONED STORAGE SPACE AND INSTALLATION OF CANOPIES. INCLUDING PARKING PROVISION FOR 16NO. DELIVERY VANS AND VAN CHARGING POINTS. RELOCATION OF 2NO. EXISTING LIGHTING COLUMNS ADJACENT TO LOCATION OF NEW CANOPY	WAITROSE, CROESCADARN CLOSE, PONTPRENNAU, CARDIFF, CF23 8AN	43	True	Permission be granted	04/02/2020
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18/02125/MNR	01/10/2018	Jones	DETACHED SINGLE DWELLING TO REAR OF HILL HOUSE	PART OF LAND AT HILL HOUSE, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XE	508	False	Permission be granted	21/02/2020
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A/19/00151/MNR	09/01/2020	Harrison Clark Rickerbys Ltd	2NO. EXTERNAL NON ILLUMINATED TRAY SIGNS TO FRONT & REAR OF UNIT & WINDOW GRAPHICS ON GROUND FLOOR SHOWING LOGO	UNIT B GROUND FLOOR RHYMNEY HOUSE, CARDIFF GATE BUSINESS PARK, 1-2 COPSE WALK, PONTPRENNAU, CARDIFF, CF23 8RB	50	True	Permission be granted	28/02/2020
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19/03300/DCH	20/12/2019	LEWIS	CONVERSION OF A GARAGE, SUBSEQUENTLY USED AS A STABLES, TO PROVIDE ADDITIONAL ACCOMMODATION TO THE DWELLING	SOAR COTTAGE, EFAIL ISAF ROAD, PENTYRCH, CARDIFF, CF15 9NQ	63	False	Permission be granted	21/02/2020
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19/03252/DCH	17/12/2019	Smith	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	3 PRIMROSE COTTAGES, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9JB	48	True	Permission be granted	03/02/2020
19/03309/DCH	06/01/2020	Griffiths	SIDE DOUBLE STORY EXTENSION WITH A WRAP AROUND SINGLE STORY REAR EXTENSION, CHANGE OF ROOF TO STEEL CLAD	TYGWYN, 1 MOUNTAIN ROAD, PENTYRCH, CARDIFF, CF15 9QP	32	True	Permission be granted	07/02/2020
<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>
19/03165/MNR	04/12/2019	Hamilton	PRIOR APPROVAL TO ERECT A STEEL FRAME AGRICULTURAL STORAGE BUILDING	CAERWEN FARM, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9PH	65	False	Prior Approval be granted	07/02/2020
19/03164/MNR	04/12/2019	Hamilton	PRIOR APPROVAL FOR A FORESTRY TRACK TO PROVIDE ACCESS INTO WOODLAND BLOCK FROM THE SOUTH TO ENABLE ROUTINE MANAGEMENT WITH MACHINERY AND TO ALLOW SAFE AND EASY EXTRACTION OF FELLED TIMBER	CAERWEN FARM, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9PH	68	False	Prior Approval be granted	10/02/2020
19/03146/MNR	05/12/2019	Rowley	2 STOREY NEW BUILD DWELLING	LAND AT END OF MOUNTAIN ROAD, PENTYRCH	78	False	Permission be granted	21/02/2020
19/02582/MNR	11/10/2019	Courtney	PROPOSED CONVERSION OF BARN TO 3 SELF CONTAINED HOLIDAY LETS AND CONSTRUCTION OF 4 SELF CONTAINED HOLIDAY CABINS WITH PARKING	BARN AND LAND AT ELM COTTAGE, HEOL-Y-PARC, PENTYRCH, CARDIFF, CF15 9NB	132	False	Planning Permission be refused	20/02/2020
19/03118/MNR	29/11/2019	Christopher	PRIOR APPROVAL FOR CONSTRUCTION OF A TRACK TO PROVIDE ACCESS FROM HIGHWAY TO AGRICULTURAL SHEDS AND CONSTRUCTION OF A FEEDING PLATFORM AND VEHICLE TURNING AREA	CAEAU BLAEN-BIELLY, MOUNTAIN ROAD, PENTYRCH	73	False	Prior Approval be granted	10/02/2020

19/03150/MNR	06/12/2019	Mr	RELOCATE EXISTING ACCESS ROAD TO THE PROPERTIES 'TYNEWYDD AND CWMLLWYDREW'	TY NEWYDD, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9NA	84	False	Planning Permission be refused	28/02/2020
20/00303/MNR	07/02/2020	Short Bros (Developments) Ltd	REVISED DESIGN OF UNITS 1 AND 2 TO ALLOW ROLLER SHUTTER ACCESS. CHANGES TO THE SITE LAYOUT, INCLUDING THE FOOTPATH / TARMAC AREA IN FRONT OF THE UNITS, INCLUDING THE RELOCATION OF THE BIKE STORAGE - PREVIOUSLY APPROVED UNDER 18/02759/MNR	LAND AT FAIRFIELD INDUSTRIAL ESTATE, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 8LA	5	True	Permission be granted	12/02/2020

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20/00061/DCH	15/01/2020	Richards	SINGLE STOREY REAR EXTENSION	21 WOODFIELD AVENUE, RADYR, CARDIFF, CF15 8EF	40	True	Permission be granted	24/02/2020
20/00128/DCH	22/01/2020	Battrick	SINGLE STOREY REAR EXTENSION	1 CAE'R GRAIG, RADYR, CARDIFF, CF15 8RD	30	True	Permission be granted	21/02/2020
20/00233/DCH	31/01/2020	VIGIOTTA	DISCHARGE OF CONDITION 3 (PRIVACY SCREEN) OF 19/02818/DCH	TY NEWYDD, CAE'R GRAIG, RADYR, CARDIFF, CF15 8RD	19	True	Full Discharge of Condition	19/02/2020
20/00095/DCH	20/01/2020	Powell	REMOVAL OF CONDITION 3 OF 19/01879/DCH REGARDING INSTALLATION OF A PRIVACY SCREEN ON THE BALCONY	NORTHLANDS, 36 WINDSOR ROAD, RADYR, CARDIFF, CF15 8BQ	31	True	Permission be granted	20/02/2020
20/00001/DCH	08/01/2020	Amos	INSTALLATION OF TWO ROOFLIGHTS TO FRONT ELEVATION	11 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	34	True	Permission be granted	11/02/2020
<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>

19/02651/MJR	03/10/2019	Redrow Homes (South Wales)	DISCHARGE OF CONDITION 19 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 14/02157/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 18/01746/MJR (PHASE 1 A - PART 2, LAND NORTH OF LLANTRISANT ROAD)	LAND NORTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	126	False	Full Discharge of Condition	06/02/2020
19/02144/MJR	05/08/2019	Redrow Homes (South Wales); Trustees of St Fagans No 1&2 Trust	RESERVED MATTERS IN RESPECT OF 14/02157/MJR RELATING TO HIGHWAY AND DRAINAGE INFRASTRUCTURE AS WELL AS LANDSCAPING WORK INCLUDING ASSOCIATED ENGINEERING WORKS (GATEWAY LINEAR PARK)	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	196	False	Permission be granted	17/02/2020
20/00105/MJR	20/01/2020	Redrow Homes (South Wales); Trustees of St Fagans No 1&2 Trust	DISCHARGE OF CONDITIONS 17 (TREES) OF 14/02157/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTERS APPLICATION 19/02144/MJR (GATEWAY LINEAR PARK)	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	23	True	Full Discharge of Condition	12/02/2020

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18/02209/MNR	18/09/2018	JONES	APPROVAL OF RESERVED MATTERS IN RELATION TO PLANNING PERMISSION 16/00859/MNR: ERECTION OF 2 NO. DETACHED DWELLINGS	LAND ADJOINING 7, KING'S ROAD, RADYR, CARDIFF, CF15 8EB	503	False	Permission be granted	03/02/2020
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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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19/02848/DCH	04/11/2019	Shaw	NON MATERIAL AMENDMENT FOR ALTERATIONS TO LENGTH AND WIDTH OF SINGLE STOREY REAR EXTENSION APPROVED UNDER 16/02151/DCH	73 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AQ	95	False	Permission be granted	07/02/2020
19/02579/DCH	24/09/2019	MS S RENDLE	PROPOSED DORMER LOFT EXTENSION, SINGLE AND 2 STOREY EXTENSIONS AND OTHER ALTERATIONS TO PROPERTY	4 LON-YSGUBOR, RHIWBINA, CARDIFF, CF14 6SG	157	False	Permission be granted	28/02/2020
19/03331/DCH	02/01/2020	Pengiley	SINGLE STOREY REAR EXTENSION AND DORMER LOFT CONVERSION	19 LON-YSGUBOR, RHIWBINA, CARDIFF, CF14 6SF	35	True	Permission be granted	06/02/2020
20/00090/DCH	17/01/2020	Davies	REAR ANNEXE/EXTENSION TO BE LENGTH INCREASED 1000MM, AND DOG LEG TO FACE OF EXTENSION TO ALLOW FOR INSPECTION CHAMBER TO MAINS SEWER TO BE ACCESSIBLE - PREVIOUSLY APPROVED UNDER 19/00546/DCH	11 MAES-Y-DERI, RHIWBINA, CARDIFF, CF14 6JJ	21	True	Permission be granted	07/02/2020
20/00086/DCH	16/01/2020	Tipton	LOFT CONVERSION COMPLETE WITH HIP TO GABLE CONVERSION AND DORMERS FRONT AND REAR. NEW VEHICULAR ACCESS TO FRONT	23 HEOL TY'N-Y-CAE, RHIWBINA, CARDIFF, CF14 6DJ	39	True	Permission be granted	24/02/2020
<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>
19/01380/MNR	07/05/2019	Urban Property Ltd	DISCHARGE OF CONDITIONS 2 (EXTERNAL FINISHING MATERIALS), 3 (MEANS OF ENCLOSURE), 4 (LANDSCAPING) AND 10 (DRAINAGE) OF 18/00650/MNR	87 PANTMAWR ROAD, PANTMAWR, CARDIFF, CF14 7TD	279	False	Full Discharge of Condition	10/02/2020
19/03308/DCH	06/01/2020	fontanella	SINGLE STOREY REAR EXTENSION	23 GRON FFORDD, RHIWBINA, CARDIFF, CF14 6SJ	44	True	Permission be granted	19/02/2020

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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>
19/02779/DCH	06/01/2020	Bisic	CHANGING OLD SASH WINDOWS WITH A LIKE FOR LIKE REPLACEMENT	68 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HJ	52	True	Permission be granted	27/02/2020
20/00029/DCH	27/01/2020	Molloy	SINGLE STOREY SIDE EXTENSION	51 ALBERT STREET, RIVERSIDE, CARDIFF, CF11 6JQ	31	True	Permission be granted	27/02/2020
20/00135/DCH	22/01/2020	Meredith	SINGLE STOREY SIDE EXTENSION	5 PICTON WALK, RIVERSIDE, CARDIFF, CF11 6FW	30	True	Permission be granted	21/02/2020
20/00005/DCH	16/01/2020	Thomas	SINGLE STOREY REAR EXTENSION	5 MORTIMER ROAD, PONTCANNA, CARDIFF, CF11 9JZ	36	True	Permission be granted	21/02/2020

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A/19/00158/MNR	02/01/2020	Shapland	INSTALLATION OF 1NO. EXTERNALLY ILLUMINATED FASCIA SIGN, 1NO. EXTERNALLY ILLUMINATED HANGING SIGN AND 1NO. WINDOW VINYL	85 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	54	True	Permission be granted	25/02/2020
19/02997/MNR	13/11/2019	Walrond	TO DEMOLISH AND REBUILD THE EXISTING VACANT AND DILAPIDATED FORMER WORKSHOP (COACH HOUSE) ALONG WITH A NEW SMALL SIDE EXTENSION INTO A SINGLE DWELLING AT THE REAR OF 95 PONTCANNA STREET	95 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	106	False	Permission be granted	27/02/2020
19/02998/MNR	13/11/2019	Walrond	TO DEMOLISH FORMER WORKSHOP (COACH HOUSE)	95 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	106	False	Permission be granted	27/02/2020

19/03332/MNR	02/01/2020	Shapland	PROPOSED SINGLE-STOREY SIDE RETURN AND REAR EXTENSION PROVIDING ADDITIONAL SEATING FOR A DAYTIME COFFEE SHOP	85 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	57	False	Permission be granted	28/02/2020
19/03254/MNR	18/12/2019	Cardiff City Council-Neighbourhood Regeneration	A SHOPFRONT AND FACADE REFURBISHMENT SCHEME WITH THE REPLACEMENT OF THE SHOPFRONT AND DOOR, RESIDENTIAL DOOR, UPPER STOREY WINDOWS, FACADE CLEANING & PAINTING, AND RAINWATER GOODS RENEWAL	PHASE 2, 79-91 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AD	64	False	Permission be granted	20/02/2020
19/03256/MNR	18/12/2019	Cardiff City Council-Neighbourhood Regeneration	A SHOPFRONT & FACADE REFURBISHMENT SCHEME WITH THE REPLACEMENT OF THE SHOPFRONT & DOOR, RESIDENTIAL DOOR, UPPER STOREY WINDOWS, FACADE CLEANING & PAINTING, AND RAINWATER GOODS RENEWAL	PHASE 1, 4-12 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AF	64	False	Permission be granted	20/02/2020

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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>
20/00041/DCH	09/01/2020	Geen	SINGLE STOREY REAR EXTENSION	55 TY-MAWR AVENUE, RUMNEY, CARDIFF, CF3 3AG	29	True	Permission be granted	07/02/2020
<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>

19/02936/MJR	06/11/2019	ELMYA	DISCHARGE OF CONDITIONS 4 (GREEN INFRASTRUCTURE STATEMENT), 6 (NO PILING), 10 (ACCESS TRACK DETAILS), 11 (CONTAMINATED LAND MEASURES), 12 (CONTAMINATED LAND MEASURES -UNFORESEEN CONTAMINATION), 13 (IMPORTED SOIL), 14 (IMPORTED AGGREGATES) AND 15 (USE OF SITE WON MATERIALS) OF 19/00397/MJR	LAMBY WAY LANDFILL SITE, LAMBY WAY, WENTLOOG, CARDIFF, CF3 2HP	90	False	Full Discharge of Condition	04/02/2020
19/03235/MJR	16/12/2019	Wates Residential	DISCHARGE OF CONDITIONS 5 (CONTAMINATION ASSESSMENT), 6 (REMEDATION SCHEME AND VERIFICATION PLAN), 9 (TOPSOIL), 11 (AGGREGATES), 13 (EXTERNAL FINISHING MATERIALS), 17 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), 22 (PROTECTED SPECIES LIGHTING SCHEME) AND 23 (BAT BOX RELOCATION) OF 17/01681/MJR	LAND OFF LLANDUDNO ROAD, RUMNEY	66	False	Full Discharge of Condition	20/02/2020
<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>
19/03317/MJR	23/12/2019	ELMYA	AMENDMENTS TO CONDITION 2 (APPROVED PLANS) OF 19/00397/MJR WITH REGARD TO THE POSITION AND LOCATION OF THE SWITCHING STATION	LAMBY WAY LANDFILL SITE, LAMBY WAY, WENTLOOG, CARDIFF, CF3 2HP	42	True	Permission be granted	03/02/2020
A/19/00157/MNR	03/01/2020	Notemachine UK Ltd	INSTALLATION OF AN ATM INSTALLED THROUGH A SECURE PANEL WITH INTEGRAL ILLUMINATION AND SCREEN TO THE ATM FASCIA, INTERNALLY ILLUMINATED FREE CASH WITHDRAWALS SIGN AND BLUE LED HALO ILLUMINATION TO THE SURROUND	65 CAE GLAS ROAD, RUMNEY, CARDIFF, CF3 3JX	38	True	Permission be granted	10/02/2020

19/03325/MNR	03/01/2020	Notemachine UK Ltd	INSTALLATION OF AN ATM INSTALLED THROUGH A SECURE PANEL	65 CAE GLAS ROAD, RUMNEY, CARDIFF, CF3 3JX	38	True	Permission be granted	10/02/2020
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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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19/03284/DCH	06/01/2020	McBride	REAR SINGLE STOREY EXTENSION	61 SEYMOUR STREET, SPLOTT, CARDIFF, CF24 2NS	28	True	Permission be granted	03/02/2020
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19/02975/MJR	11/11/2019	Willis Construction Ltd	DISCHARGE OF CONDITION 20 (LANDSCAPE) OF 14/02886/MJR	COLLEGE BUILDINGS, COURTENAY ROAD, SPLOTT, CARDIFF, CF24 2JU	88	False	Full Discharge of Condition	07/02/2020
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19/02976/MJR	11/11/2019	Willis Construction Ltd	VARIATION OF CONDITION 2 OF 14/02886/MJR TO AMEND THE LIST OF APPROVED DRAWINGS IN RESPECT OF MATERIAL FINISH AND ARCHITECTURAL DETAILING	COLLEGE BUILDINGS, COURTENAY ROAD, SPLOTT, CARDIFF, CF24 2JU	91	False	Permission be granted	10/02/2020
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20/00362/MJR	13/02/2020	Dogs Trust	DISCHARGE OF CONDITION 28 (PALETTE OF MATERIALS) OF 17/01824/MJR	LAND AT NETTLEFOLD ROAD, SPLOTT	1	True	Full Discharge of Condition	14/02/2020
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20/00345/MJR	13/02/2020	Dogs Trust	MINOR AMENDMENT TO CAR PARK SITING TOWARD MAIN ACCESS ROAD AND MINOR ALTERATIONS TO BUILDING ELEVATIONS	LAND AT NETTLEFOLD ROAD, SPLOTT	4	True	Permission be granted	17/02/2020
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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>
19/02942/MNR	07/11/2019	Daisy Vale (3) Ltd	ERECTION OF 4 INDUSTRIAL UNITS AND ASSOCIATED DRAINAGE AND EXTERNAL WORKS	MEM GROUP PLC EDWARD HOUSE, DOWLAIS ROAD, SPLOTT, CARDIFF, CF24 5LQ	97	False	Permission be granted	12/02/2020
19/02482/MNR	12/11/2019	The Property Blockchain Company Ltd	CONVERSION OF FLAT AND WORKSHOP TO FOUR FLATS WITH RAISING THE ROOF, SIDE DORMER AND DEMOLISH OF REAR EXTENSION AND PROVIDING POST SUPPORT STRUCTURE TO BALCONY OVER	71A HABERSHON STREET, SPLOTT, CARDIFF, CF24 2DW	108	False	Planning Permission be refused	28/02/2020
20/00185/MNR	04/02/2020	O'Neil	DEMOLITION OF PENGAM MOORS SOCIAL CLUB	PENGAM MOORS SOCIAL CLUB, SEAWALL ROAD, TREMORFA, CARDIFF, CF24 5TH	24	True	Prior Approval be granted	28/02/2020

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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>
20/00012/DCH	16/01/2020	Franek	CONVERSION OF GARAGE TO DINING / KITCHEN AREA	7 EUGENE CLOSE, ST MELLONS, CARDIFF, CF3 0LZ	42	True	Permission be granted	27/02/2020

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20/00053/MJR	20/01/2020	Wates Residential	PROPOSE BIN STORES TO PLOTS 44-48 TO BE CONSTRUCTED OF TIMBER AND PROPOSED BIN STORES TO PLOTS 130, 131, 132, 133, 134, 135, 138, & 139 TO BE CONSTRUCTED OF BRICK - PREVIOUSLY APPROVED UNDER 18/01463/MJR	WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF	18	True	Permission be granted	07/02/2020
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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>
20/00110/MNR	20/01/2020	East Cardiff Muslim Centre	VARIATION OF CONDITION 2 TO SUBSTITUTE DRAWINGS - PREVIOUSLY APPROVED UNDER 19/01502/MNR	FORMER ST MELLONS POLICE STATION, CRICKHOWELL ROAD, ST MELLONS, CARDIFF, CF3 0EF	31	True	Permission be granted	20/02/2020

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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>
19/03273/DCH	19/12/2019	Jones	REMOVAL OF EXISTING REAR GARAGE. SINGLE STOREY REAR AND SIDE EXTENSIONS WITH ADDITION OF FRONT PORCH AND ASSOCIATED ALTERATIONS	16 COURT CLOSE, WHITCHURCH, CARDIFF, CF14 1JR	46	True	Permission be granted	03/02/2020
19/02860/DCH	29/10/2019	Mcilquham	PART TWO STOREY, PART SINGLE STOREY SIDE AND REAR EXTENSION INCLUDING HIP TO GABLE CONVERSION OF ROOF SPACE	96 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BJ	97	False	Permission be granted	03/02/2020
19/03033/DCH	20/11/2019	Cray	REFURBISHMENT, ALTERATIONS AND EXTENSION TO AN EXISTING DWELLING WITH DEMOLITION OF CONSERVATORY.	1 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF, CF14 2BL	75	False	Permission be granted	03/02/2020

20/00009/DCH	07/01/2020	Robins	ADDITION OF A DORMER ROOF EXTENSION WITH ALTERATIONS TO THE EXISTING DORMER AND THE ADDITION OF ROOFLIGHTS	40 CASTELL COCH VIEW, TONGWYNLAIS, CARDIFF, CF15 7LA	51	True	Permission be granted	27/02/2020
20/00023/DCH	08/01/2020	Evans	HIP TO GABLE ROOF EXTENSION WITH REAR FLAT ROOF DORMER	7 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AG	48	True	Permission be granted	25/02/2020
20/00109/DCH	20/01/2020	Latham	REAR SINGLE STOREY EXTENSION	6 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LZ	30	True	Permission be granted	19/02/2020
20/00317/DCH	13/02/2020	Vincent	REMOVAL OF TERRACE BALCONY, MOVING FIRST FLOOR REAR WALL FLUSH WITH GROUND FLOOR WALL AND INSTALLING JULIET BALCONY - PREVIOUSLY APPROVED UNDER 19/03037/DCH	20 HEOL CATTWG, WHITCHURCH, CARDIFF, CF14 1JQ	5	True	Permission be granted	18/02/2020
19/03211/DCH	06/01/2020	Robertson-Adams	REFURBISHMENT OF EXISTING SIDE EXTENSION FOR UTILITY AND WC, FRONT AND REAR DOORS TO BE BLOCKED UP. ALTERING GROUND FLOOR REAR WINDOW TO BIFOLDING DOORS. RAISED PATIO/DECKING IN REAR GARDEN. REPLACEMENT OF FRONT BAY WINDOW TO MATCH WINDOW ABOVE, IF REQUIRED. GENERAL REPAIRS TO THE REMAINDER OF THE DWELLING WHERE REQUIRED.	54 MAES GLAS, WHITCHURCH, CARDIFF, CF14 1NX	32	True	Permission be granted	07/02/2020
20/00014/DCH	07/01/2020	Hickin	SIDE AND REAR SINGLE STOREY EXTENSION	8 FORELAND ROAD, WHITCHURCH, CARDIFF, CF14 7AR	36	True	Permission be granted	12/02/2020
<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>
19/03251/MNR	17/12/2019	JONES	DETACHED 2 BEDROOM DWELLING	LAND TO REAR OF 18 HEOL STRADLING, WHITCHURCH, CARDIFF, CF14 1PU	55	True	Planning Permission be refused	10/02/2020

19/03106/MNR	27/11/2019	Velindre NHS Trust	VARIATION OF CONDITION 1 OF PLANNING PERMISSION 16/02351/MNR (RETENTION OF EXISTING CAR PARK FOR A TEMPORARY PERIOD EXPIRING ON 31ST DECEMBER 2019) SUBSTITUTING 31ST DECEMBER 2024 FOR 31ST DECEMBER 2019	WHITCHURCH HOSPITAL, PARK ROAD, WHITCHURCH, CARDIFF, CF14 7XB	83	False	Permission be granted	18/02/2020
19/03225/MNR	13/12/2019	matt jones architects	PROPOSED 1 BED SINGLE STOREY DWELLING	LAND TO THE REAR OF 1 TY'N-Y-PWLL ROAD, WHITCHURCH, CARDIFF, CF14 1AS	62	False	Planning Permission be refused	13/02/2020