



County Hall
Cardiff
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Caerdydd
CF10 4UW
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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 17 JUNE 2020, 1.30 PM
Venue	REMOTE MEETING VIA MS TEAMS
Membership	Councillor K Jones (Chair) Councillors Lay, Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobsen, Jones-Pritchard, Keith Parry, Sattar and Stubbs

1 Apologies for Absence

To receive apologies for absence.

2 Declarations of Interest

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

3 Minutes

To approve as a correct record the minutes of the meeting held on 18 March 2020.

4 Planning Committee Virtual Meeting Procedures

5 Petitions

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

Application no, 20/00036/MNR, LLANDAFF PRIMARY CARETAKERS HOUSE, 28 HENDRE CLOSE, LLANDAFF

6 Development Control Applications

By receiving this Agenda Pack electronically you have saved the Authority approx. £** in printing costs

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

- a 20/00036/MNR, LLANDAFF PRIMARY CARETAKERS HOUSE, 28 HENDRE CLOSE, LLANDAFF
- b 19/01930/MJR, CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN
- c 20/00151/DCH, 1 THE FAIRWAY, CYNCOED
- d 20/00361/MJR, 160-166 STRATHNAIRN STREET, ROATH
- e 16/01839/MJR, 84-86 SEVENOAKS ROAD, ELY
- 7 **Applications decided by Delegated Powers - April 2020 - May 2020**
- 8 **Urgent Items (if any)**
- 9 **Date of Next Meeting - 22 July 2020**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 11 June 2020

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

WEBCASTING

This meeting will be filmed for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for 6 months. A copy of it will also be retained in accordance with the Council's data retention policy.

If you make a representation to the meeting you will be deemed to have consented to being filmed and/or recorded

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PLANNING COMMITTEE

18 MARCH 2020

Present: Councillor K Jones(Chairperson)
Councillors Lay, Ahmed, Driscoll, Hudson, Jones-Pritchard,
Sattar and Stubbs

49 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Asghar Ali, Gordon, Jacobsen and Keith Parry.

50 : MINUTES

The minutes of the meeting held on 26 February were approved as a correct record and signed by the Chairperson.

51 : DECLARATIONS OF INTEREST

No declarations of interest in accordance with the Members' Code of Conduct were received.

52 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the scheduled of development control applications submitted in accordance with the Town and Country Planning Act 1990.

RESOLVED: Pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendations set out in the reports 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 1980 or Section 74 of the Planning (Listed Building & Conservation) Act 1980:

APPLICATIONS GRANTED

19/02291/MNR – CANTON

36 Beda Road, Canton, Cardiff, CF5 1LY

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

20/00035/MJR – CANTON

Land off Leckwith Road, Canton, Cardiff

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 store 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.

19/03052/MJR – CATHAYS

Site of former Marland House and NCP car park, Central Square, City Centre, Cardiff, CF10 1PF

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 the public realm.

**APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION
PURSUANT TO SECTION 106, TOWN & COUNTY PLANNING 1991**

19/01533/MJR

782-786 Newport Road, Rumney, Cardiff, CF3 4FG

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

APPLICATIONS REFUSED

19/03285/MNR – PENTYRCH

Land adjacent to Ty Newydd, Heol Goch, Pentrych, Cardiff. CF15 9NA

Regenerate derelict land/brownfield site into a rural enterprise accommodating 6No. glamping pods and a farm shop.

- 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, EN10 and EN14 of the Cardiff Local Development Plan 2006 – 2026

APPLICATIONS DEFERRED

20/00151/DCH – CYNCOED

1 The Fairway, Cyncoed, Cardiff, CF23 6RF

Retain alterations as built to approved drawings of planning permission 19/02126/DCH with first floor extension 350mm of front elevation.

REASON: In order that amended plans can be submitted.

53 : SECTION 116 STOPPING UP ORDER HIGHWAYS ACT, PAPERMILL ROAD, CANTON

The report requested that the Planning Committee direct Legal Services to apply for a Stopping Up Order in accordance with Section 116 Highways Act 1980.

RESOLVED: To instruct Legal Services to apply to the Magistrates' Court for a Stopping Up Order in respect of Papermill Road Canton in accordance with Section 116 Highways Act 1980 via the Magistrates' Court.

54 : SECTION 116 STOPPING UP ORDER HIGHWAYS ACT, BRIDGE ROAD, ST MELLONS

The report requested that the Planning Committee direct Legal Services to apply for Stopping Up Order in accordance with Section 116 Highways Act 1980.

RESOLVED: To instruct Legal Services to apply to the Magistrates' Court for a Stopping Up Order in respect of Bridge Road St Mellons in accordance with Section 116 Highways Act 1980.

55 : APPLICATIONS DECIDED BY DELEGATED POWERS

RESOLVED: To note the applications decided by delegated powers in February 2020.

56 : URGENT ITEMS (IF ANY)

No urgent items were tabled

57 : DATE OF NEXT MEETING, 22 APRIL 2020

The meeting of the Planning Committee on 22 April 2020 has been cancelled.

The meeting terminated at 2.40 pm

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**CARDIFF COUNCIL
CYNGOR CAERDYDD**



PLANNING COMMITTEE:

17 June 2020

REPORT OF DIRECTOR OF GOVERNANCE & LEGAL SERVICES

PLANNING COMMITTEE ARRANGEMENTS DURING COVID-19 RESPONSE PERIOD

Reason for this Report

1. For the Council's Planning Committee to note the changes to its procedural arrangements during the period when normal business operations are disrupted due to government restrictions arising from the current COVID-19 pandemic.

Background

2. The UK government has introduced a range of personal isolation and social distancing measures in response to the COVID-19 pandemic. The application of these measures means that Members are unlikely to be able to physically attend meetings of the Committee for several months until the restrictions are lifted.
3. Under statutory powers granted in the Coronavirus Act 2020, the Welsh Ministers have issued Regulations (The Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020). The Welsh Minister's written statement presenting the Regulations says 'Local authority meetings are unlikely to return to normal for some months and therefore Councils need flexibility to provide for urgent business relating to COVID-19.' The Regulations make temporary changes to the rules governing local authority meetings during the COVID-19 response period.

Issues

4. During the COVID-19 response period, it is important that the Local Planning Authority is able to safely make essential and time critical decisions.
5. The Regulations relax the existing rules for remote attendance (which require 30% to be physically present in the same room, under the Local Government (Wales) Measure 2011) and replace them with new rules. The new rules allow meetings of a local authority to be held remotely using any equipment or facility

which allows Members to speak to, and be heard by, each other (whether or not Members can also see each other). The new rules on remote attendance apply to any meetings of the local authority including Planning Committees held before 1st May 2021.

6. Whilst the legislative framework for remote meetings is in place, the Information Note set out in the Appendix 1 has been produced in order to communicate to the public and any interested parties, the temporary arrangements for the procedure of virtual Planning Committees at Cardiff Council.
7. Officers have considered the Committee's requirements which will be kept under review as technical solutions are continually developing in order to enable the Planning Committee to determine planning applications to allow developments to proceed without undue delay as well as arrangements to manage public participation in a remote meeting.

Legal Implications

8. Legal implications arising from the Local Authorities (Coronavirus) (Meetings)(Wales) Regulations 2020 are set out in the body of the report.
9. The Council has public sector equality duties under the Equality Act 2010 (including specific Welsh public sector duties). Pursuant to these legal duties, Councils must, in making decisions, have due regard to the need to (1) eliminate unlawful discrimination, (2) advance equality of opportunity and (3) foster good relations on the basis of protected characteristics. The protected characteristics are: age, gender reassignment, sex, race – including ethnic or national origin, colour or nationality, disability, pregnancy and maternity, marriage and civil partnership, sexual orientation, religion or belief – including lack of belief.
10. The Council must also be mindful of its Welsh language duties, under the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards and consider the impact of its decisions upon the Welsh language.
11. The Wellbeing of Future Generations (Wales) Act 2015 requires the Council to consider how its proposed decisions will contribute towards meeting the wellbeing objectives set out in the Corporate Plan. Members must also be satisfied that the proposed decisions comply with the sustainable development principle, which requires that the needs of the present are met without compromising the ability of future generations to meet their own needs.

RECOMMENDATION

Planning Committee is recommended to note changes to its procedural arrangements during the period when normal business operations are disrupted due to government restrictions arising from the current COVID-19 pandemic as set out in the Appendix to this report .

DAVINA FIORE
DIRECTOR OF GOVERNANCE AND LEGAL SERVICES AND
MONITORING OFFICER

17th June 2020

APPENDIX

CARDIFF COUNCIL VIRTUAL PLANNING COMMITTEE MEETINGS INFORMATION NOTE

1. BACKGROUND

- 1.1 The Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020 (“the Committee Regulations”) came into force on 22 April 2020. The Regulations make temporary provision for the conduct of local authority meetings and for public and press access to these meetings during the COVID-19 pandemic.
- 1.2 The Committee Regulations enable local authorities to conduct meetings on the basis of remote attendance and removes the requirement that meetings must be held in public.
- 1.3 The Committee Regulations set out a detailed procedure for the electronic publishing of material relating to meetings to achieve a level of public accountability.
- 1.4 This document has been prepared to communicate the temporary arrangements for the format and to assist the public and any other interested parties in the participation of virtual Planning Committees at Cardiff Council as a consequence of the Coronavirus outbreak.

2. PROCEDURE AT VIRTUAL PLANNING COMMITTEE

- 2.1 Although members of the public are unable to physically attend Planning Committee Meetings held at the Council’s premises during the Lockdown restrictions members of the public and press can view the proceedings at Planning Committee held in a virtual format, via the webcast on the Council’s website- www.cardiff.gov.uk . Except during any times when the Committee may resolve to exclude the public for the discussion of exempt / confidential information, under the Access to Information Procedure Rules, during which time the live webcast will be suspended.
- 2.2 Planning Committee Meetings will follow the standard procedure including the order and priority of speakers and the content and length of speeches in the normal way with the following changes to the principal stages set out in the Council’s Planning Committee procedure rules available on the Council’s website- www.cardiff.gov.uk .

2.3 The current Planning Committee rules (Rule 2) state the committee will meet once every 4 weeks, (with provision for extraordinary meetings to be called by the Chair). It is currently envisaged to retain the existing provision with meetings once every 4 weeks. Once the date for a meeting has been set, an electronic appointment will be sent to all relevant parties. The relevant parties will be requested to provide a suitable email address and test their access to a Teams meeting in advance of the virtual Planning Committee meeting. The appointment for Committee Members and Officers will include a link to access the virtual meeting as well as guidance on the use of the technology involved. An agenda setting out the items for the meeting will be published on the Council's website – www.cardiff.gov.uk in the normal way.

2.4 The attendance of Members at the meeting will be recorded by the Committee Clerk. The normal quorum requirements for meetings as set out in the Committee's procedure rules will also apply to a remote meeting. The prohibition of Substitution for members on Planning Committee is suspended until 30th April 2021. This means that substitution of members to attend planning committee and its sub-committees is temporarily permitted. The procedure to be followed is set out in the Council's adopted Appointment of Substitute Members Procedure Rule.

2.5 If a Member wishes to speak during the debate on an item are requested to type 'Speak' into to chat to indicate that they wish to speak.

2.6 If a connection to a Member is lost during a meeting of the Planning Committee and the connection cannot be restored within a reasonable time, the meeting will proceed, but the Member who was disconnected will not be able to vote on the matter under discussion, as they would not have heard all the facts.

2.7 Any Member participating in a remote meeting who declares a disclosable prejudicial interest, or other declarable interest, in any item of business that would normally require them to leave the room, must also leave the remote meeting by switching off their camera and microphone. The Elected Member will not be permitted to communicate with the remote meeting until the item is concluded and are invited back into the meeting using the chat facility

2.8 The Clerk will clarify with the committee how the vote will be undertaken and administer the vote accordingly. The current Planning Committee rules (Rule 11.3) say the Chair is to decide the appropriate method of voting (show of hand / electronic system / affirmation of the meeting). The preferred option is a Roll Call vote and the Committee Clerk will announce the decision of the Committee.

3. LATE REPRESENTATIONS

3.1 In view of the Lockdown restrictions Late representations received electronically by Planning Services at SupportServices@cardiff.gov.uk at least 24 hours

prior to the scheduled start of the meeting may be made to the Council in accordance with the details published in the agenda on the Council's website. **Comments made after this deadline cannot be considered. Furthermore, given the challenges posed by the current remote working arrangements, the submission of any Late representations are strongly encouraged well ahead of this deadline so that matters raised can be responded to and shared with Members of Committee before the Meeting.**

4. RIGHT OF PETITIONERS TO ADDRESS COMMITTEE AND APPLICANTS RIGHT TO RESPOND

4.1 Any reference in Planning Committee procedure rule 14.2 to 'petition' is clarified to include electronic petitions. The email address if accepted as the signature will be redacted on the Council's website.

Therefore when a petition specifies the name, electronic and postal address of not less than fifty Cardiff electors, a substantial proportion of whom could reasonably be expected to be affected by the matter to which the petition relates, one person from amongst those electronically signing the petition in the manner specified above may remotely address the virtual committee to which the petition has been referred on the subject matter of the petition for up to three minutes.

4.2 Planning Committee Rule 14.2(c) states 'Any petition presented direct to a committee shall be delivered to the relevant Chief Officer at least seven clear days prior to the date of the meeting of the committee at which it is to be presented, to enable the applicant to be notified if appropriate and to be present at the meeting of the committee if the applicant so wishes.'

4.3 In view of the Lockdown restrictions petitioners are requested to deliver the petition electronically to the following email address [**SupportServices@cardiff.gov.uk**](mailto:SupportServices@cardiff.gov.uk) at least seven clear days prior to the date of the meeting of the virtual committee at which it is to be presented. In any case where the petitioners object to a planning application, the applicant will also be given an opportunity to be remotely heard. If a petitioner or applicant wishes to address the meeting in Welsh they are requested to notify the Council at [**SupportServices@cardiff.gov.uk**](mailto:SupportServices@cardiff.gov.uk) 72 hours in advance of the meeting.

4.4. To cover the eventuality that the Petitioner and/or Applicant cannot access the virtual Planning Committee or their connection to the meeting is lost or interrupted, the Petitioner and Applicant are requested to provide both their telephone number and a written statement of their speech and the time taken to read such a length of wording is around three minutes (which equates to approximately 350 words or a single side of A4) **no later than 4pm the Monday before the virtual Planning Committee.** In the event that the Petitioner and/or Applicant cannot access the virtual Planning Committee remotely or by telephone or their connection to the meeting is lost or interrupted and the connection cannot be restored within a reasonable time, the written statement will be read out by an

officer during the meeting. An Officer reading any speech on behalf of any speaker shall have discretion to omit/edit out any inappropriate language, information or statements

- 4.5 Once the Petitioner and Applicant have been accepted into the meeting and have started making their speeches, after three minutes of speaking, remote video or telephone connection will be terminated.

5. GENERAL DISTURBANCE

- 5.1 In the event of inappropriate infiltration or general disturbance by a member of the public which interrupts or disrupts proceedings the Chair may choose to temporarily adjourn the live meeting until the third party can be exited from the broadcast. In this event, the Chair will reintroduce the meeting from the point it was interrupted and it will continue thereafter.

6. SITE VISITS

- 6.1 The Health Protection (Coronavirus Restrictions) (Wales) Regulations 2020 ("Coronavirus Regulations") prohibit people from leaving or remaining away from the place where they live without reasonable excuse. Sometimes Members of the Planning Committee need to visit a site to help them make a decision on a planning application.

In many cases, the purpose of the site visit can be achieved remotely by other means to avoid the need for a site visit. This can include the use of video conference applications, satellite imagery, photographs and video of the site or a remote site visit using video conferencing technology to obtain the required information.

- 6.2 Members are reminded that under current Lockdown arrangements it would not be possible to undertake site visits safely. With this in mind, officers are able to provide an overview of the site for each application presented utilising maps, aerial photography, and fly-through's using Google Streetview. In this way it is hoped that Committee business can continue to be progressed whilst still ensuring a thorough understanding of proposals and the site context.

7. GENERAL

- 7.1 This information note contains temporary arrangements made in response to the COVID-19 crisis and is subject to ongoing review with a view to amending the Council's Planning Committee rules in due course.

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- 6.2 Members are reminded that under current Lockdown arrangements it would not be possible to undertake site visits safely. With this in mind, officers are able to provide an overview of the site for each application presented utilising maps, aerial photography, and fly-through's using Google Streetview. In this way it is hoped that Committee business can continue to be progressed whilst still ensuring a thorough understanding of proposals and the site context.

7. GENERAL

- 7.1 This information note contains temporary arrangements made in response to the COVID-19 crisis and is subject to ongoing review with a view to amending the Council's Planning Committee rules in due course.
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PETITION

COMMITTEE DATE: 17/06/2020

APPLICATION No. **20/00036/MNR** APPLICATION DATE: 17/01/2020

ED: **LLANDAFF**

APP: TYPE: Full Planning Permission

APPLICANT: Mrs Percival

LOCATION: LLANDAFF PRIMARY CARETAKERS HOUSE, 28 HENDRE CLOSE, LLANDAFF, CARDIFF, CF5 2HT

PROPOSAL: CHANGE OF USE FROM RESIDENTIAL (C3) TO NON-RESIDENTIAL INSTITUTION (D1) FOR USE AS PRE-SCHOOL NURSERY WITH CONVERSION OF EXISTING GARAGE TO PLAY AREA

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

1. The use of the proposed nursery would be likely to result in an increase in the number of children being dropped off and picked up by car on Hendre Close and in the streets nearby, which would be detrimental to pedestrian and highway safety as it would exacerbate existing parking and traffic congestion problems in Hendre Close and the surrounding streets and cause further inconvenience to residents.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application is for planning permission for a change of use from dwelling house (Use Class C3) to non-residential institution (Use Class D1) to enable the former caretaker's house adjacent to Llandaff Church in Wales Primary School to be used as a pre-school nursery for between 20 and 24 children. The present nursery would re-locate here from the scout hall which is approximately 70m away, to the east of the main school building. The number of children attending the nursery will not be increased. The nursery is not connected with the school but operates independently.
- 1.2 No external alterations would be made to the house. The rear garden would be made secure and the garage door altered to allow the garage to be used as an outdoor play area and storage space.

2. **DESCRIPTION OF SITE**

- 2.1 The site is a two storey detached house dating from the second half of the 20th century, which has an attached flat roofed single garage and an enclosed rear garden bordered by mature trees. It is located at the entrance to the primary school at the end of Hendre Close, a residential cul-de-sac of semi-detached

houses, and fronts onto the gated staff car park and part of the hard surfaced school playground. The sole vehicular access is shared with the school car park.

- 2.2 The adjoining school site contains a variety of single and two storey buildings, surrounded by soft and hard play areas. It can be accessed via Hendre Close and also from Cardiff Road in Llandaff via a narrow lane which also serves the scout hall. Staff parking is provided at the north-eastern end of the site near to the Cardiff Road entrance, and at the Hendre Close entrance.

3. **SITE HISTORY**

Llandaff City Church in Wales Primary School:

- 3.1 98/00954/W - Provision of new timber framed structure to be used as a classroom (sited to the southwest of the two-storey building at the north-western end of the site). Permission granted.
- 3.2 99/01637/W - Single storey extensions to the existing school building. Refused 15/12/99: *"The use of the proposed nursery extension would be likely to result in an increase in the number of children being dropped off and picked up by car at the Hendre Close entrance to the school which would be detrimental to pedestrian and highway safety by exacerbating the existing parking and traffic congestion problems in Hendre Close and the surrounding streets and cause further inconvenience to residents"*
- 3.3 00/00946/W - Single storey extensions to the existing school building to include music room, staff and administration facilities, reception and nursery classrooms. This application was for the same development as the above (99/01637W) but included a school travel plan to demonstrate existing and predicted vehicle trips to and from the school. The plan set out proposals to encourage parents to walk to and from school with their children, and staggered start and finish times for the proposed nursery, in order to try and alleviate the current traffic congestion in and around Hendre Close. The proposals did not overcome the Chief Traffic and Transportation Officer's concerns about traffic. Planning permission was refused for the same reason as for 99/01637/W. The applicant appealed against the refusal but the appeal was dismissed on 16/02/2001, the Inspector concluding that the proposed development would exacerbate the present problems of parking and traffic congestion in Hendre Close and the surrounding roads, to the detriment of road and pedestrian safety, and to the amenity of local residents.
- 3.4 00/01786/W - New replacement demountable classroom to the north-east of the school playing field and car parking spaces. Permission granted. The parking space was to be retained for staff parking only.
- 3.5 01/01575/W - Extensions to accommodate new administration facilities, a music room and a replacement classroom; and the provision of a canopy outside the main entrance/reception. Permission granted subject to conditions, including that *"No part of the school shall be used as a day nursery or crèche."*

Reason: The introduction of a day nursery or crèche at the school would be likely to lead to a significant increase in school traffic and demand for short stay parking in Hendre Close and the surrounding roads, which are already congested, to the detriment of pedestrian and highway safety and the amenity of residents.”

4. **POLICY FRAMEWORK**

4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);
KP13 (Responding to Evidenced Social Needs);
KP16 (Green Infrastructure);
H4 (Change of Use of Residential Land or Properties);
EN8 (Trees, Woodlands and Hedgerows);
EN13 (Air, Noise, Light Pollution and Land Contamination);
T5 (Managing Transport Impacts);
C1 (Community Facilities);
C3 (Community Safety/Creating Safe Environments);
W2 (Provision for Waste Management Facilities in Development).

4.2 *Supplementary Planning Guidance:*

Waste Collection and Storage Facilities (October 2016).
Childcare Facilities (November 2017).
Green Infrastructure (November 2017).
Managing Transportation Impacts (Incorporating Parking Standards) (2018).

4.3 *Planning Policy Wales (Edition 10 – December 2018):*

2.2 All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.
3.6 Development proposals must address the issues of inclusivity and accessibility for all.
3.11 Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.
3.21 The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.
4.1.31 Planning authorities must ensure new housing, jobs, shopping, leisure and services are highly accessible by walking and cycling.
4.1.33 In determining planning applications, planning authorities must ensure development proposals, through their design and supporting infrastructure, prioritise provision for access and movement by walking and cycling and, in doing so, maximise their contribution to the objectives of the Active Travel Act.
4.1.34 New development must provide appropriate levels of secure, integrated, convenient and accessible cycle parking and changing facilities. As well as providing cycle parking near destinations, consideration must also be given to where people will leave their bike at home.
4.1.53 Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places.

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

6.7.6 In proposing new development, planning authorities and developers must:

- address any implication arising as a result of its association with, or location within, air quality management areas, noise action planning priority areas or areas where there are sensitive receptors;
- not create areas of poor air quality or inappropriate soundscape; and
- seek to incorporate measures which reduce overall exposure to air and noise pollution and create appropriate soundscapes.

4.4 *Technical Advice Note 11 – Noise (1997):*

8. Local planning authorities must ensure that noise generating development does not cause an unacceptable degree of disturbance. They should also bear in mind that if subsequent intensification or change of use results in greater intrusion, consideration should be given to the use of appropriate conditions.

5. **INTERNAL CONSULTEE RESPONSES**

5.1 *Transportation:* Have similar concerns to those expressed by the police. Advise that the information provided by the applicant is short of essential details and do not feel able to support the application as it stands.

5.2 *Pollution Control (Noise & Air):* Have spoken to the applicant. No comments to make.

5.3 *Parks Development:* No comments received.

5.4 *Waste Strategy & Minimisation Officer:* A change of use from C3 to D1 may lead to an increase in the volume of waste produced. It has been noted from the application form that waste will be stored at the side of the property as it is presently. This will be acceptable.

5.5 *Childcare Strategy Unit:* No comments received.

6. **EXTERNAL CONSULTEES RESPONSES**

6.1 *Police Crime Prevention Design Advisor:* The principal concerns for any establishment with young children are that of safety and security. South Wales Police have some concerns about this location and would make the following observations and recommendations in relation to this application.

6.2 Hendre Close is small cull de sac with only one way in and one way out. South Wales Police are aware of the parking congestion issues which can be particularly problematic at the start and end of school days as parents drop off children. The problems are also known to Cardiff City Council who have made a traffic order restricting vehicle access to the street to residents only at certain times of the day.

- 6.3 The proposed location of the nursery is at the top of the close in the turning area which is currently a yellow hatched marked area to prevent the parking of vehicles close to a school entrance, due to the danger this would pose to pupils as they enter or leave the school. Vehicles are therefore not allowed to park or wait in this area, which is right outside the proposed development.
- 6.4 The proposal caters for provision of only one parking space and provides no information on how many children will be attending the nursery, or how parents are likely to take the children to the nursery e.g. by car or on foot etc. There is no detail provided, on how many staff will work at the nursery and how they are likely to travel, and where are they likely to park their cars. There is no mention of the traffic order, or how the proposed nursery will function with this order in place. Little consideration has been provided in any Design and Access statement on the wider community safety issues, including the required physical design and security measures required on the proposed building to ensure the adequate well-being and safeguarding of small children.
- 6.5 In view of this South Wales Police would make the following recommendations:
1. The proposed hours of operation mean that parents could be dropping off or collecting children during the hours of darkness. South Wales Police recommend a scheme of work in relation to external lighting on the main entrance is submitted to the authority for approval.
 2. The rear garden of the property should be made secure with 1.8m min walling or close boarded fencing and gating.
 3. The main front entrance door should be fitted with access control features that allow for staff to verify the identity of visitors before they are admitted.
 4. All ground floor entrance doors should be PAS24:2016 compliant.
 5. All ground floor windows should be PAS24:2016 compliant and have widow restrictor fitted.
 6. The premises should be fitted with a monitored alarm facility which conforms to South Wales Police alarms policy and be fitted with a panic attack (PA facility)
 7. Appropriate risk assessments are carried out to ensure adequate fire prevention, warning and evacuation measures are in place.
 8. There is an appropriate management plan in place which covers issues such as records of children arriving, leaving and evacuation procedures.
 9. There is a limited CCTV system in operation that records all persons entering or leaving.
 10. There is more information provided in terms of proposed accessibility and travel plans including where are vehicles of the proposed users to be parked so as not to cause danger or inconvenience.

7. **REPRESENTATIONS**

7.1 The application has been advertised by neighbour notification. 12 individual representations as well as a letter from the Insole Estate Residents Association and a petition of 56 signatures opposing the application have been received. The grounds for objection are:

- 1) There is already a problem with congestion, traffic hazards, noise, traffic pollution and rudeness from parents parking on grass verges and across driveways in the surrounding area, and large delivery vehicles have had to reverse down the pavement on Hendre Close because of the parked cars.

This development would make the situation worse as there would be more traffic extended over a longer period, given the nursery would have more varied opening hours than the school which extend outside of the existing "School Street" hours.

- 2) Two previous planning applications (00/946W and 01/01575/W) which included nursery provision for 26 children each in the mornings and afternoons were refused on the grounds that the development would be detrimental to pedestrian and highway safety.
- 3) The Council is currently monitoring air quality in the area surrounding the school. Air quality is likely to be adversely affected by this development.
- 4) The proposed development would have a wide impact on the extended community but only a few adjoining houses were notified of the planning application.
- 5) Additional noise throughout the day and loss of privacy to adjoining neighbours whose garden would be overlooked.
- 6) There are other empty properties on Llandaff High Street that would be more suitable.
- 7) This development would interfere with an on-going dispute over a right of way through the school grounds.
- 8) The application does not include enough information relating to numbers of pupils, timings for sessions, school terms, existing access restrictions etc. and the site plan is unclear.
- 9) No parking spaces for teachers are shown on the plans.

7.2 One objector states that they might support the application if a lockable, monitored and safe walk way was provided between the Llandaff High Street school entrance and the Hendre Close entrance so not all traffic comes one way and is shared between both entrances. Or the allotted 'no driving' enforcement times are extended considerably given nursery start and end times are far more varied than the school

- 7.3 One person has written to state that they do not object to the proposals but that a “walking bus” needs to be considered because the school is not within a catchment area but is a church school where pupils come from further afield. Parents are often not considerate to and of the area.

8. **ANALYSIS**

- 8.1 The application site is within a residential area, immediately adjacent to an existing school, and there are no objections to the principle of the proposed use. However, the main consideration with regard to this proposal is the impact on highway safety and the amenities of neighbouring residents.
- 8.2 In 2000 an application for a nursery extension at the school (reference 00/00946/W) was refused on the grounds that “the use of the proposed nursery extension would be likely to result in an increase in the number of children being dropped off and picked up, by car, at the Hendre Close entrance to the school which would be detrimental to pedestrian and highway safety by exacerbating the existing parking and traffic congestion problems in Hendre Close and the surrounding street and cause further inconvenience to residents”. An appeal against this decision was dismissed, the Inspector concluding that “the proposed development would lead to a significant increase in school traffic associated with the Hendre Close entrance and that this would be unacceptably detrimental to road and pedestrian safety and to the amenity of local residents.” Subsequently, in 2001, an application for extensions to the existing primary school (01/01575/W) was allowed only on condition that “no part of the school shall be used as a day nursery or crèche.” The reason for this condition being “The introduction of a day nursery or crèche at the school would be likely to lead to a significant increase in school traffic and demand for short stay parking in Hendre Close and the surrounding roads, which are already congested, to the detriment of pedestrian and highway safety and the amenity of residents.”
- 8.3 Since the appeal was dismissed Hendre Close has been designated a School Street and access restrictions have been put in place. This is a pilot scheme that began in January 2020. During term time motor vehicles are not permitted to drive in the streets around the school on weekdays between 8.30am to 9.15am and 2.45pm to 3.45pm. Signs inform drivers of the restrictions at the entrance to the street and any unauthorised vehicles entering during restricted times can be issued with a Penalty Charge Notice. Designation of School Streets is intended to reduce traffic around school entrances in order to improve safety, reduce pollution and make sustainable methods of travel more appealing. Hendre Close has been selected for the trial as it is a Cul-De-Sac, where problems can occur when a large volume of vehicles enter the street and have to reverse or perform more complex manoeuvres such as five point turns. Younger children have less experience of driving behaviour so are less able to predict what a driver may do, leading to heightened safety concerns in Cul-De-Sacs.
- 8.4 The nursery would operate from 8am to 5.30pm, which is outside the hours of the existing Traffic Regulation Order, and therefore parents and staff would be

able to access the site by car via Hendre Close. There would be 24 children per day attending the nursery, and 4 full time and 4 part time members of staff. Although the applicant has indicated that most of the children and staff walk to the current nursery, which is close by, it cannot be assumed that this will always be the case and it would not be possible to regulate this via a planning condition.

- 8.5 Both the police and the Council's highways officers have expressed concerns about the impact that additional traffic would have on road safety in the streets around the school, particularly Hendre Close. Since the time of the previous planning applications, the Traffic Regulation Order has been imposed in relation to Hendre Close, but this does not also cover the surrounding streets, and does not correspond to the proposed nursery opening times. The nursery could therefore result in increased traffic and an increased demand for parking on Hendre Close and in the surrounding roads, a situation that was considered unacceptable in relation to the previous proposals for a nursery unit and an extension at the school in 1999, 2000 and 2001.
- 8.6 The applicant has supplied additional information regarding the number of children attending the nursery (24 per day, with 5 leaving at lunchtime and 2 arriving at lunchtime), the number of staff and how they currently travel to work (6 staff; 5 walk and one drives) and how the parents would be likely to take the children to the nursery (this is not known at present, but the majority walk to the current location). However, this has not altered the advice of the transportation officer that there is currently insufficient evidence to support a recommendation of approval.
- 8.7 A large number of objections have also been received (see paragraphs 7.1 to 7.3 above), the majority citing concerns about traffic, parking and highway safety. In response to the objections:
- 1) Highway and parking issues are discussed above.
 - 2) These previous applications are referred to elsewhere in this report. The number of children attending the proposed nursery would be lower (between 20 and 24) but it is still considered that the potential increase in traffic and parking demand in the surrounding streets would be unacceptable.
 - 3) Air quality in the area would be unlikely to be affected significantly by the increase in traffic. Pollution control officers have not raised this as an issue of concern.
 - 4) The application was publicised in accordance with the appropriate Regulations (Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)). The number, and source, of objections received suggest that this was adequate.
 - 5) Pollution Control officers have raised no concerns regarding noise. The application premises is a detached house and noise is only likely to be apparent when children are playing outside. This would be unlikely to be any more obtrusive than existing background noise. Appropriate boundary structures can be used to prevent loss of privacy to adjoining property.

- 6) The Local Planning Authority must consider the acceptability of the development that has been applied for, irrespective of whether there are alternative sites available that others may prefer.
- 7) Planning permission would not override any legal requirements or rights of way. This is not a material planning consideration.
- 8) Further information relating to these issues has been obtained from the applicant.
- 9) One parking space is shown on the plans, at the front of the house. This accords with the Council's adopted parking standards, which specify a maximum of one space per 20 children for day nurseries.

8.8 In conclusion, there would need to be evidence that additional vehicular traffic associated with the nursery would not exacerbate the current problems of congestion and highway safety concerns in the surrounding streets, more consideration of how numbers of staff and pupils and dropping off/picking up times could be controlled, whether the existing vehicle prohibition TRO is effective and whether it would need to be altered to take account of nursery opening times and, on the basis of the evidence, whether a Travel Plan and/or planning conditions could overcome any or all of the concerns raised by Transportation officers, the Police and local residents, before approval of the application could be supported. As it stands, it is considered that the development would lead to additional traffic in Hendre Close and surrounding streets which would be detrimental to pedestrian and highway safety and cause additional inconvenience to residents.

8.9 Although the previous applications for a nursery at the school were for a larger facility, accommodating more than the proposed 24 children, they were refused on the grounds that *any* additional traffic would be unacceptable, including the application that incorporated staggered opening times and a Travel Plan. Given that prevailing traffic and parking demand in the area will have increased in the years since the previous applications were considered, the introduction of any further traffic to the streets around the school is likely to have an even greater adverse impact.

8.10 As it has not been adequately demonstrated that there would be no unacceptable impact on pedestrian and highway safety, or on the amenities of local residents, as a result of the proposed development, it is recommended that the application be refused for the reasons set out above.

9. **OTHER CONSIDERATIONS**

9.1 *Crime and Disorder Act 1998*

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

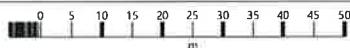
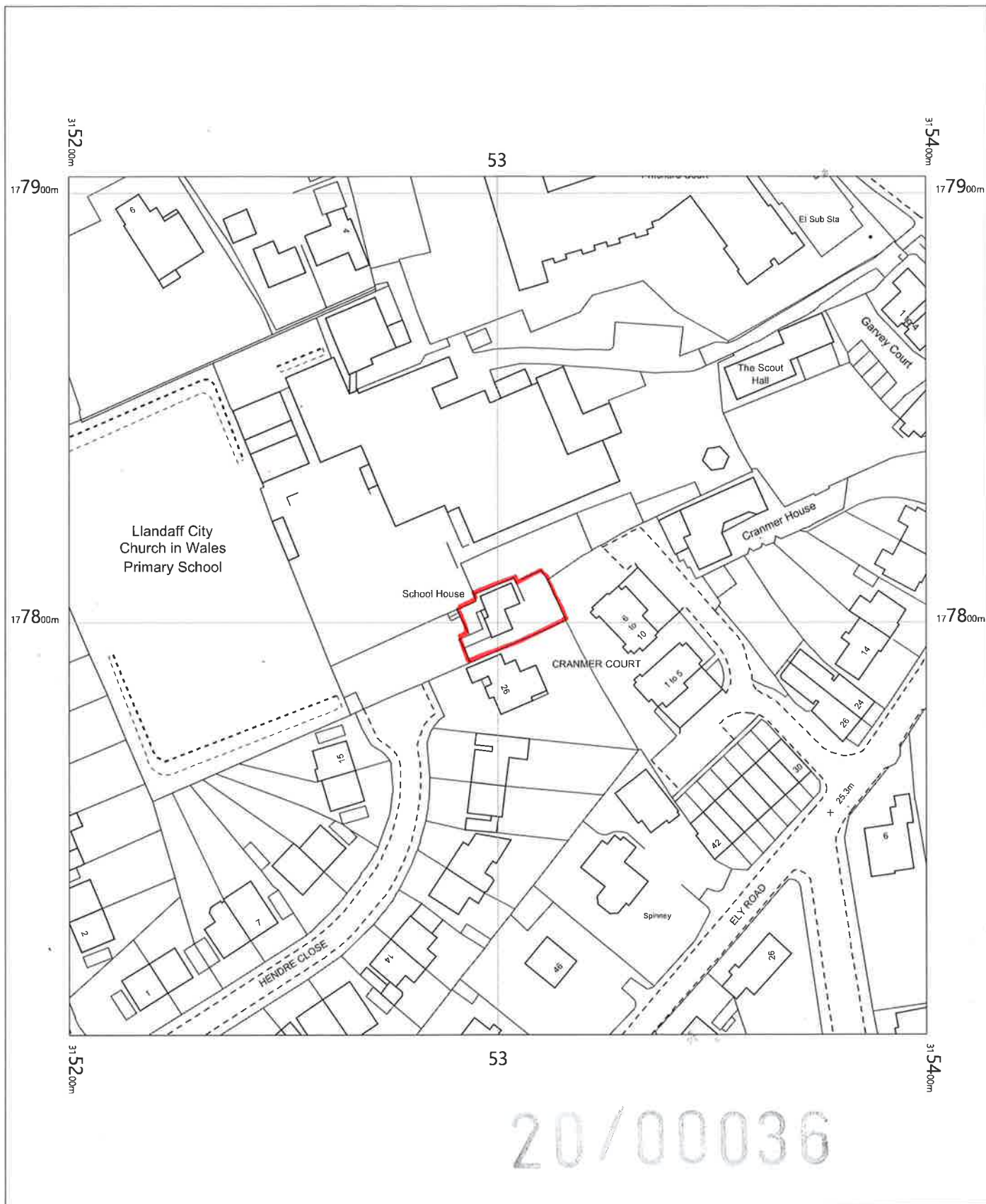
9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

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

Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

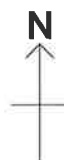
28 Hendre Close

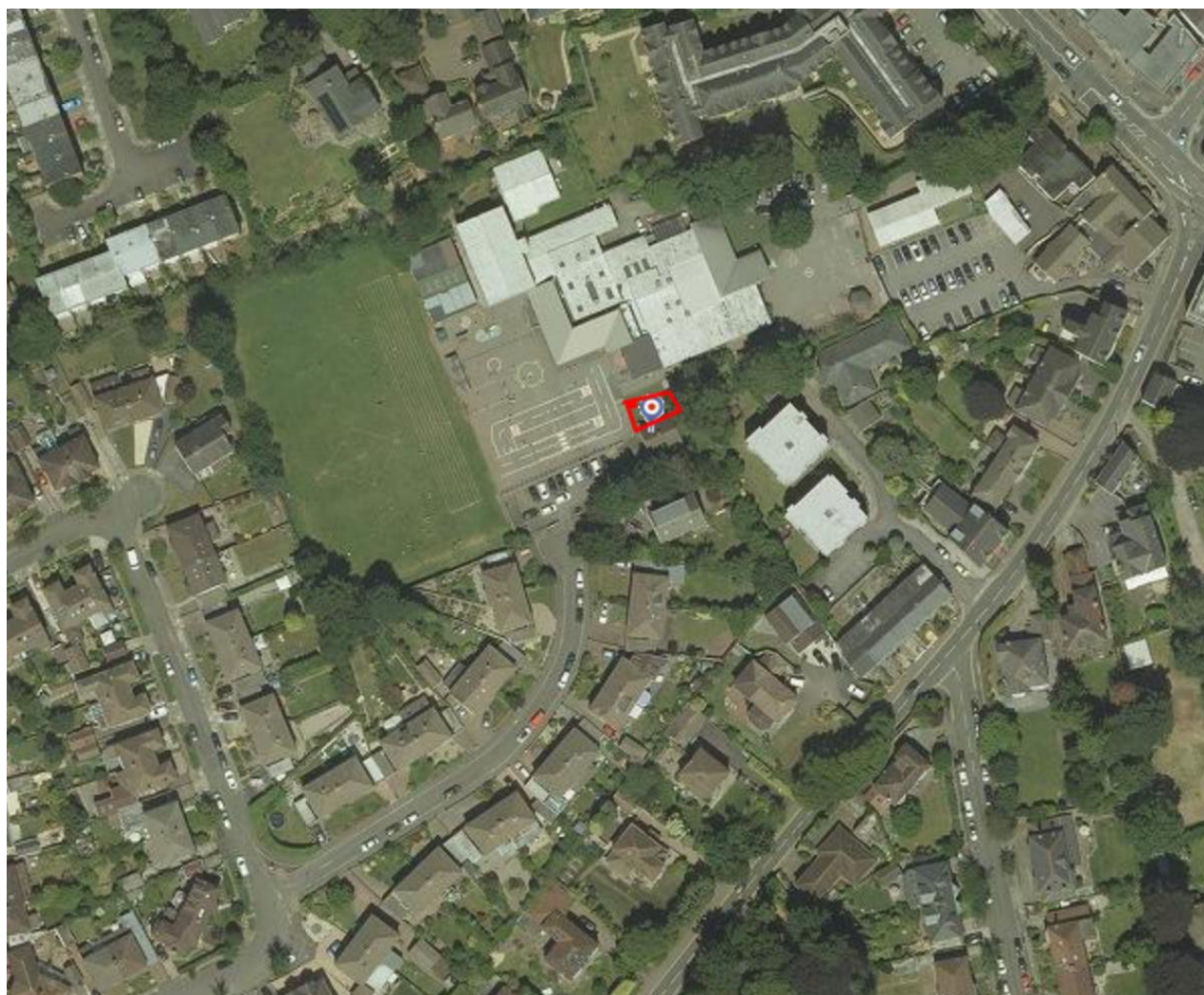


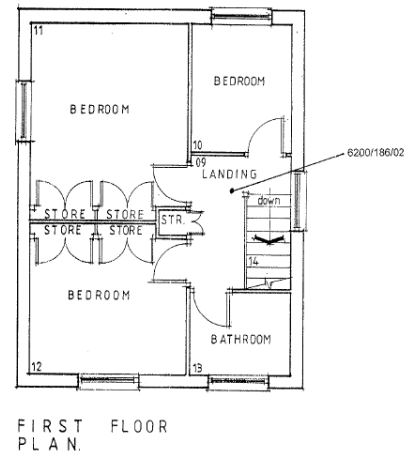
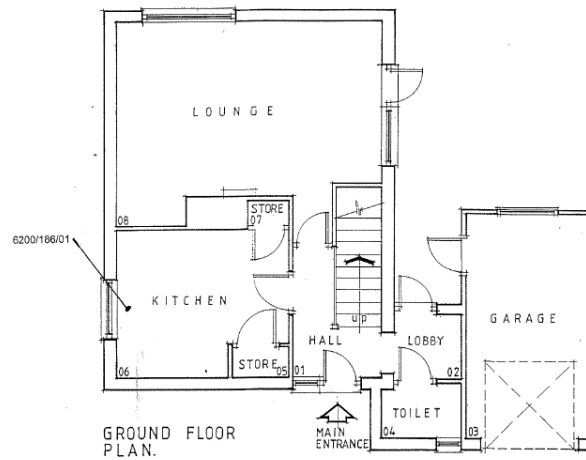
OS MasterMap 1250/2500/10000 scale
Thursday, January 9, 2020, ID: BW1-00851614
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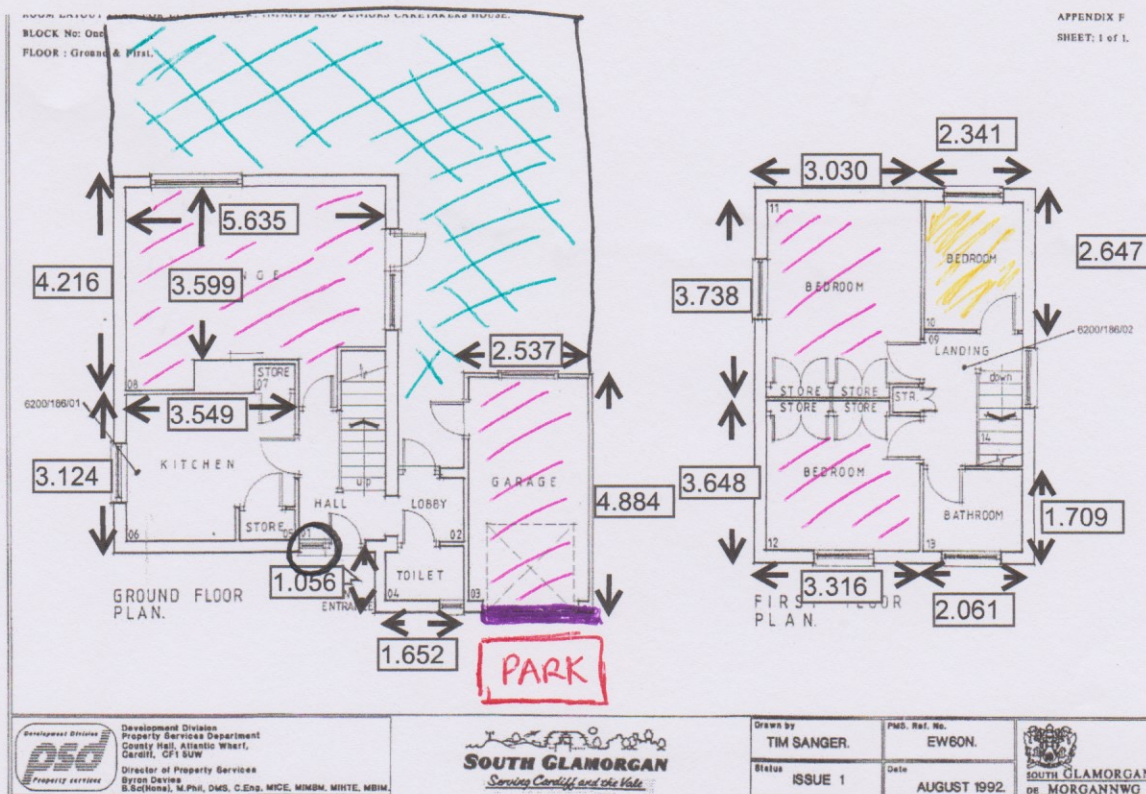
APP. No

Llandaff city caretaker's House - change of use.

20/00036/

Site Plan showing useage of rooms.

MNR



○ Position of small outdoor sign A4 depicting name & type of business.

/// Play areas. Ideally we would like to remove the wall between the 2 bedrooms to make 1 upstairs play area and 1 downstairs play area, with a messy play / all weather play area in the garage.

/// Rear garden - outdoor play area with children's growing area / vegetable garden.

PARK Parking space for 1 car

/// This room to be used as an office area.

— Indicates position of garage door. We would like to replace this with a window and door. The window would allow for a roller blind - which would hold our main signage - to display when we are closed.





COMMITTEE DATE: 17/06/2020

APPLICATION No. **19/01930/MJR** APPLICATION DATE: 11/07/2019

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Urban Centric (Cardiff) Ltd

LOCATION: CRAWSHAY COURT, 6 CURRAN ROAD, BUTETOWN,
CARDIFF, CF10 5TG

PROPOSAL: 188 UNIT APARTMENT BUILDING WITH ANCILLARY AREAS,
PARKING, PUBLIC OPEN SPACE, A1/A3 UNIT(S) AND A
RESIDENTS ROOF TERRACE

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

1. STATUTORY TIME LIMIT

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

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

2. APPROVED PLANS AND DOCUMENTS

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

- (i) SP495-P00 – Existing Site Plan;
- (ii) SP495-P01 Rev C – Proposed Site Plan;
- (iii) SP495-P02 – Proposed Basement Plan;
- (iv) SP495-P03 Rev C – Proposed Ground and First Floor Plans;
- (v) SP495-P04 Rev B – Proposed 2nd-13th & 14th-19th Floor Plans;
- (vi) SP495-P05 Rev B – Proposed 20th-25th & 26th-27th Floor Plans;
- (vii) SP495-P06 Rev B – Proposed Roof Plan;
- (viii) SP495-P09 Rev B – Proposed Elevation to Curran Road;
- (ix) SP495-P10 Rev B – Proposed Elevation to City Centre;
- (x) SP495-P11 Rev B – Proposed Elevation to Brickworks;
- (xi) SP495-P12 Rev B – Proposed Elevation to Cardiff Bay;
- (xii) SP495-P13 Rev B – Proposed Elevation to Callaghan Square;
- (xiii) SP495-P14 – External Façade Study – Typical Bay;
- (xiv) SP495-P15 – External Façade Study – Cladding;
- (xv) SP495-P100 – Site Location Plan
- (xvi) SP495-P101 – Demolitions Plan
- (xvii) SP495 – Sun Path Analysis_1 9am March and June;
- (xviii) SP495 – Sun Path Analysis_2 9am September and December;
- (xix) SP495 – Sun Path Analysis_3 12pm March and June;

- (xx) SP495 – Sun Path Analysis_4 12pm September and December;
 - (xxi) SP495 – Sun Path Analysis_5 3pm March and June;
 - (xxii) SP495 – Sun Path Analysis_6 3pm September and December;
 - (xxiii) SP495 – Sun Path Analysis_7 10:30am April and October.
 - (xxiv) Bat Survey, Celtic Ecology (July 2017);
 - (xxv) Transport Statement, Vectos, (September 2019).
- Reason: For the avoidance of doubt

3. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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

- (i) The parking of vehicles of site operatives and visitors;
- (ii) Loading and unloading of plant and materials;
- (iii) Storage of plant and materials used on constructing the development;
- (iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (v) Details of highways/footway closures;
- (vi) Wheel washing facilities;
- (vii) Measures to control the emission of dust and dirt during demolition and construction; and
- (viii) A scheme for the recycling/disposing of waste resulting from demolition and construction works.

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

4. MAINTENANCE OF PARKING WITHIN SITE

The proposed car parking and manoeuvring areas shall be laid out in accordance with the details shown on the 'Proposed Site Plan' (drawing no. SP495-P01 Rev C) before the development is brought into beneficial use and shall be thereafter maintained and retained at all times for those purposes in association with the development. Reason: To make satisfactory provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic.

5. CYCLE PARKING

The secure cycle parking for 100 no. cycles for the apartments hereby approved shall be provided prior to the development being brought into beneficial use and shall be retained in perpetuity. Prior to their installation details of the cycle parking for the A1/A3 retail unit shown on the 'Proposed Site Plan' (drawing no. SP495-P01 Rev C) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking for the A1/A3 retail unit shall be provided in accordance with the approved details prior to the commercial unit being brought into beneficial use and shall be retained in perpetuity.

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

6. HIGHWAY PHOTOGRAPHIC SURVEY

No development shall take place until a photographic survey of the adopted highway adjacent to the site has been submitted to and approved in writing by the Local Planning Authority nor shall any development take place until a scheme of public realm reinstatement works to this highway has also been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to the reinstatement/resurfacing as required of the carriageway and footway abutting the site to include surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture required as a consequence of the scheme. Any reinstatement works deemed necessary by the Local Planning Authority shall be completed prior to the occupation of any part of the development.

Reason: To reinstate the footway/highway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development in accordance with Policy T6 of the adopted Local Development Plan (2006-2026).

7. TRAVEL PLAN

No part of the development hereby permitted shall be occupied until a residential travel plan promoting walking, cycling, public transport and other alternatives to the ownership and use of the private car; to include details of the Travel Planning representative, incentivising the uptake of sustainable transport options and annual monitoring of the effectiveness of the plan, has been submitted to and approved by the Local Planning Authority.

Reason: In the interest of highway safety and sustainability, and to manage the transportation impact of the development on the use of the highway.

8. FOUL DRAINAGE SCHEME

No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water 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.

9. SURFACE WATER DRAINAGE CONNECTION

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.

10. SAMPLES OF EXTERNAL FINISHES

Prior to their installation, the external finishing materials shown on the 'External Façade Studies' (drawing nos. SP495-P14 and P15) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details.

Reason: To ensure a high quality finished appearance to the development.

11. ACCESS GATE

Prior to its installation, details of the access gate to the car park shown on the 'Proposed Site Plan' (drawing no. SP495-P01 Rev C) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details.

Reason: To ensure a high quality finished appearance to the development.

12. USE CLASSES (COMMERICAL USE)

The commercial premises hereby approved shall be used only for purposes within Class A1 or A3 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order) and for no other purpose whatsoever. Any A3 use shall be restricted to coffee shop/café/restaurant type uses where the primary function is the sale and consumption of food within the premises, and for no other A3 Use (including as a bar or other vertical drinking establishment). Reason: To ensure the amenity of future residents and occupiers of other premises in the vicinity are protected.

13. REFUSE STORAGE FACILTIES

Prior to their construction details of the facilities for the storage of refuse including the bulky refuse storage shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall have regard to the residential refuse storage facilities shown on the 'Proposed Site Plan' (drawing no. SP495-P01 Rev C). The approved facilities shall be provided before the development is brought into beneficial use and shall be thereafter retained for future use.

Reason: To secure an orderly form of development and to protect the amenities of the area.

14. HOURS OF OPERATION

No member of the public shall be admitted to or allowed to remain on the commercial premises hereby approved outside the hours of 08:00 to 23:30 on any day.

Reason: To protect the amenities of future residential occupiers and other occupiers in the vicinity of the site.

15. DELIVERY HOURS

There shall be no loading or unloading of delivery vehicles between the hours of 22:00 and 07:00 hours.

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

16. NOISE MITIGATION

No development other than demolition and remediation works shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to mixed sources (external road traffic, rail traffic and plant noise) in excess of 63 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 57 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dBA Leq 16 hour during the day and 30 dBA Leq 8 hour at night. The approved scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

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

No apartment shall be occupied until the approved scheme has been implemented for that apartment.

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

17. EXTERNAL LIGHTING SCHEME

Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority providing details of external lighting, including the intensity of illumination and predicted lighting contours on the site and boundary. The approved scheme shall be implemented prior to beneficial use and be permanently maintained.

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

18. PLANT NOISE

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

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

19. SOUND INSULATION WORKS

No above ground superstructure works shall take place until a scheme of sound insulation works to the floor/ceiling and party wall structures between the commercial unit and residential accommodation shall be submitted to

and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation.

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

20. FUME EXTRACTION FOR COMMERCIAL USE

If at any time the use of the commercial premises are to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a deodorising filter. Details of the above equipment shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed prior to the commencement of use for the cooking of food and shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected site in accordance with Policy R4 of the adopted Cardiff Local Development Plan (2006-2026).

21. NO TAKEAWAY SALES

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending or revoking and re-enacting that Order) no sale of hot food for consumption off the premises shall take place from the premises.

Reason: To ensure that the use of the premises does not prejudice the amenities of the area.

22. DETAILS OF LANDSCAPING SCHEME

No above ground superstructure works shall take place until full details of hard and soft landscaping, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be prepared by a qualified landscape architect and shall include:

- A landscaping implementation programme.
- Scaled planting plans
- Proposed finished levels.
- Earthworks.
- Hard surfacing materials.
- Existing and proposed services and drainage above and below ground level.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities
- Scaled, site specific, tree pit and planter sectional and plan drawings
- Topsoil and subsoil specification (including structural soil media) for all planting types, including soil type parameters, certification in accordance with British Standards, interpretive reports by a soil scientist demonstrating fitness for purpose and a methodology for handling, amelioration and placement.
- Planting methodology and post-planting aftercare methodology

The landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the

proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance.

23. 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.

24. FINISHED FLOOR LEVELS

No development other than demolition and remediation works shall take place until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The finished floor levels of the development shall be a minimum of 7.9 metres AOD. The development shall be carried out in accordance with the approved details.

Reason: These details are not included with the application and are required to ensure an orderly form of development and to satisfactorily safeguard against flood risk.

25. GAS PROTECTION MEASURES

No development shall take place until a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, has been submitted to the Local Planning Authority for written approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing by the Local Planning Authority. If no protection measures are required then no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

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

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

26. CONTAMINATED LAND MEASURES – ASSESSMENT

No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment shall be carried out by or under the direction of a suitably qualified competent person* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:

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

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

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

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

27. CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION PLAN

No development shall take place until 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 has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

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.

28. CONTAMINATED LAND MEASURES REMEDIATION AND VERIFICATION

The remediation scheme approved by Condition 27 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

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

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.

29. 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 shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment 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 in writing 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.

30. IMPORTED AGGREGATES

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

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

31. USE OF SITE WON MATERIALS

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

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

32. WIND TUNNEL ASSESSMENT

No development shall take place until a wind tunnel assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted assessment shall include measures, where necessary, to mitigate the effects of wind. The development shall be carried out in accordance with the recommendations of the approved assessment.

Reason: In the interests of pedestrian safety.

RECOMMENDATION 2 : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be

created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

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

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

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

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

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

RECOMMENDATION 5: Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be

contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

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

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

RECOMMENDATION 6: That the applicant be advised that the condition regarding works to the adopted highway on Curran Road (Condition 6) and any other works to existing or proposed adopted public highway will be subject to agreement(s) under Section 278 and/or Section 38 of the Highways Act 1980 between the developer and Council.

RECOMMENDATION 7: That the Applicant / Developer be advised of South Wales Police's recommended design and layout principles for designing out crime, set out in their letter of 22 August 2019, forwarded to the Agents acting on behalf of the Applicant.

RECOMMENDATION 8: That the Applicant / Developer be advised of DCWW's advice regarding connections to the public sewer, set out in their letter of 12 August 2019, forwarded to the Agents acting on behalf of the Applicant.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Full planning permission is sought for the demolition of the existing buildings and the construction of a 27 storey apartment building (188 no. units) with ancillary areas, parking, a ground/first floor A1/A3 unit, residents' gym, and two resident's roof gardens at Crawshay Court, Curran Road, Butetown.
- 1.2 The ground floor of the building would accommodate a double-height A1/A3 commercial unit which would be positioned at the north-eastern corner of the building. The commercial unit would have a floorspace of approximately 122 square metres at both ground and first floors, totalling 244 square metres overall.
- 1.3 The proposed building comprises 27 storeys, with a maximum height of approximately 84 metres. A 13 storey 'shoulder' element attached to the south elevation will accommodate a 14th floor roof garden for residents' use which would be approximately 42 metres in height. A second roof garden would be created on the 26th floor.
- 1.4 The building would retain privacy distances of approximately 26 metres to St. Patrick's House to the northwest, approximately 19 metres to Brickworks, to the southwest, and approximately 11 metres to St. Williams House to the east.
- 1.5 In respect of finishes, a dark aluminium curtain walling 'framed grid' with aluminium infill panels together with aluminium curtain walling with slim cappings with clear double glazing would be used. Coloured metal cladding cassettes with 'corten' type appearance, horizontal aluminium louvres, opaque glass panels, brickworks, grey

curtain walling with clear glass and galvanised steel frame with inset glass panels would be used.

- 1.6 The site is accessed via Curran Road. 8 no. car parking spaces for residential and commercial use and 100 no. cycle parking spaces are proposed. Refuse storage facilities are proposed which would be accessed from the southeast elevation with a separate storage areas for bulky and commercial waste adjacent to vehicle access.
- 1.7 A pre-application report has been submitted with the application, together with a Bat Survey, a desk-top Wind Assessment, a Sun-Path Analysis, a Transport Statement, a Transport Statement Addendum and a Flood Consequences Assessment.
- 1.8 The proposals were subject to a screening opinion under the Environmental Impact Assessment Regulations 2017 in May 2019 (ref: SC/19/00006/MJR). Although more than 150 dwellings are proposed, it was the Council's opinion that an Environmental Statement was not required as the impacts of the development were not likely to result in significant effects on the environment, nor was the application site located in a 'Sensitive Area' as defined by the Regulations.

2. DESCRIPTION OF SITE

- 2.1 The site comprises approximately 0.13 hectares and currently accommodates two-storey offices in a traditional building with gables and a pitched roof.
- 2.2 The site is generally flat and level.
- 2.3 Immediately east and northwest the site is bordered by 5 storey office development. The 'Brickworks', a residential scheme comprising 102 apartments lies to the southwest.
- 2.4 The site is within 200 metres of Central Station and the Transport Interchange. It is within the Central Business Area and within 350 metres of the Central Shopping Area.
- 2.5 The site is located within Zone C1 as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15 (July 2004).

3. SITE HISTORY

- 3.1 17/01672/MJR: Permission granted in August 2019 for demolition of existing buildings and construction of 25 storey apartment building (140 no. units) with ancillary areas, parking, A1/A3 unit(s) and resident's roof terrace.
- 3.2 14/01026/DCI: Permission granted in July 2014 for demolition of existing office buildings and redevelopment of the site to provide 6 storey office building with undercroft car parking, open space, and new access from Curran Road.
- 3.3 02/02112/C: Permission granted in November 2002 for conversion of roof void to additional office accommodation and addition of 5 no. dormers.

4. POLICY FRAMEWORK

4.1 Planning Policy Wales, Edition 10 (December 2018).

4.2 Technical Advice Notes (TANs):

- 11 Noise
- 12 Design
- 15 Development and Flood Risk
- 16 Sport, Recreation and Open Space
- 18 Transport
- 21 Waste
- 23 Economic Development

4.3 Local Development Plan (January 2016):

- KP2(A) Cardiff Central Enterprise Zone and Regional Transport Hub
- KP4 Masterplanning Approach
- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transport
- KP10 Central and Bay Business Areas
- KP12 Waste
- KP13 Responding to Evidenced Social Needs
- KP14 Healthy Living
- KP15 Climate Change
- KP17 Built Heritage
- KP18 Natural Resources
- H3 Affordable Housing
- H6 Changes of Use or Redevelopment to Residential Use
- EC3 Alternative Use of Employment Land and Premises
- EC4 Protecting Offices in the Central and Bay Business Areas
- EN9 Conservation of the Historic Environment
- EN10 Water Sensitive Design
- EN11 Protection of Water Resources
- EN12 Renewable Energy and Low Carbon Technologies
- EN13 Air, Noise, Light Pollution and Land Contamination
- EN14 Flood Risk
- T1 Walking and Cycling
- T5 Managing Transport Impacts
- T6 Impact on Transport Networks and Services
- R6 Retail Development (Out of Centre)
- R8 Food and Drink Uses
- C1 Community Facilities
- C3 Community Safety/Creating Safe Environments
- C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport
- C6 Health
- C7 Planning for Schools
- W2 Provision for Waste Management Facilities in Development

4.4 Supplementary Planning Guidance:

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

Tall Buildings Design Guide (January 2017)
Residential Design Guide (January 2017)
Dumballs Road Area Planning Brief (June 2006)
Food, Drink and Leisure Uses (November 2017)
Green Infrastructure (November 2017)
Managing Transportation Impacts (Incorporating Parking Standards) (July 2018)
Safeguarding Business and Industrial Land and Premises (November 2017)

5. **INTERNAL CONSULTTEES RESPONSES**

5.1 The Operational Manager, **Transportation**, makes the following comments:

- (i) The site benefits from a central location and having good links to public transport (intra-city and external). The site, as indicated in the Transport Statement (TS), is well located and “accessible by all modes of transport”. The TS also highlights the opportunity to make use of a car club facility (with enterprise having a car club bay within 10 minutes on foot).
- (ii) He notes the submission of an amended Transport Statement to refer to the latest Supplementary Planning Guidance (SPG) which includes up to date car parking and cycle parking standards. He accepts that the car parking provision will be within the maximum permitted as the quantum of car parking (8 spaces) complies with the maximum parking allowance in the SPG. However the recent SPG requires provision of one cycle parking space for each bedroom within the development. Additional cycle parking will therefore be required for staff at the commercial facility and customers using the facility.
- (iii) The amended TS states “Resident permit holders parking is present to the north of Curran Road. This parking may provide an appropriate location for parking associated with the A1/A3 commercial unit but it is noted that the bays are controlled (for permit holders only) between 8am to 10pm every day. This limits the parking opportunities to users of the A1/A3 facility.” Consideration will need to be given to providing parking opportunity for casual users of the A1/A3 facility.
- (iv) The proposed access, illustrated in the site plan, to the car park is acceptable, with the proviso that the junction with Curran Road is treated like a driveway/ dropped kerb rather than a bell mouth junction.
- (v) It is assumed that refuse collection will all take place from Curran Road. He seeks confirmation together with access routes for bins illustrated (residential & commercial). It is possible that refuse colleagues will require a short section of dropped kerb to ease access to the rear of the refuse vehicle.
- (vi) The amended TS includes details on how deliveries would be undertaken, addressing his previous concerns regarding deliveries to the commercial operation, which may use Curran Road, and home deliveries (be that grocery or others) to residential units. Grocery vehicles are typically 3.5t vehicles.
- (vii) Beyond the proposed parking requirements the proposal appears to be providing:

- A section of land gifted to the LPA to ensure that a footway will be a minimum of 2 metres in width outside the proposed site;
 - The alignment of the kerb opposite the site (adjacent to Lloyds) will be retained and re-instated as required following construction works;
 - The footway outside the site (minimum 2m as above) will be constructed and all kerbing, drainage features, lighting, etc will be re-instated to the appropriate and approved LPA standards;
 - The carriageway of Curran Road will be re-constructed with the inclusion of new speed tables, either side of the development.
- (viii) In addition to the proposed highway works the following additional works would be sought:
- Provide a car club bay within the site or at a suitable close location;
 - Install a pedestrian crossing at the location of the north/eastern speed table;
 - Improve the footway to the north of the site adjacent to St Patrick's House on Curran Road to provide a suitable pedestrian link to Penarth Road;
 - Provide a cycle access route at the junction between Curran Road and Penarth Road.
- (ix) A financial contribution of £114,000 is required to construct a 2m footway adjacent to the proposed development and to the junction with Penarth Road (including dropped kerbs to facilitate cycle access from Curran Road to Penarth Road and vice versa), re-instatement of the access to St Patrick's House and installation of a raised 6m table including an uncontrolled pedestrian crossing facility in Curran Road. This contribution would be secured via a Section 106 Agreement.
- (x) He notes that the building management will include the provision of a car club for the residential element of the scheme.

5.2 The **Operational Manager, Environment (Contaminated Land)**, in reviewing available records, identifies the site as formerly commercial/industrial. Activities associated with this use may have caused the land to become contaminated and therefore may give rise to potential risks to human health and the environment for the proposed end use. In addition former landfill/raise sites have been identified within 250m of the proposed development. This may give rise to potential risks to human health and the environment for the proposed end use. Consequently the inclusion of conditions requiring contamination and ground assessment and any necessary remediation/mitigation are requested.

5.3 The proposals include hard landscaping. Should there be any site won recycled material or importation of materials as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. They request the inclusion of the relevant conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with LDP Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

- 5.4 They request the inclusion of relevant conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
- 5.5 The Council's **Tree Officer** has considered the amended plans showing provision of 6 no. new trees in raised planters. The bigger the planters are the better, so if there is any 'dead space' then the planters should be increased in size. They will accommodate trees if they remain at their current dimensions, assuming a soil profile depth of minimum 900mm (300mm topsoil, 600mm subsoil) with drainage below. He considers that the smaller bed should support just one large species tree and the larger bed two large species trees. In this way gross mutual suppression will be avoided and the trees can achieve maximum growth potential and canopy cover. The Root Available Soil Volumes assuming the soil profile above also suit this arrangement. Under-storey shrub planting rather than grass should accompany the trees. He has previously commented on what he considers to be appropriate trees. If there is any intention for the planters to serve a SuDS function then alternative species will need to be considered to some of those he has suggested.
- 5.6 His original comments on the application regarding tree species assumed that the fastigiated hornbeam proposed is *Carpinus betulus* 'Fastigiata', 'Frans Fontaine' or 'Lucas' which would at the density proposed likely result in the medium term in creating a dense, dark 'tree wall.' This would be useful if screening were the aim, but he doesn't see that it is in this case, and one would assume that the most appropriate form of planting here would be with trees that will complement the development in terms of visual amenity and create a pleasant rather than oppressive atmosphere in relation to the adjoining land. Fastigiated hornbeams ultimately form a broad, dense brush shaped crown that admits little light, can support high densities of aphids and other than colouring well in autumn in some cases, offers little return in terms of visual amenity.
- 5.7 He recommended that two large, long-lived, urban tolerant trees with domed but relatively open canopies would be well suited. Suggestions include, *Celtis australis*, *Gleditsia triacanthos* 'Imperial', *Koelreuteria paniculata*, *Pinus sylvestris*, *Quercus phellos* 'Hightower'*, *Zelkova serrata**.
- 5.8 A detailed, upfront landscape scheme should be submitted comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit (planter) section, planting methodology, aftercare methodology and implementation programme.
- 5.9 The **Operational Manager, Waste Management**, advises that 24 no. 1100 litre bulk bins for dry recyclables, 12 no. 240 litre bins for food waste and 24 no. 1100 litre bulk bins for general waste would be required for an amended development of 188 no. units.
- 5.10 Plans need to show the layout of bins within the store. Operatives need to be able to facilitate the emptying of each container without the need to remove other containers. A clear space of 20cm between containers should be provided. The bin provision they have recommended is for the use of the Council's free domestic waste collection service. If fewer bins would be preferred, additional collections

can be paid for with the Council's Commercial Collection Team. Another alternative would be to arrange for an external contractor to collect all the waste.

- 5.11 Their requirements are calculated using 140 litres per unit, however she is willing to accept this proposal for fewer bins having seen the layout on the amended plan. She has noted the bulky waste storage area and this is also acceptable. She considers that the commercial waste storage area shown on revision C of the site plan is acceptable too. In a mixed development, a strict separation of waste is required to ensure that commercial waste does not enter the domestic waste stream.
- 5.12 She refers the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.
- 5.13 The Council's **Ecologist** notes that the bat survey submitted with the 2017 application has been re-submitted with the 2019 application. Guidance advises that survey information should be no more than 18 months old when decisions based upon that information are made. This is especially the case for mobile species such as bats which can colonise an empty building quickly. However, in this instance he notes that bat activity in the original survey was very low, the buildings are not close to any suitable foraging / commuting habitat, and that NRW have not raised any concerns in their response of 9 August 2019. Therefore he is satisfied that the bat survey need not be repeated provided the Council's bat advisory note is attached to any consent granted.
- 5.14 The proposed development will be subject to the requirement for SuDS approval, and to gain this approval the SuDS must meet six standards, one of which is the biodiversity standard. Therefore any planting associated with SuDS features should demonstrably enhance the biodiversity of the site. If this takes the form of trees and understorey bushes, shrubs etc in rain gardens or similar, then the advice provided by Ed Baker in respect of soil specification and species selection should be implemented. In this context it is also worth noting the Welsh Government's Dear CPO letter dated 23 October 2019 which indicates that all development should seek to secure biodiversity enhancement. The SuDS / landscaping at this site appear to be the most likely opportunities to implement this enhancement.
- 5.15 The **Air Quality Officer** has been consulted on the application. No comments have been received.
- 5.16 The **Noise Pollution Officer** makes the following comments:
- (i) They have concerns about noise affecting this application site. They are currently investigating complaints about plant that is located nearby to the proposed development. They want to support and work with the developer, however, there must be an understanding that there are noise sources from rail, road and plant close-by that could affect future occupants of this proposed scheme.
 - (ii) They consider that no development other than demolition and remediation works should take place until the developer has considered all noise sources that could affect future residents of the proposed development. The developer must submit to and had approved in writing by the Local Planning Authority a noise report that focuses on the potential impacts that rail noise

(from Cardiff Central railway station), road noise from Penarth Road and other existing noise sources. For example, local plant (air conditioning noise)) upon the development site.

- (iii) The report must include any mitigation measures that the acoustic survey and assessment has highlighted as issues.
- (iv) They recommend that the developer contacts the Local Planning Authority prior to taking any noise measurements to agree monitoring locations with the Local Planning Authority. These must be agreed in writing prior to them being undertaken.
- (v) The full assessment must include expected noise levels at each level of the proposed building (particularly at higher levels (over 8th floor)) as these floors will be on the direct line of sight to the railway platforms and lower levels will be closer to the plant noise).
- (vi) The report must give details of mitigation works that are required to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dB LAeq 16 hour (free field) during the day (07.00 to 23.00 hours) or 57 dB LAeq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dB LAeq 16 hour during the day and 30 dB LAeq 8 hour and 45 dB L_{Amax,F} at night (with windows and doors closed).
- (vii) The report must give details of mitigation works that are required to provide that all habitable rooms exposed to external railway noise in excess of 66 dB LAeq 16 hour (free field) during the day (07.00 to 23.00 hours) or 59 dB LAeq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dB LAeq 16 hour during the day and 30 dB LAeq 8 hour at night and 45 dB L_{Amax,F} at night (with windows and doors closed).
- (viii) The approved scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
 - 1. an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
 - 2. a lower rate of between 10 and 17 litres per second against zero back pressure.A central ventilation/extract system or whole house heat recovery system designed to the latest Building Regulations Part F may be installed as an alternative. No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.
Reason: To ensure that the amenities of future occupiers are protected.
- (ix) Any private open space shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 50-55 dBA Leq 16 hour [free field].

- (x) A post construction (pre- occupation) acoustic survey has to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details including confirmation that they have achieved internal and external noise levels and ventilation requirements.
- (xi) A light assessment has to be submitted to and approved in writing by the Local Planning Authority. As outlined by my ex-colleague Mr Wayne Best in his email to you dated 15th November 2019:

Sunlight and daylight are valued elements in a good quality living environment. Effective daylighting can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements through passive solar heating. Given the size and relative location of this proposed development in relation to surrounding business and residential premises he has concerns regarding the amount of shadowing this development may cause and a light assessment will be required to ensure that those neighbouring the proposed development will not be adversely affected.

- (xii) The acoustic report should consider the following:
- An initial external noise site risk assessment.
 - A full assessment, including the following:
 - Demonstrating the application of a 'Good acoustic design process',
 - Observing 'Internal noise level guidelines',
 - Undertaking an 'External amenity area noise assessment' (including terraces and balconies and shared amenity space) and
 - Consideration of 'Other relevant issues'.

5.17 The Council's **Access Officer** has been consulted. No comments have been received.

5.18 The **Operational Manager, Regeneration**, advises that the Planning Obligations Supplementary Planning Guidance (SPG) 2017 (Section 8 – Community Facilities) states that *"Growth in population arising from new development generates demand for and increases pressure on community facilities. To meet the needs of future residents, it may be necessary to meet this additional demand through...the provision of new facilities...the extension to, or upgrading of existing facilities."* If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population. The formula in the SPG is based on the number of bedrooms and associated occupancy figures per dwelling, and is calculated as follows:

No. of bedrooms	Number of Dwellings	Contribution per dwelling	Totals
1	124	£720.51	£89,343.49
2	66	£997.63	£65,843.71
3	4	£1,385.60	£5,542.40
4		£1,718.14	£0.00
5+		£2,106.11	£0.00
TOTALS:	194		£160,729.60

- 5.19 CIL Regulation 122(2) provides: *A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.*
- 5.20 In respect of necessity, the Cardiff Planning Obligations SPG was adopted to help to ensure that developments contribute toward the provision of necessary infrastructure and measures required to mitigate their impact. Policy KP6 of the Cardiff Local Development Plan (adopted January 2016) supports the provision of community facilities as part of new residential developments. It is also in accord with Planning Policy Wales which supports the negotiation of planning obligations and states “Contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable”. A development proposing a significant increase in population, such as this, would create pressures on existing local facilities that need to be offset via a financial contribution. They consider it would be unacceptable to grant planning consent in the absence of such provision.
- 5.21 Concerning direct relationship, several community facilities are located within proximity to the site and are likely to experience an added pressure as a result of the new population. It is envisaged that a forthcoming community facilities contribution would be directed towards these facilities.
- 5.22 Regarding fairness and reasonableness, contributions are derived using a formula-based calculation which takes into account, amongst other things, the size of the residential development and the projected increase in population.
- 5.23 The **Operational Manager, Drainage Division**, has been consulted. No comments have been received.
- 5.24 The **Operational Manager, Parks and Sport**, notes that the DAS states that the developer will create an open space or plaza at ground floor level open to the public, continuous with Curran Road, along with a private roof terrace. Very few details are provided of either. The layout plan shows that a strip of land in front of the building will be gifted to form part of a 2m wide footway along Curran Road. Although this footway will be beneficial, there appears to be only a limited space for the plaza, which would need to be sufficiently open and free of furniture to allow access to the café / retail unit, and on the other side to the car park. The only soft landscape elements are the 2 planters containing trees, for which he agrees with the Tree Officer’s comments that there will be insufficient rooting volume for that number of trees, and that these could ultimately shade the public realm area. Therefore he has not included this area in the POS calculation. The roof terrace, although welcome, would need to be substantial to provide amenity for such a large number of residents. He’s unclear from the proposals what, if any, discussions have taken place on SuDS drainage. His 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.
- 5.25 The Council’s LDP requires provision of a satisfactory level and standard of open space on all new housing developments, or an off-site contribution towards existing

open space for smaller scale developments where new on-site provision is not applicable.

- 5.26 Based on the information provided on the number and type of units, he has calculated the additional population generated by the development to be 290. This generates an open space requirement of 0.705 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £300,889. Therefore the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality.
- 5.27 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, he assumes 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 Canal Park, Overstone Court, Callaghan Square and Taffs Mead Embankment.
- 5.28 The **Operational Manager, Economic Development**, advises that the site is well located within the city centre within a five minute walk of Cardiff Central Station and city centre bus routes. The site is also located within the Cardiff Central Enterprise Zone, a zone designated for the attraction of Financial and Professional Services sector companies. The F&PS sector is highlighted as a key sector for Cardiff and Wales employing over 50,000 people within the city. The site is also within the Butetown Ward and therefore within the current assisted area (Tier 2) and therefore attracts discretionary funding as well as further incentives through the Cardiff Central Enterprise Zone schemes. The site is a key regeneration site for the city with proposals progressing to the south through the Dumballs Road residential scheme and also potential redevelopment of the site north of Penarth Road at the back of Central Station.
- 5.29 He is concerned at the continuing change of use requests for office property to residential / student accommodation developments and would oppose a change of use request for the site on Curran Road from office to residential accommodation with the loss of circa 12,500 sq ft of employment space. The Cardiff LDP aims to deliver 40,000 new jobs to 2026 and is one of the fastest growing cities in the UK. To deliver the expected jobs growth in the city it is essential that Cardiff retains its key city centre sites that can deliver the required density and high quality office developments to attract new jobs and investment and retain existing jobs in the city.
- 5.30 If the site were to be progressed as change of use to residential accommodation then he would seek a significant financial contribution. He recognises that mixed use development may be considered appropriate, however if mixed use schemes with a reasonable proportion of business space are not feasible or forthcoming on a particular site within a protected employment area, a planning obligation will be required to compensate for this loss, and mitigate the impact of this change. The Curran Road site office building of circa 12,500 sq ft with the capacity to provide between 100 and 150 jobs and the low rise nature of the site could provide higher

densities of employment opportunities, however if the building is lost to a residential use it is unlikely that the site will revert back to an employment site.

- 5.31 A financial contribution is therefore sought to address the concerns relating to the loss of this employment land at a key employment site in the city centre. They request a financial contribution of £23,959. This contribution will form a package of assistance that will help support and develop companies within the Butetown ward and provide further employment opportunities. This figure is equitable to other figures that have been agreed on sites of the same size in other parts of the city. The developer contributions for the loss of employment land will be utilised for Economic Development projects and are calculated from the Council's Planning Obligations SPG.
- 5.32 In line with the LDP, the **Housing Strategy Team**, advises that an affordable housing contribution of 20% of the 188 units (37 units) is sought on this brown-field site.
- 5.33 Their priority is to deliver on-site affordable housing, in the form of affordable (social) rented accommodation, built to Welsh Government Development Quality Requirements (DQR) for purchase by a nominated Registered Social Landlord (RSL) partner at a specified price. Given the proposed design/configuration of the scheme, they would need to understand how any on-site affordable units can meet DQR standards and how any demarcation between the market and the affordable would work in reality. The scheme has to be able to be managed and easily maintained by the Registered Social Landlord.
- 5.34 They would be willing to discuss the delivery of the affordable housing on another site that the applicant may already own or be in the process of purchasing in the vicinity/area of the site. In exceptional cases if it is not possible to deliver the units on site then, as an alternative to on-site provision, they would be willing to enter into discussions with the applicant with regard to providing the affordable housing contribution as a financial contribution in lieu. On that basis they would seek a financial contribution of £2,785,160 (in lieu of 37 units (20%)) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2017).
- 5.35 The **Chief Schools Officer** advises that current assessments suggest that they would request contributions towards English-medium secondary, Welsh-medium secondary, English-medium primary and special school provision. There would be no request towards Welsh-medium primary at present. Based on the amended plans which reduces the no. of apartments to 188, with a housing mix of 120 no. 1 bed apartments, 66 no. 2 beds and 2 no. 3 beds, they would seek a financial contribution of £150,972.

6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 **Dwr Cymru Welsh Water** has reviewed the information submitted as part of this application, however they note that a drainage strategy has not been included. As part of the mandatory pre application enquiry, which assessed a development of 140 units, they provided confirmation that sufficient capacity exists in the public sewer network to accommodate the foul only flows from the proposed development. The additional number of flats can be accommodated in the public sewer, however this will limit the amount of surface water that can be conveyed. This new application may now trigger the need for SAB consent under Schedule 3

of the Flood and Water Management Act and this is an opportunity to introduce sustainable drainage features.

- 6.2 They previously recommended that an assessment be undertaken to verify whether sustainable drainage techniques can be utilised for the disposal of surface water. We note that the application form indicates that the preference is to discharge surface water to the mains sewer, however they request further investigations are undertaken and that careful consideration is given to how the site is drained.
- 6.3 They have undertaken a brief site visit and can confirm that a portion of the sewer in Curran Road appears redundant. The proposed point of connection to this sewer will therefore be critical to understanding the impact of the receiving sewer and they advise that this sewer is cleansed prior to any new flow being communicated.
- 6.4 Therefore, if planning permission is recommended, they request that conditions and advisory notes are included within any subsequent consent. To ensure an adequate mains water supply to service this development, a booster pump will need to be installed and associated watermains laid to the development site. Costs and the future maintenance will be the developer's responsibility.
- 6.5 They also advise that they cannot see a scenario where the drainage strategy will generate an objection or that a solution cannot be found. There is a sewer nearby which connects onto a large diameter sewer so capacity is not an issue. They have not been able to lift the covers to verify the pipe size on the immediate sewer due to the presence of needles etc placing a health and safety risk. They assume that the existing building drains both foul and surface water to the public sewer. As this application triggers the need to submit a SAB application then there is an opportunity to introduce some features to control/limit the volume to be conveyed.
- 6.6 The **South Wales Police Designing Out Crime Officer** has no objection to this development and welcomes the re-development of this part of Cardiff. They welcome residential development as this will enhance surveillance levels. It is vital that all new developments meet best practice standards with regard to design levels to achieve the necessary safety and security standards for residents. It is generally accepted that this is standards of Secured by Design (SBD). In the Design and Access Statement the developers have stated the development *will meet the ethos of Secured by Design* (SBD), this terminology is not recognised; a development either meets Secured by Design standards or it does not. To meet Secured by Design standards developers need to forward an application to South Wales Police and development be subjected to inspection to ensure such standards are delivered. No such application or request has been made to South Wales Police. To give an example developers stated that there will be secured parking, cycle storage and rubbish areas but fail to provide detail on how this will be achieved, little detail is provided on other key issues such as door security, access control, lighting and CCTV. All these measures would be recommended by Police as necessary elements to create a safe housing environment. They make following recommendations:
 - (i) Secure car parking, cycle storage and rubbish areas and any undercroft areas to deter crime, illicit activities and rough sleeping. They recommend this be conditioned;
 - (ii) Details of access control features;
 - (iii) Details of external lighting and lighting of communal areas;

- (iv) Individual apartment doors to meet specified standards;
 - (v) CCTV be installed to ensure effective management of the building including safety and security issues;
 - (vi) Appropriate risk assessments should be conducted to ensure that adequate fire prevention, warning and evacuation measures are in place;
 - (vii) They strongly recommend developers make contact to ensure development is built to SBD standards which should reduce crime risks by up to 75%.
- 6.7 **CADW**, having carefully considered the submitted information, considers there to be no adverse impact on the scheduled monument Cardiff Castle and Roman Fort (GM171). They therefore have no objections to the proposed development.
- 6.8 Their statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. They do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority. It is for the local planning authority to weigh their assessment against all the other material considerations in determining whether to approve planning permission.
- 6.9 Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance. PPW (Chapter 6 – The Historic Environment) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.
- 6.10 The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance).
- 6.11 Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.
- 6.12 The proposed application area is located some 890m south of scheduled monument Cardiff Castle and Roman Fort (GM171). The proposed development, standing some 79 metre high will be visible from the keep of the castle in one of the original key views, looking south towards the mouth of the River Taff. However, the Principality Stadium and the existing BT Stadium House (17storeys high) will be in this view, as will be the proposed Transport Interchange Building. Thus

modern high rise buildings are already a significant part of this view and whilst the proposed building will be visible it will, in our opinion, not constitute a significant change to the current setting of the scheduled monument.

- 6.13 **Natural Resources Wales** do not object to the submitted proposal. They note that the Flood Consequences Assessment submitted to support the application appears to be the same as that considered at statutory pre-application consultation stage. As the PAC report does not indicate the development proposal has changed since statutory pre-application consultation stage, their response to the statutory pre-application consultation dated 1st July, in which they confirmed no objection to the proposed development, is still relevant.
- 6.14 They note the submission of a bat survey report by Celtic Ecology dated July 2017 which identified that bats were not using the application site. They have no comments to make.
- 6.15 **Wales & West Utilities** enclose an extract from their mains records of the area covered by the application together with a comprehensive list of General Conditions for guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission. Wales & West Utilities has pipes in the area. Their apparatus may be affected and at risk during construction works. Should the planning application be approved then they require the promoter of these works to contact them directly to discuss their requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable. There must be no building over any of their plant or apparatus.

7. **REPRESENTATIONS**

- 7.1 The **Local Member** has been consulted. No comments have been received
- 7.2 The application was publicised as a major development by press and site notices under Article 12 of the Town and Country Planning (Development Management Procedure (Wales) Order 2012 (as amended).
- 7.3 **Neighbouring occupiers** have been consulted. No responses have been received.

8. **ANALYSIS**

- 8.1 The Tall Buildings Supplementary Planning Guidance (January 2017) supplements policies in the Local Development Plan (LDP) (particularly KP5 (Good Quality and Sustainable Design)) and provides advice on the provision of high quality well-designed tall buildings within Cardiff.

Principle of Development

- 8.2 The application site is located within the boundary of LDP Policy KP2A (Central Enterprise Zone and Regional Transport Hub - Strategic Site), which is allocated for major employment led initiatives, focussing on financial and business services, together with other mixed uses including residential development.
- 8.3 Policy H6 of the LDP (Change of Use or Redevelopment to Residential Use) identifies criteria against which the change of use of previously developed land will be considered, including whether there is an overriding need to retain the existing use of the land and whether necessary community and transportation facilities are accessible or can be readily provided. The 'Dumballs Road' section of the Central Enterprise Zone contains a number of low-density, land-hungry warehouse / business uses, with much of the area being largely under-utilised having regard to its strategic city centre location. The applicant has identified in their Design and Access Statement that there has been a turnover of occupiers since 2006 and that the premises are largely considered to be of an unsuitable design for modern business demands, having been actively marketed during that period.
- 8.4 The principle of residential development is well established within the wider Dumballs Road area and the site is well served by transport links and is close to local amenities. In addition, the proposal incorporates a two-storey commercial unit at the ground floor of the building, which will assist in creating active uses along the Curran Road frontage and in adding vitality to the streetscape throughout the day.
- 8.5 As the site is located outside the Central Shopping Area (CSA) of the City Centre and also falls outside of any designated District / Local Centres as identified within the Local Development Plan, any proposal for a Class A1 (shop) use at this location would have to satisfy the three tests of out-of-centre retail policy. In this regard and given the relatively small scale of the proposed unit (approximately 122 sqm on each floor), an element of convenience retail could be considered acceptable to serve the newly established population and the wider residential community within the surrounding area.
- 8.6 Policy R8 (Food and Drink Uses) of the LDP identifies the Central Business Area as an appropriate location for food and drink uses, subject to amenity considerations. Taking into consideration the relatively small scale of the proposed floorspace, it is anticipated that the unit would operate as a coffee shop / snack bar type use, which would assist in contributing towards the creation of an active streetscape along Curran Road. In order to minimise any potential noise and disturbance to residents located above the ground floor, a condition could be applied to restrict the opening hours of the commercial unit.

Skyline and Key Views

- 8.7 The site is located at a key junction linking Penarth Road with Dumballs Road and Callaghan Square, south of the railway. The existing Brains Brewery to the north is identified for future re-development and the preliminary 'Central Quay' proposals give an indication of how this site could potentially be re-developed. The site is strategically positioned within an area that is likely to be substantially re-developed in the near future.
- 8.8 The amended application is supported by a CGI views from Callaghan Square and Central Station. These viewpoints give confidence that the amended proposals would sit comfortably near this key junction and would create a landmark presence

south of the railway, acting as a focal point for the future development of this part of the Central Enterprise Zone. The future redevelopment of the Brains Brewery site may result in the building being read as part of a cluster of tall buildings south of the railway.

Historic Environment

- 8.9 It is noted that CADW, in their assessment of the application, do not object to the proposals and conclude that, although the development will be visible from the keep of Cardiff Castle, it will be viewed in the context of other existing tall buildings and therefore, in their opinion, it will not constitute a significant change to the current setting of the scheduled monument.
- 8.10 It is not considered that the development would result in harm to the St. Mary Street Conservation Area, which is approximately 350 metres north of the site.

Design Proposals

- 8.11 LDP Policy KP 5 (Good Quality and Sustainable Design) contains criteria for assessment of new development proposals to ensure that high quality, sustainable designs occur which positively contribute to the creation of distinctive communities, places and spaces. Such criteria includes, for example, a proposal's response to the local character and context, creating legible development, providing a diversity of land uses, creating distinctive places, providing a healthy environment, and adaptable design. The Tall Buildings SPG expands on these criterion and provides a guide for assessing the acceptability of a tall building proposal to ensure their design and appearance is of exceptional quality.

Mixed Use

- 8.12 The proposed development contains an A1/A3 unit at ground and first floor resulting in a two-storey glazed frontage to the prominent Curran Road elevation. This unit will encourage pedestrian activity around and within the building and help create an active frontage.

Form and Silhouette

- 8.13 A thorough pre-application dialogue between the applicant and Council officers has helped guide the evolution of the design, which has been further enhanced through the amended plans submission during the processing of the application.
- 8.14 Initially, concerns were expressed by officers regarding the scale and massing of the original submission. The amended proposals have responded to the expressed concerns by increasing the height of the building from 25 to 27 storeys, redistributing the arrangement of apartments to introduce a 'shoulder' element to the building design and reducing the number of apartments from 194 to 188 no. The result is a building that is considered to be more slender in appearance with added interest from each elevation.
- 8.15 The form of the amended building is considered to add interest from both close views and long-range views through the use of high quality external finishing materials, articulation, and interest to the top of the building through the creation of a roof garden. As a consequence the amended proposals are considered to create a striking form which will be appreciated from numerous public vantage

points.

- 8.16 The proposal will, in the considered opinion of officers, provide a landmark feature that makes a positive contribution to this part of the city centre and will aid legibility. It is considered that the amended proposal successfully creates an elegant and slender building.

Quality and Appearance

- 8.17 The agent has confirmed the use of dark aluminium curtain walling with aluminium infill panels, coloured metal cladding with a 'corten' type appearance, aluminium louvres, glass panelling, black brickwork, grey curtain walling around a galvanised steel frame with glass panels will help create a robust and elegant finished appearance.
- 8.18 The double height glazing at ground and first floor also will help avoid a 'bulky' feel to the development a street level by adding transparency and a sense of activity.

Street Interface and Impact

- 8.19 The footprint of the proposed building has been moved further south within the site than the previous scheme which was approved in August 2019, though it retains its position creating a frontage onto Curran Road. Vehicle and refuse access would be along the north elevation off Curran Road. The provision of the ground/first floor commercial unit will help provide vibrancy and activity around and within the building, enlivening what is currently a quiet section of Curran Road outside of normal working hours.
- 8.20 The development will create a 'public plaza' outside the building foyer and entrance to the commercial unit. Although no detailed plans have been submitted for this space, conditions are recommended to ensure that an attractive space is created through appropriate soft landscaping and high quality hard landscaping. This will enhance the building's presence at street level. The tree planting arrangements to the site frontage have been amended following input from the Tree Officer during the processing of the application.
- 8.21 Financial contributions have also been secured following a viability appraisal to carry out public realm improvements adjacent to and north of the application site.
- 8.22 The application is accompanied by desk study wind assessment which recommends that a wind tunnel study is carried out to provide a quantitative assessment of the likely wind loads on the building and the dynamic response of the tower. A relevant condition is attached.

Sustainable Building Design

- 8.23 The building will be constructed to achieve high insulation levels and low water use technologies will be employed.
- 8.24 In respect of future adaptability, the application confirms that the building will be constructed with a frame which will allow for modification and re-use negating the need for total demolition in the event that adaptation for another use occurs.
- 8.25 The two residents' gardens will act as 'rain gardens' and will play a key role in

satisfying the SAB credentials of the scheme using filtering layers below planting to throttle and filter the run off from the site.

Amenity Considerations

- 8.26 The site is bounded to the east and northwest by office development five storeys high. Mindful of the proposed separation distances, the relationship with these neighbouring buildings is considered to be acceptable.
- 8.27 The relationship with the 'Brickworks', (currently under construction to the southwest) is also considered to be satisfactory. The minimum distance between the two buildings would be approximately 20 metres (17.2 metres to balconies on part of the Brickworks). This distance is considered to be satisfactory and the privacy and amenities of existing and future occupiers are not considered to be unduly prejudiced by the development.
- 8.28 The submitted sunpath analysis shows that although some shadowing would occur during certain times of the day and at certain times of the year, the impacts would not result in an unacceptable amount of overshadowing for neighbouring occupiers.
- 8.29 The Noise Pollution Officer has expressed concerns regarding the potential for noise pollution from road traffic noise, railway noise (for upper floors) and nearby plant (chiller units in the car park of St. Patrick's House between the application site and the 'Brickworks' development). A condition is proposed to be attached that specifies acceptable noise thresholds during the daytime and at night.
- 8.30 Subject to relevant conditions, the proposals are considered to be in accordance with LDP Policy KP5(x) (Good Quality and Sustainable Design) in that no undue effect on the amenity of neighbouring occupiers would occur and LDP Policy EN13 (Air, Noise, Light Pollution and Contamination) in that no unacceptable harm to health or local amenity would arise.

Transportation

- 8.31 It is recognised that the site is located in a sustainable location within short walking distance of Cardiff's city centre and is well served by public transport, with Cardiff's Central train station opposite together with the future Transport Interchange.
- 8.32 The car parking provision within the site of 8 no. spaces for 188 no. apartments reflects the site's highly sustainable location. It is noted that a car club will be run as part of the building management for the residential scheme. The current SPG advocates cycle parking provision of 1 space per bedroom therefore the provision of 100 no. spaces within the scheme (double-height) is below this threshold. Spaces for staff and patrons of the commercial premises will also be required. A proportion of the overall Section 106 Contribution will be committed to the City's cycle share scheme to promote and enhance active travel (see section 9).
- 8.33 The comments of the Transportation Officer in paragraph 5.1 are noted, who is satisfied with the amended transport evidence submitted with the application. He has no objections to the development, subject to relevant conditions and a financial contribution to secure public highway improvements (see Section 9 below). Cardiff Local Development Plan Policy KP6 (New Infrastructure) seeks that new developments will make appropriate provision for, or contribute towards,

necessary infrastructure required as a consequence of proposed development, including public realm improvements. In addition, Policy KP2A (Central Enterprise Zone) identifies that developments shall “ensure a consistent approach to the use of high quality street furniture and paving materials.”

Flood Risk

- 8.34 It is noted that the Flood Consequences Assessment accompanying the application concludes that, with a finished floor level of 7.9 metres AOD, the proposed development is not located within the 1% (1 in 100 year) plus 25% for climate change or the 0.1% (1 in 1000 year) annual probability fluvial flood outlines. Based on a lifetime of development of 100 years, the proposed development is predicted to be affected by tidal flooding during the 0.5% (1 in 200 year) plus climate change and the 0.1% (1 in 1000 year) plus climate change tidal flood scenarios for 2119 (undefended). NRW considered this small risk of tidal flooding to be minimal as the Cardiff Bay barrage affords protection and they do not object to the application.
- 8.35 Whilst located in Zone C1, the development forms part of the mixed use regeneration initiative for the area, and satisfies the justification test outlined in Section 6 of TAN 15.
- 8.36 The applicant has been advised of NRW’s representations and has been issued with a copy of their response, which makes recommendations for the incorporation of flood resistant/resilient measures into the design and construction of the building. A relevant recommendation is attached. A condition is also proposed to ensure finished floor levels are at least 7.9 metres AOD as per the findings of the assessment.
- 8.37 Mindful of the conclusions of the submitted FCA and the advice received by NRW, it is considered that the risks and consequences of flooding can be acceptably managed in accordance with the guidance contained in TAN15.

Other Considerations

- 8.38 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.39 *Equality Act 2010* – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic
- 8.40 *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. **SECTION 106 AGREEMENT**

9.1 The following planning obligations have been requested to mitigate any significant adverse impacts of the proposed development and to provide essential, enabling and necessary infrastructure as defined within LDP policies KP6 (New Infrastructure) and KP7 (Planning Obligations):

- (i) £114,000 for Highways and public realm improvements to Curran Road
- (ii) £23,959 for Economic development
- (iii) £300,889 for public open space
- (iv) £150,972 for school places
- (v) £2,785,160 for affordable housing
- (vi) £160,729.60 for community facilities

9.2 These requests amount to a total sum of £3,523,709.60.

9.3 However, the submission of a viability appraisal during the application process concluded that the development would be unviable were these contributions to be required for the scheme. This appraisal was independently assessed by the District Valuer. It has been agreed with the developer that a sum of £550,000 that could be provided for financial contributions without threatening the scheme's viability. The applicant has agreed to contribute this sum through a Section 106 Agreement which is proposed to be apportioned in the following way:

- (i) £114,000 towards public realm enhancements on Curran Road;
- (ii) £18,000 towards an 8 bike stand for the cycle share scheme;
- (iii) £23,959 to help support and develop companies within the Butetown ward and provide further employment opportunities;
- (iv) £150,972 towards new school places;
- (v) £160,729.60 towards improving community facilities;
- (vi) £41,169.70 towards public open space;
- (vii) £41,169.70 towards affordable housing.

9.4 To help secure a positive recommendation, the developer has agreed a further viability assessment in the event that construction of the ground floor of the development does not occur within 24 months of the issue of the planning permission to allow the financial contributions to be reassessed and to protect the Council's position.

10. **CONCLUSIONS**

10.1 The amended proposals are considered to provide a high quality tall building south of Central Station which will act as a landmark feature near the future regeneration of the Brains Brewery site and the wider Dumballs Road area. Being conveniently located close to Central Station and the Transport Interchange, the building maximises opportunities for travel by sustainable modes. The provision of a commercial unit at ground floor and the provision of a 'public plaza' with tree planting and soft landscaping will enhance this part of Curran Road. The proposals

have been assessed against relevant LDP Policies, particularly KP5 (Good Quality and Sustainable Design) and the Tall Buildings Design Guide SPG and has been found to be compliant with their aims, subject to the completion of a legal agreement to secure a range of compensatory measures. It is therefore recommended that permission be granted subject to the completion of a legal agreement to secure the measures identified in Section 9, and relevant conditions.

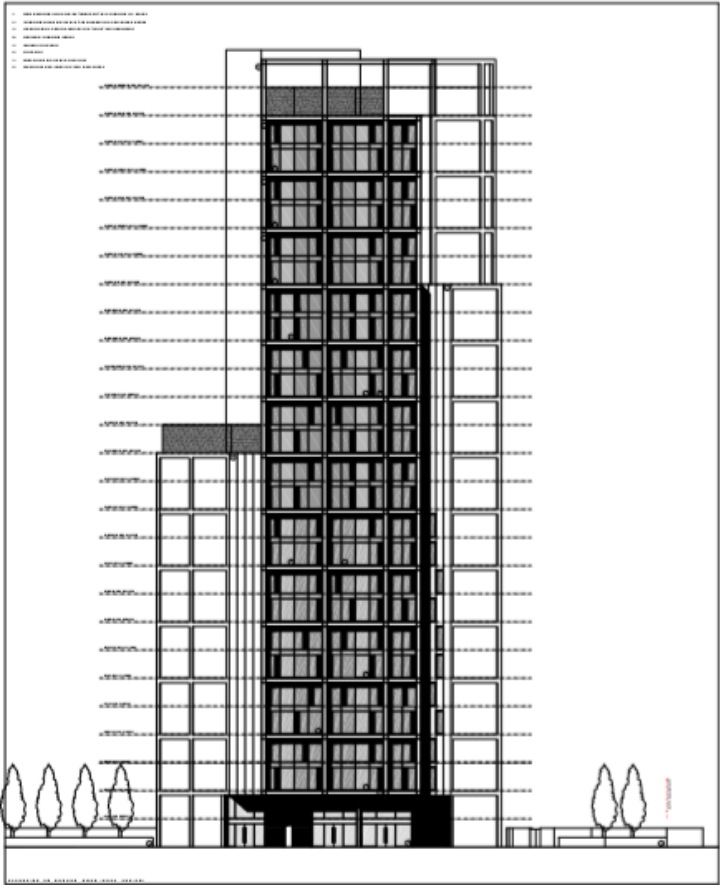
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<p>CHIEF EXECUTIVE Paul O'Brien County Hall Atlantic View Cardiff CF10 4LW Tel: 029 20872000</p>	<p>City of Cardiff Council Cyngor Dinas Caerdydd</p>		<p>Title Scale: 1:1250 Date: 6/3/2018 at 12:10 PM Coordinates: © Crown copyright and database rights (2014). This copy is produced specifically to supply County Council information. No further copies may be made. Ordnance Survey 100023376 (2014).</p>
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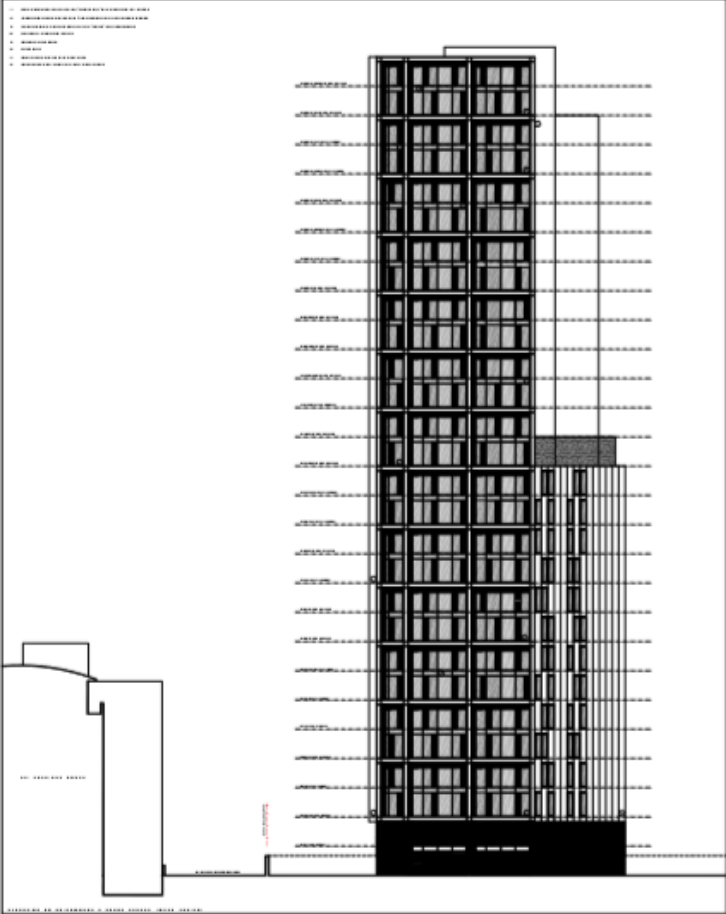
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Elevations

EAST



SOUTH WEST



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LOCAL MEMBER OBJECTION

COMMITTEE DATE: 17/06/2020

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

ED: **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 R9
 - 202 R9

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 and this has been built on site;
 - 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.
- 1.3 The application was deferred from March Planning Committee to allow officers to consider the submitted plans in relation to the development built on site, namely in relation to: the rear single storey extension roof form on site had been built as a hip compared to the plans which showed a gable end, the location of the side door differed in its location on plan to that built and the plinth that separated the rear lean-to extension and that side flat roof element. Submitted plans have been received which officers believe allow the committee to make a decision on the proposal.

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;
- Concern was raised by the committee at the last meeting in relation to the accuracy of the plans on the following points: the rear single storey extension roof form on site had been built a hip compared to the plans which showed a gable end, the location of the side door differed in its location on plan to that built and the plinth that separated the rear lean-to extension and that side flat roof element. The agent has been to the site of three separate occasions and is confident the plans are true and accurate reflection of the site. Officers believe that the submitted plans and the application that has been built on site allow the committee to make a reasoned decision on the merits of the scheme.
- Concern was expressed by the committee in relation to the flat roof being used as amenity space but the permitted development order (as amended) does not allow the creation of any opening to facilitate a roof terrace (A1.1 (i) & (iii) T&CP (General Permitted Development) (Amendment) (Wales) Order 2013)

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.

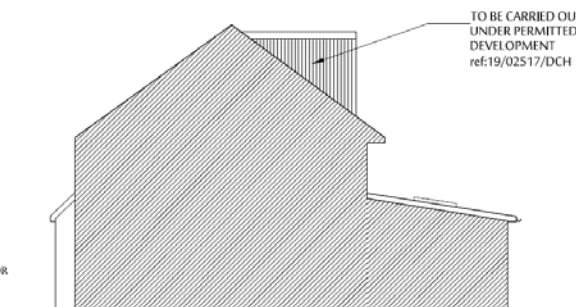
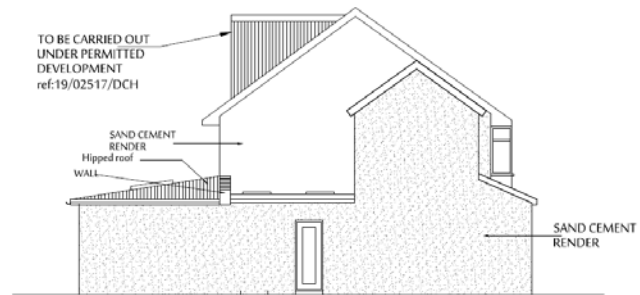
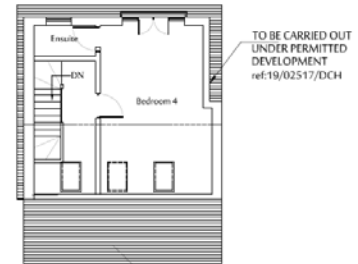
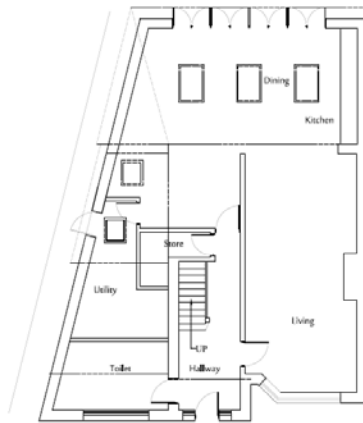
- 9.2 Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been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

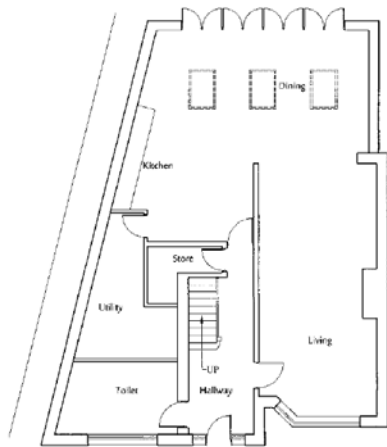
- 10.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended that planning permission be granted, subject to conditions.



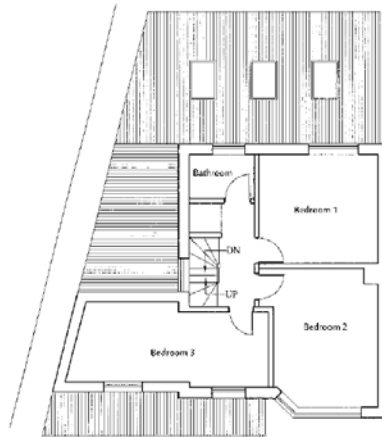
AMENDED PLANS OVERCOMING ACCURACY CONCERNS FROM THE COMMITTEE



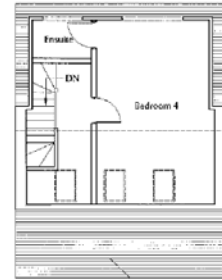
AS APPROVED BY COMMITTEE ON 16TH OCTOBER 2019



PROPOSED GROUND FLOOR
PLAN



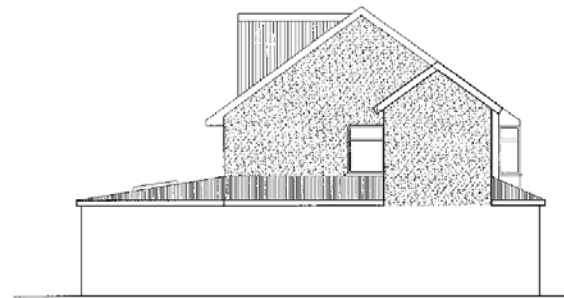
PROPOSED FIRST FLOOR
PLAN



PROPOSED LOFT PLAN



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

VIEW FROM OBJECTOR'S PROPERTY



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LOCAL MEMBER OBJECTIONS

COMMITTEE DATE: 17/06/2020

APPLICATION No. **20/00361/MJR**

DATE RECEIVED: 13/02/2020

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Mr & Mrs McCloskey

LOCATION: 160-166 Strathnairn Street, Roath, Cardiff, CF24 3JQ

PROPOSAL: DEMOLITION OF EXISTING BUILDINGS AND
CONSTRUCTION OF 12NO. SELF CONTAINED
APARTMENTS WITH ON SITE AMENITY, CYCLE & REFUSE
STORES

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

- 1 The development permitted shall be begun before the expiration of three years from the date of this planning permission.
Reason: Planning permission is specifically granted based on the assessed current viability of the development.
- 2 The development shall be carried out in accordance with the approved drawings numbered AL(0)05I; AL(0)06E; AL(0)07G; AL(0)08H; AL(0)09G; AL(90)10H.
Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.
- 3 No development excluding demolition shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory finished appearance to the building, in accordance with Policy KP5 of the Local Development Plan.
- 4 No development excluding demolition shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

- 5 Prior to occupation of the flats hereby approved, refuse storage shall be provided externally and shall thereafter be retained.
Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Local Development Plan.
- 6 Prior to occupation of the flats hereby approved undercover and secure cycle storage shall be provided to accommodate at least 15 cycles in accordance with drawing numbered AL(90)10H and shall thereafter be retained.
Reason: To ensure that secure and undercover cycle parking facilities are provided to encourage other modes of transport over the private car, in accordance with Policy T5 of the Local Development Plan.
- 7 The first and second floor windows in the south and west elevations shall be non-opening below a height of 1.7m above internal floor level and glazed with obscure glass, and thereafter be retained.
Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Local Development Plan.

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

RECOMMENDATION 3: Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If bats are found during works, or if any evidence that bats are using the site as a roost is found, work should cease and Natural Resources Wales should be contacted immediately.

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

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228

RECOMMENDATION 4: The applicant is advised that incoming residents will not be eligible to receive resident parking permits in the adjacent streets.

RECOMMENDATION 5: The bin store doors should open outwards with a clear opening of 1.5m.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to demolish four adjoining two storey terraced dwellings and a two storey coach house, and construct a new building accommodating 12 flats.
- 1.3 The proposed building would measure approximately 15m long by 10m deep along the Strathnairn Street elevation and approximately 20m long by up to 10m deep along the Cottrell Road elevation. It would have a pitched roof approximately 7m high at eaves and 10m at ridge facing Strathnairn Street, the Strathnairn Street elevation would incorporate a gable projecting 1m forward at its east end approximately 8m high at eaves and 10.5m at ridge. The building would have a pitched roof approximately 7.8m high at eaves and 10.5m at ridge facing Cottrell Road, the Cottrell Road elevation would incorporate a 2.5m step forward towards its south end and a gable projecting 1m forward at its south end approximately 7.7m high at eaves and 10m at ridge. Two 0.8m tall flat roofed dormer window gables are proposed in the Strathnairn Street elevation. The external walls would be finished in red facing brickwork at upper levels, timber boarding and painted render to the ground floor street facing elevations, the roof would be of slates.
- 1.4 A private communal external area would be provided at the rear, accommodating an external amenity area of 65 square metres, and cycle and refuse stores would be accommodated externally at the west side, accessible by all flats externally. Access to the external area would be provided by external side passages from Strathnairn Street and Cottrell Road, both enclosed by 2.3m high gate enclosures.
- 1.5 Internally the accommodation would comprise of four flats at each level. All flats would be accessed via a communal entrance from Strathnairn Street.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises four adjoining two storey terraced dwellings on the south side of Strathnairn Street adjacent to the junction with Cottrell Road, and a two storey coach house on the west side of Cottrell Road.

3. **SITE HISTORY**

- 3.1 19/00017/MNR – planning permission granted for demolition of existing buildings and construction of 10 self contained apartments (7 x 1 bed / 3 x 2

bed) with onsite amenity, cycle & refuse stores.

- 3.2 18/01018/MNR – planning application for demolition of all existing buildings. construction of 9 self contained apartments over 3 storeys, on site refuse & cycle storage facilities, application withdrawn.

4. **POLICY FRAMEWORK**

4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 10, 2018)
Technical Advice Note 12: Design

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

Policy KP5 (Good Quality and Sustainable Design)
Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
Policy H3 (Affordable Housing)
Policy T5 (Managing Transport Impacts)
Policy W2 (Provision for Waste Management Facilities in Development)
Policy KP5 (Good Quality and Sustainable Design)

4.3 Relevant Supplementary Planning Guidance

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

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Transportation – previously advised that the submission has been assessed and is considered to be acceptable in principle subject to the standard cycle parking condition for a minimum of one cycle space per bedroom across the development. The adopted ‘Managing Transportation Impacts (Incorporating Parking Standards)’ Supplementary Planning Guidance allows for a maximum of one car parking space per dwelling (there is no minimum) for residential development in the central area, as such zero on-site provision as applied for is considered to be policy compliant. In considering any possible car parking requirement or moving traffic impact it must be borne in mind that the existing dwellings, to be demolished to accommodate the proposed development, provides a total of 15 bedrooms over four terraced houses (two and three story). In contrast the proposed ten flats are made up of smaller one and two bed units in a stand-alone three storey building, amounting to a total of 15 bedrooms. It is also noted that there is a detached two storey ‘coach house’ garage associated with no. 66 Cottrell Road which is capable of being converted into an additional dwelling, potentially adding to the quantum of existing development. The site is also adjacent to a vibrant district centre with easy direct access to a range of shops, services, employment, entertainment, etc. opportunities that such a location affords. The site also has very good access

to high frequency bus public transport services, located within 120m on Albany Road, and Cardiff's cycle network. The site is therefore considered to be in an extremely sustainable location in transport terms, reducing the reliance on private car ownership and use of the same for everyday trips. Given the Policy compliant nature of the proposals and sustainable location of the site I would conclude that any objection on parking or traffic grounds would be unsustainable, and any reason for refusal on these basis would not withstand challenge. I therefore have no objection to the application subject to the requested cycle parking conditions and noted recommendations.

- 5.2 Parks Services – Having reviewed the proposals the net increase in accommodation being provided is less than 9 units and therefore this fails below the threshold for an off-site public open space contribution.
- 5.3 Neighbourhood Renewal (Affordable Housing) – In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 10 units (2 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, we would be prepared to accept a financial contribution in lieu of on-site affordable housing provision. On that basis of the above, we would seek a financial contribution of £138,852 in lieu of 2 x 1 bedroom apartments) which is calculated in accordance with the formula in the Planning Obligations– Supplementary Planning Guidance (SPG)(2017).
- 5.4 Waste Management – The bin storage area indicated within current site plans is acceptable. Please ensure the refuse storage area is large enough to accommodate the following recommended provisions for 12 flats: Dry Recyclables: 1 x 1100 litre bulk bin & 1 x 660 litre bulk bin; General waste: 1 x 1100 litre bulk bin & 1 x 660 litre bulk bin; Food Waste: 1 x 240 litre bin. Communal bin stores should have double doors that open outward with retainers. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided- natural or artificial, and good natural ventilation if completely enclosed. Please note, the collection method utilised by Cardiff Council will likely change in the future which could result in different/more receptacles being required for the storage of waste between collections. In light of this, the bin store areas should allow a degree of flexibility in order to be able to adapt to potential collection changes. The developer is advised; as bulk containers are specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle. Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Please contact the Waste Management's commercial department for further information on 02920 717504.

- 5.5 Ecology – previously advised that these buildings are a borderline case with respect to the criteria set out in our SPG, a reasonable approach would be to attach an advisory note to any consent, which warns the applicant of the potential for the presence of bats, and of what to do if bats are found during works. The applicant may take the view that, in order to protect themselves against a potential prosecution resulting from destruction of a bat roost, if one were present, then it would be prudent to seek professional advice and commission a preliminary bat survey.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water – We have reviewed the information submitted as part of this application and note that the intention is to drain both foul and surface water to the mains sewer for which we can only comment on the acceptability of the foul water proposal at this stage. In the absence of a surface water strategy in which an assessment is undertaken to explore the potential to dispose of surface water by sustainable means, we cannot support the application in full. Secondly a review of the public sewer record indicates that the proposed site is crossed by a public sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centreline of the public sewer. Finally, no new connection shall be made to the 975x600mm in either Strathnairn Street or Cottrell Road. Therefore, request a condition that no development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority.
- 6.2 South Wales Police – Police.uk recorded the following crime figures for the immediate vicinity from August 2019- January 2020: 14 instances of antisocial behaviour; 3 criminal damage and arson; 3 vehicle; 5 public order; 2 bicycle theft; 1 drugs; 1 other theft; 3 burglaries; 1 robbery. Secure by Design principles are recommended with regard to perimeter security, recessed areas, access control, cycle storage, ground floor windows, external doors, lighting, fire risk assessment and parking.

7. **REPRESENTATIONS**

- 7.1 The application was publicised by letter. Objections have been received from the following addresses:

- 66, 84, 114, 150, 152 Strathnairn Street.
- 26, 138, 146 Cottrell Road.
- 123, 150, 161 Glenroy Street.
- 80 Arran Street.
- 51B Emerald Street.
- 103 Connaught Road.
- 56 Roath Court Road.
- 20B Plasnewydd Place.

Full details are viewable online, their comments are summarised as follows:

- a) *Overdevelopment/higher scale than surrounding streets, and increased height to the previous proposal;*
- b) *Effect on the character of the area;*
- c) *Inadequate parking and traffic impact;*
- d) *Loss of privacy/overlooking of adjoining properties;*
- e) *Loss of light to adjoining properties;*
- f) *Loss of historic buildings, the existing buildings could be converted to flats;*
- g) *Loss of family accommodation, there is no need for flats in this area;*
- h) *Faster turnover of tenants;*
- i) *Noise/air pollution during construction;*
- j) *Noise/smell as a result of bin storage;*
- k) *Inadequate cycle parking;*
- l) *Security of adjoining properties;*
- m) *Risk to pedestrians including school children who walk past the site during demolition/construction;*
- n) *Precedent for similar developments within the area;*
- o) *Devaluation of properties and effect on insurance premiums;*
- p) *Impact upon health and wellbeing;*
- q) *Notification/publicity of the new application is not transparent with residents who commented on the previous scheme.*

8. **ANALYSIS**

8.1 **Policy**

National Planning policy encourages the provision of additional housing stock within previously developed or existing residential land. Paragraph 4.2.17 of Planning Policy Wales states that *'Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.'* Policy KP5 of the Local Development Plan is applicable to all new development and the Infill Sites SPG provides advice and summary with regard to infill development. Explanation of how the proposed development accords with policy and guidance is provided below.

8.2 **Design**

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

buildings that respects the pattern of layout in the vicinity of the site. Maintain appropriate scale and massing which respects buildings in the vicinity of the site. Respect the building line and be of a design which complements the existing street scene.' Paragraph 3.8 advises that *'Infill development needs to be sensitive to its context.'*

It is considered that the proposed building would respond to the local character and context of the built setting by virtue of its scale, massing and height. It is noted the proposed building would be taller (approximately 1.7m) at ridge heights than the existing buildings facing Strathnairn Street and taller than the previously approved structure (approximately 0.5m facing Strathnairn Street and up to 2m facing Cottrell Road). It is also noted that prior to planning permission 19/00017/MNR being granted a taller building was proposed by a previous application (18/01018/MNR) which was withdrawn following advice that the proposal was likely to be unacceptable. However, whilst the current proposal is higher than the previously approved scheme, it is more visually coherent than the previously withdrawn scheme demonstrating an appropriate hierarchy between the primary and secondary elevations. The secondary elevation facing Cottrell Road would remain appropriately sub-ordinate to the primary elevation facing Strathnairn Street, respecting the street scene of Cottrell Road by having a lower eaves height at the central part of this elevation, and by the inclusion of hipped roof towards its south end featuring a gable end, not dissimilar to the existing coach house.

The proposed height relative to that of the existing buildings is supported, having regard that it would be detached from the existing terrace by 1.2m, and accordingly present itself as a 'bookend' feature to the terrace due to its setting at the end of the terrace. A limited height increase at corner locations is generally supported in this manner. It should be noted that within close proximity is a tall flat roofed building towards the north end of Cottrell Road and buildings with front facing gables towards the south on the east side of Cottrell Road. As such, it is considered that the proposed height would not represent a visually intrusive form that would dominate the area.

The proposed front facing dormer window gables to Strathnairn Street are considered appropriate having regard that they would be of minimal height in relation to the roof slope. The proposed materials are considered appropriate having regard that a mixture of stone, render and brick materials are used within the locality.

Taking the above into account it is considered that the proposal accords with Planning Policy Wales, Policy KP5 of the Local Development Plan and the Council's Infill Sites SPG, which seek good design that responds positively to the character of an area.

8.3 Residential Amenity

The proposed building would be set back from the boundary with no. 158 Strathnairn Street by a similar distance (1.2m) as the existing two storey rear annexe of no. 160 and would project by 1.3m less to the south than the existing two storey annexe. The main element would be set back from the boundary with nos. 153, 155, 157, 159, 161 & 163 Glenroy Street by 10m and the gable end of the element along Cottrell Road would be set away from the southern boundary by a greater distance (1.4m) than the existing two storey coach house which directly adjoins that boundary. In addition, there is an existing single storey garage adjacent to half of the southern boundary and the proposed building would be orientated to the north, therefore should not result in any unacceptable overshadowing to adjoining gardens to the south. The building would be positioned at least 13.5m from the front elevations of existing dwellings on the opposite sides of Strathnairn Street and Cottrell Road similar to the existing front window to window separation distances across the streets, and would not result in unreasonable loss of light in accordance with standard daylighting/overshadowing analysis techniques.

It is noted that the first and second floor south facing windows of the rear elevation would be sited approximately 10m from the boundaries with nos. 153, 155, 157 Glenroy Street and the first and second floor west facing windows of the rear elevation would be sited approximately 9m from the boundary with no. 158 Strathnairn Street. As these distances would be less than the minimum of 10.5m upper level window to boundary specified by the Infill Sites SPG condition 7 is considered necessary to ensure these windows are obscure glazed and non-opening below an internal height of 1.7m.

8.4 Internal/External Space

The internal floor area of all flats satisfies the minimum requirements with the smallest flats having an internal floor area of 45 square metres, and the outlook from all living areas is considered adequate. An adequate external amenity area of approximately 65 square metres would be provided to the rear, accessible by all flats.

8.5 Waste Management

Refuse storage can be satisfactorily accommodated within the external area to the rear without compromising the use/area of the amenity space, and the side entrance/path are of sufficient width for the bins to manoeuvred to the kerb. Condition 5 is considered necessary to ensure the storage area for containers is provided prior to beneficial occupation.

8.6 Transportation

The Managing Transportation Impacts (Incorporating Parking Standards) SPG identifies no requirement for off street parking, and provision of cycle parking at a minimum ratio of 1 space per bedroom. The proposal is therefore considered to be car parking policy compliant with no off street parking spaces. The site is

also in a sustainable location near to bus routes. Details of satisfactory secure and sheltered cycle storage have been submitted indicating provision of independently accessible undercover cycle storage. Condition 6 is considered necessary to ensure the cycle storage is provided prior to beneficial occupation and thereafter retained.

8.7 Crime & Disorder

Paragraph 4.11.12 of Planning Policy Wales states that Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard must be given by local planning authorities in the preparation of development plans. They should be reflected in any supplementary planning guidance, and may be material considerations in the determination of planning applications. South Wales Police have no objection to the proposal, and have requested various Secured by Design standard security recommendations. The applicant has been made aware of these recommendations. Having regard to the above it is not considered that the proposal would have any unreasonable crime/disorder impact.

8.8 Other Considerations

Further to the request from Housing Strategy for a financial contribution of £138,852 in lieu of on-site affordable housing provision, the applicant has previously undertaken a viability assessment in connection with application 19/00017/MNR which indicated that the contribution would make the scheme unviable. The District Valuation Service has previously carried out an independent review of assessment, which concluded that the scheme is unviable after the provision of the contribution requested. The report concluded that in order for the scheme to have a profit level as low as 5%, without any financial obligation contributions, the scheme would require a substantial reduction from the development costs. As the application proposes a building of the same footprint as the previously approved scheme, only differing in terms of an extended second floor to accommodate two additional flats, it is concluded that the currently proposed scheme would not provide a profit based on the values of the flats previously agreed within the DVS report.

Housing Strategy have been advised of this and accept the findings of the DVS. In light of the above and having regard that the contribution could become viable in the future, a non-standard commencement condition has been imposed requiring development to commence within three years instead of five. It is for the Local Planning Authority to consider whether the failure to provide appropriate mitigations in the form of planning obligations is, in itself, grounds for refusal of planning consent. In this instance, the proposal is considered to be acceptable in planning terms for the reasons discussed above.

8.9 Representations

The representations received from the neighbouring residents are noted. Specific issues are addressed as follows:

- a) Overdevelopment/higher scale than surrounding streets, and increased height to the previous proposal. The proposal is considered acceptable in accordance with Policy KP5 of the Local Development Plan and the Council's Infill Sites SPG as detailed within the design analysis.
- b) Effect on the character of the area. The proposal is considered acceptable in accordance with Policy KP5 of the Local Development Plan and the Council's Infill Sites SPG as detailed within the design analysis.
- c) Inadequate parking and traffic impacts. The proposal is compliant with the Council's adopted Managing Transportation Impacts (Incorporating Parking Standards) SPG with no off street parking provision as detailed within the above analysis and confirmed by Transportation.
- d) Loss of privacy/overlooking of adjoining properties. It is not considered that the proposal would result in any unreasonable loss of privacy or overlooking to adjoining properties as detailed within the amenity analysis, subject to condition 7.
- e) Loss of light to adjoining properties. It is not considered that the proposal would result in any unreasonable overshadowing to adjoining properties as detailed within the amenity analysis.
- f) Loss of historic buildings. The existing buildings are not afforded any protection in planning terms as they are not listed or located within a conservation area.
- g) Loss of family accommodation. There is no planning policy to protect family accommodation and no policy or specific supplementary planning guidance in terms of thresholds/saturation which the Council could rely on to support a refusal.
- h) Faster turnover of tenants. Not a material planning matter, there is no planning control upon the length of a tenancy.
- i) Noise/air pollution during demolition/construction. Construction noise and dust can be controlled under the Control of Pollution Act 1990.
- j) Noise/smell to adjoining property as a result of bin storage. The location of the bin store is considered acceptable as detailed above.
- k) Inadequate cycle parking. Revised details have been submitted indicating that the minimum required cycle parking spaces cycle storage will be provided, as detailed in the above Transportation analysis.
- l) Security of adjoining properties. The responsibility to enclose the site by fencing/hoardings following demolition would rest with the developer, and replacement boundary enclosures are proposed where applicable.
- m) Risk to pedestrians including school children who walk past the site during demolition/construction. The responsibility to enclose the site by fencing/hoardings following demolition would rest with the developer as required by Highways. The parking of vehicles, skips and equipment on the footway/highway during development is not a matter which can be controlled under planning legislation, and would be subject to any necessary permits by the Council's Highways division.
- n) Precedent for similar developments within the area. All planning

- applications are considered on their own merit.
- o) Devaluation of properties and effect on insurance premiums. Not a material planning matter.
 - p) Impact upon health and wellbeing. It is not considered that the proposal would cause 'demonstrable' harm to health and wellbeing. Construction noise and dust would be controlled under the Control of Pollution Act 1990.
 - q) Notification/publicity of the new application not transparent with residents who commented on the previous scheme. Addresses adjoining and opposite the application site were notified by letter on 26/02/2020. Paragraph 12 (5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 is applicable to a non-major development of this category which states that: the application must be publicised by giving requisite notice— (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or (b) by serving the notice on any adjoining owner or occupier. There is no requirement for the Council to notify those who submitted comments on a previous application of a subsequent application if they are not given requisite notice as an adjoining owner or occupier. The Council has therefore complied with the legal obligation to publicise the application by sending letters to adjoining addresses in accordance with the statutory requirement.

8.10 Other Legal Considerations

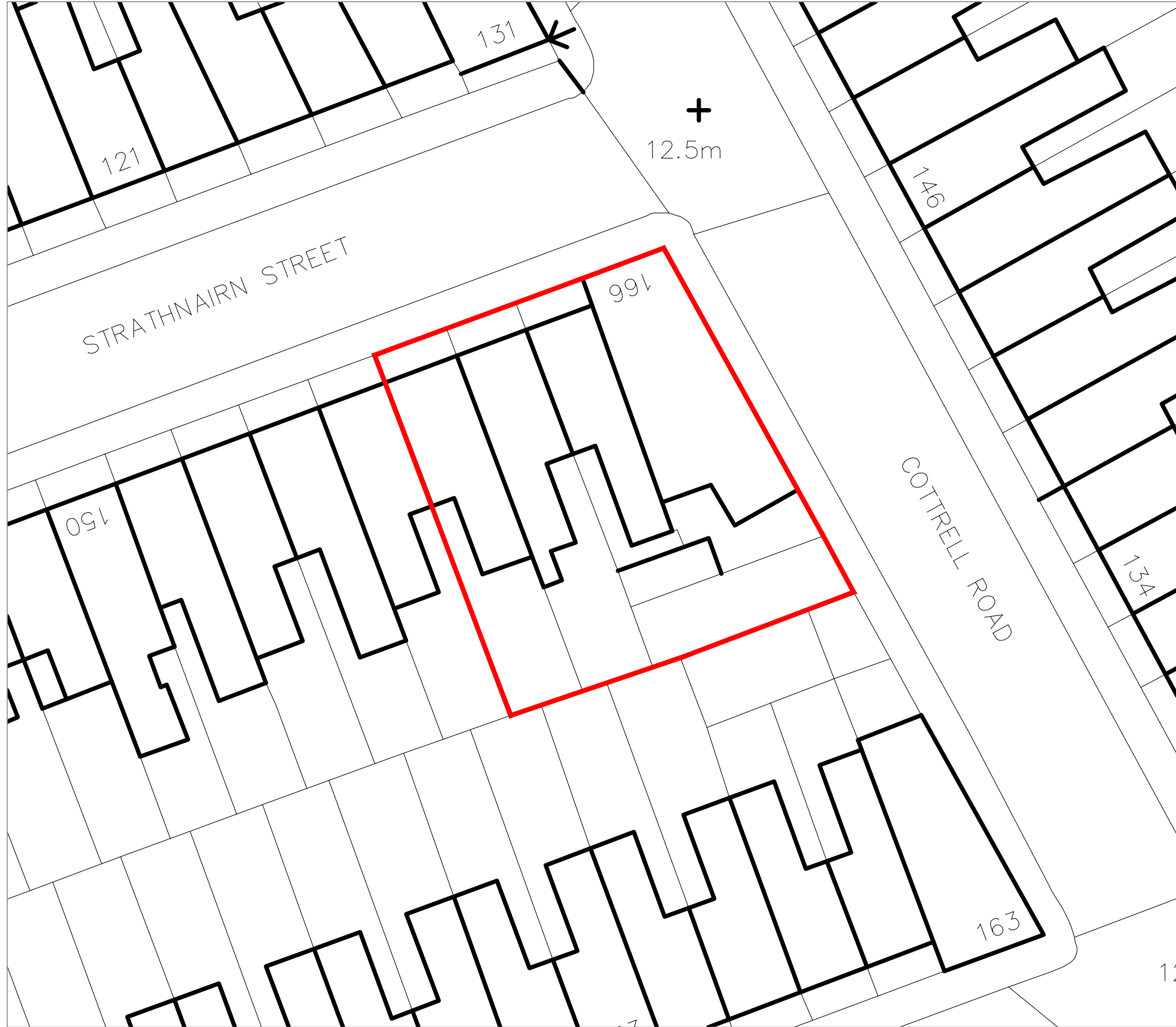
Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder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

Equality Act 2010 – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

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

8.11 Conclusion

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



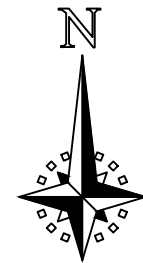
Location Plan
1:250


Date	Drawn	Check	Description
06/03/18	BK		

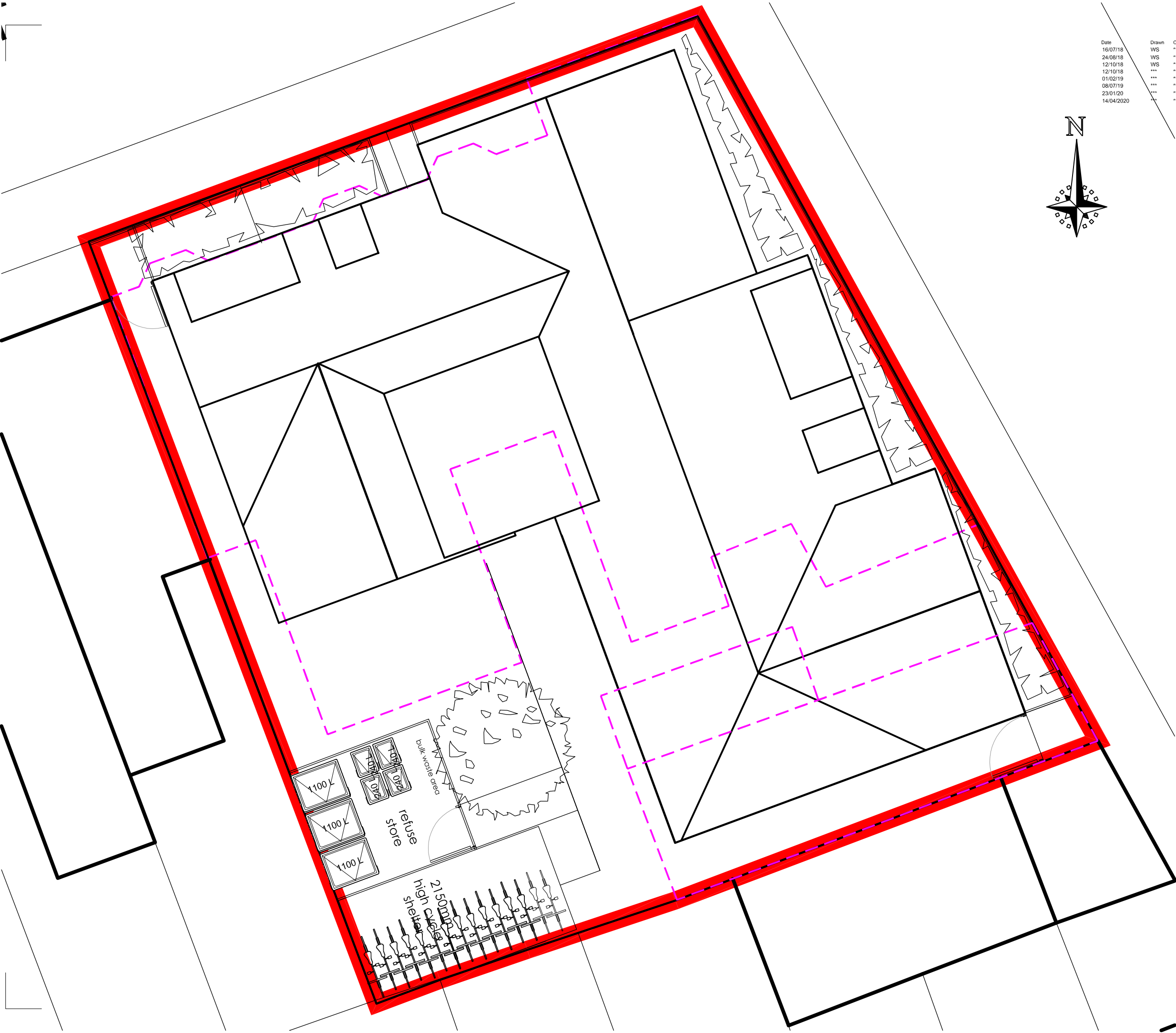
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Location Plan
1:1250



Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082
Title Location Plan		Dwg No. AL(90)01
Date 06/03/18	Drawn BK	Scale 1:250/1250 @ A3
 Architects · Town planners Environmental & Urban design		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL</small>		
<small>www.cjarchitects.co.uk tel: 029 20452100</small>		



Date	Drawn	Check	Description
16/07/18	WS	***	Parking changed to amenity space.
24/08/18	WS	***	Roof plan amended
12/10/18	WS	***	Roof plan amended
12/10/18	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments
08/07/19	***	***	Plans updated following planning comments
23/01/20	***	***	Plans updated for planlign resubmissions
14/04/2020	***	***	Cycle storage added

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--- Footprint of Original Buildings

Proposed redevelopment
160-166 Strathnairn Street
Roath, Cardiff


Job No.
17_082
Dwg No.
AL(90)10
Rev.
H

Title
Proposed Site Plan

Date

Drawn
IWJ

Scale
1:100



Architects
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Town planners
& Urban design

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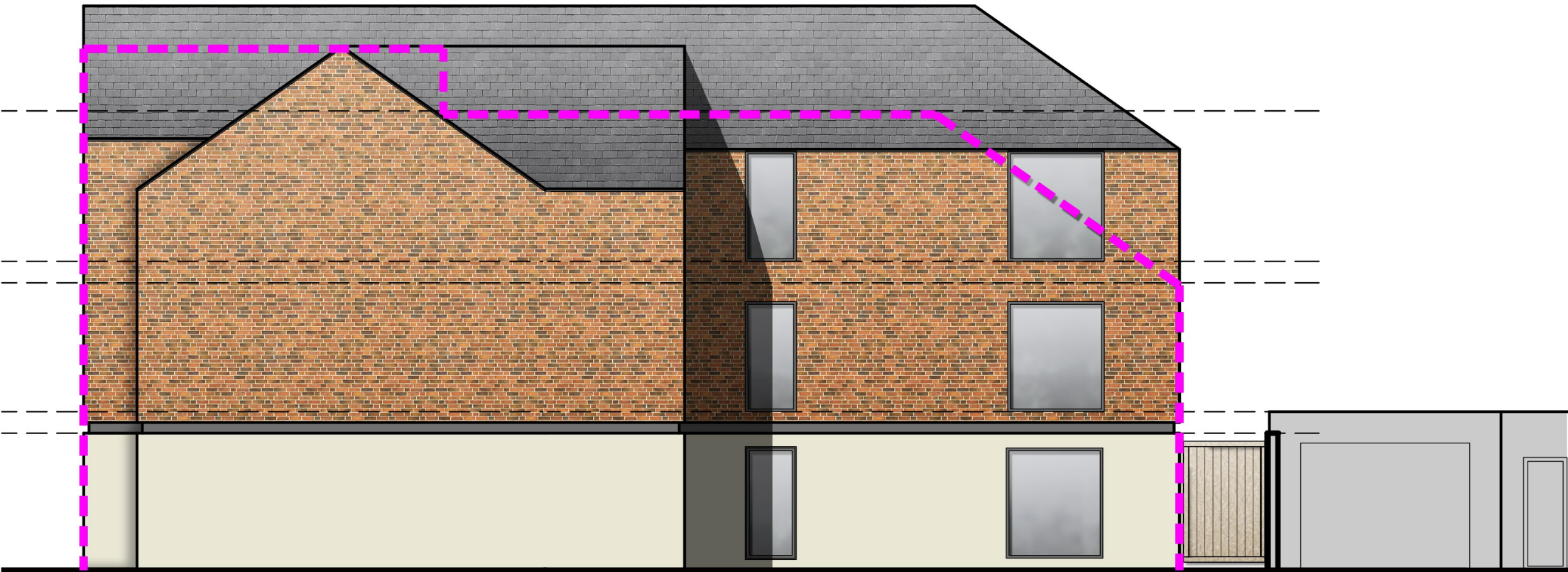
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tel: 029 20452100

Date	Drawn	Check	Description	Rev.
06/07/18	***	***	Context added to elevations	A
14/07/18	***	***	Building reduced in height	B
24/08/18	***	***	Building reduced in height	C
19/09/18	***	***	Elevations updated following planners comments	D
12/09/18	***	***	Elevations updated following planners comments	E
01/02/18	***	***	Elevations updated following planners comments	F
23/01/19	***	***	Plans updated for planning resubmissions	G



Strathnairn Street Elevation



Rear of Cottrell Road Elevation

Profile of Approved Building

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082	Rev. G
Title Proposed Elevations Sheet 02			
Date	Drawn IWJ	Scale 1:100	



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Date	Drawn	Check	Description
06/07/18	***	***	Context added to elevations
14/08/18	***	***	Building reduced in height
24/08/18	***	***	Building reduced in height
19/09/18	***	***	Plans updated following planning comments
12/10/18	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments
18/07/19	***	***	Plans updated following planning comments
23/01/20	***	***	Plans updated for planning resubmissions

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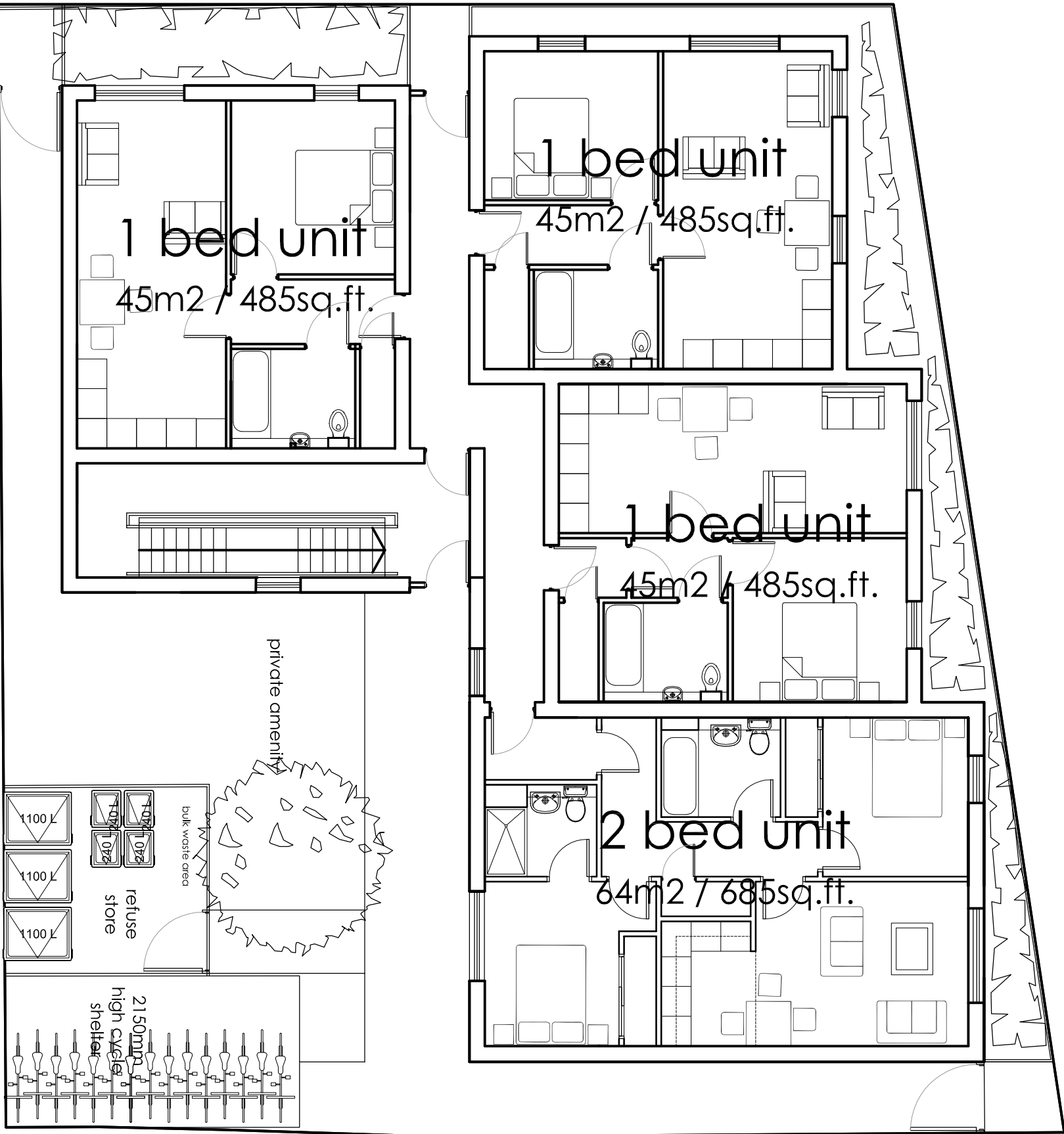
Cottrell Road Elevation



Rear of Strathnairn Street Elevation

Profile of Approved Building

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082	
Title Proposed Elevations Sheet 01		Dwg No. AL(0)08	Rev. H
Date	Drawn IWJ	Scale 1:100	
		Architects · Town planners Environmental & Urban design	
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL		www.c2architects.co.uk tel: 029 20452100	



Ground Floor

Date	Drawn	Check	Description	Rev.
16/07/18	WS	***	Parking changed to amenity space.	A
19/09/18	WS	***	Plans updated following planning comments	B
12/10/18	WS	***	Plans updated following planning comments	C
01/02/19	WS	***	Plans updated following planning comments	D
01/02/19	WS	***	Plans updated following planning comments	E
08/07/19	WS	***	Plans updated following planning comments	F
18/07/19	WS	***	Plans updated following planning comments	G
23/01/19	WS	***	Plans updated for planning resubmissions	H
14/04/2020	IJ	***	Additional cycle storage added	I

Proposed redevelopment
160-166 Strathnairn Street
Roath, Cardiff

Job No.
17_082
Dwg No.
AL(0)05
Rev.
I

Title
Proposed Ground Floor Plan

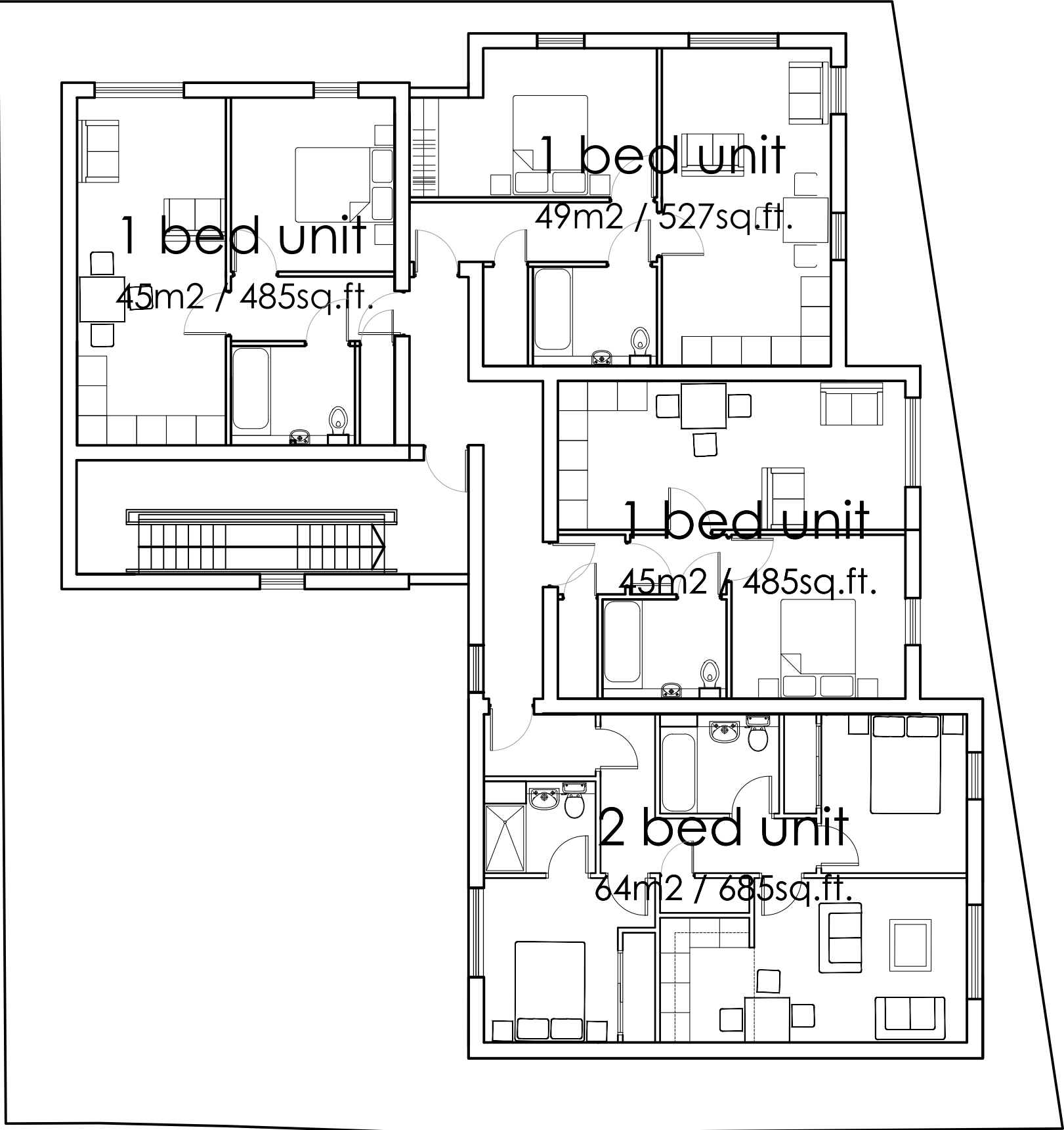
Date
Drawn
IWJ
Scale
1:100

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tel: 029 20452100

Date	Drawn	Check	Description
19/09/18	***	***	Plans updated following planning comments
12/10/18	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments
18/07/19	***	***	Plans updated following planning comments
23/01/20	***	***	Plans updated for plannign resubmissions

Rev.
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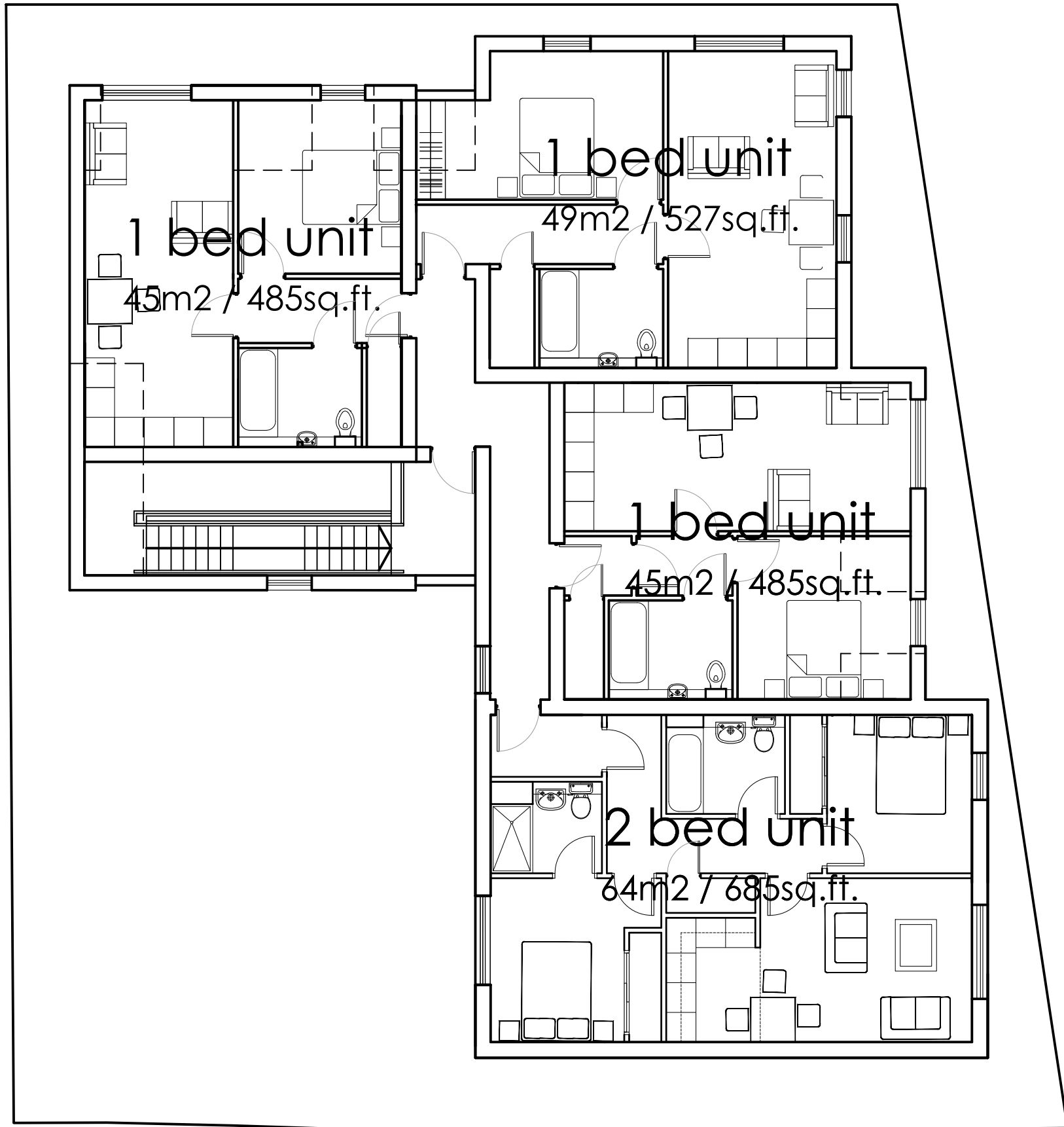


First Floor

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082
		Dwg No. Rev. AL(0)06 E
Title Proposed First Floor Plan		
Date	Drawn IWJ	Scale 1:100
 Architects · Town planners Environmental & Urban design		
Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL		www.cjarchitects.co.uk tel: 029 20452100

Date	Drawn	Check	Description
24/08/18	***	***	Roof levels dropped, dormers introduced
19/09/18	***	***	Plans updated following planning comments
12/10/18	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments
01/02/19	***	***	Plans updated following planning comments
18/07/19	***	***	Plans updated following planning comments
23/01/20	***	***	Plans updated for planning resubmissions

Rev.
A
B
C
D
E
F
G



Second Floor

Proposed redevelopment 160-166 Strathnairn Street Roath, Cardiff		Job No. 17_082	Rev. G
Title Proposed Second Floor Plan			
Date	Drawn IWJ	Scale 1:100	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL</small>		<small>www.cjarchitects.co.uk tel: 029 20452100</small>	

COMMITTEE DATE: 17/06/2020

APPLICATION No. **16/01839/MJR** APPLICATION DATE: 11/08/2016

ED: **ELY**

APP: TYPE: Outline Planning Permission

APPLICANT: Mr. B. Davies

LOCATION: 84-86 SEVENOAKS ROAD, ELY, CARDIFF

PROPOSAL: CONSTRUCTION OF 6 x1 BED AND 4 x 2 BED APARTMENTS

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

1. A. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

B. Any application for approval of the reserved matters shall be made to the local planning authority not later than one year from the date of this permission.

C. The development shall begin either before the expiration of three years from the date of this permission or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reasons: A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

B. and C. In accordance with Section 92 of the Town and Country Planning Act 1990, and to enable the Local Planning Authority to take into account any changes in economic conditions that affect the viability of the proposed development and its capacity for the provision of a financial contribution under the provisions of Section 106 of the Town and Country Planning Act 1990.

2. This approval shall not extend to the following plans and documents:

- DRW.129/1
- DRW.129/2
- DRW.129/3
- DRW.129/4
- DRW.129/5
- Design and Access Statement.

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

3. Prior to the commencement of development a scheme of construction management shall be submitted to and approved in writing by the Local Planning Authority, to include details of construction traffic routes, site hoardings, site access and wheel washing facilities. The construction shall be managed strictly in accordance with the approved scheme.

Reason: In the interests of highway safety and public amenity, in accordance with policies T5, T6 and EN13 of the Cardiff Local Development Plan.

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

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

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

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

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

* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485

year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

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

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

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

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

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

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

approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

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

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

9. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.
Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.
10. The details submitted in discharge of condition 1 of this permission shall relate to no more than 10 apartments (6 x one bed and 4 x two bed).
Reason: The ability of the development to provide affordable housing on site, or a financial contribution in lieu of such provision, in accordance with policy H3 of the Cardiff Local Development Plan, has been assessed on the basis of this number and type of unit.

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: The developer is advised that the proposed development site is crossed by a public sewer with the approximate position being marked on the Statutory Public Sewer Record. The position of the public sewer must be accurately located and marked out on site before works commence and no operational development should be carried out within 3 metres either side of the centreline of the public sewer.

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. The applicant is also advised that some public sewers and lateral drains may not be recorded on maps of public sewers because they were originally privately owned. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION 5: The developer may be required to contribute under sections 40 - 41 of the Water Industry Act 1991 towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt by Welsh Water of detailed site layout plans which should be sent to Welsh Water Developer Services, PO Box 3146, Cardiff CF30 0EH.

RECOMMENDATION 6: A 125mm distribution watermain crosses the application site, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access its apparatus at all times. The developer should refer to the attached Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

RECOMMENDATION 7: In the interests of crime prevention and site security,

it is recommended that this development be built to Police specified “Secured by Design” standards as promoted by South Wales Police. Information on these standards is available on the website www.securedbydesign.com

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 This application seeks outline planning permission, with all detailed matters reserved, for the construction of a block of 10 apartments (6 x 1 bed and 4 x 2 bed).
- 1.2 The application was reported to the Planning Committee on 9th November 2016 and was approved subject to conditions and subject to those having an interest in the site entering into a binding planning obligation in agreement with the Council under Section 106 of the Town and Country Planning Act 1990 encompassing the matters referred to in paragraph 5.7 of this report. The applicant has since submitted evidence regarding the viability of the scheme, which has been reviewed by the District Valuer who has concluded that the scheme proposed does not produce a competitive rate of return if a planning obligation payment or provision of affordable housing is required. Therefore the application is reported back for the Planning Committee to make a decision as to whether the proposal is acceptable without the contribution to affordable housing of £140,070 (in lieu of 2 units) that was required by the planning obligation.

2. DESCRIPTION OF SITE

- 2.1 The site is a vacant corner plot of approximately 0.07 hectares at the junction of Sevenoaks Road and Snowden Road which was formerly occupied by two commercial properties with residential accommodation above. These were demolished in 2003.

3. SITE HISTORY

- 3.1 03/01722/R – Demolition of 2 no. shops with residential accommodation.
- 3.2 05/02319/W – Residential development (outline).
- 3.3 07/01869/W – Construction of 6 x 1 bed and 4 x 2 bed apartments (Reserved matters).

4. POLICY FRAMEWORK

- 4.1 *Cardiff Local Development Plan 2006-2021:*
KP5 (Good Quality and Sustainable Design);
KP7 (Planning Obligations);
KP13 (Responding to Evidenced Social Needs);
H3 (Affordable Housing);
EN10 (Water Sensitive Design);
EN13 (Air, Noise, Light Pollution and Land Contamination);
T5 (Managing Transport Impacts);

T6 (Impact on Transport Networks and Services).

4.2 *Supplementary Planning Guidance:*

Cardiff Residential Design Guide (January 2017).

Planning Obligations (January 2017).

Cardiff Infill Sites (November 2017).

Managing Transportation Impacts (Incorporating Parking Standards) (2018).

4.3 *Planning Policy Wales (Edition 10 – December 2018):*

2.2 All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being.

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

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

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

4.1.31 Planning authorities must ensure new housing, jobs, shopping, leisure and services are highly accessible by walking and cycling.

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

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

4.2.22 Planning authorities will need to ensure that in development plans and through the development management process they make the most efficient use of land and buildings in their areas. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

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

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

4.2.29 Where development plan policies make clear that an element of affordable housing or other developer contributions are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the planning authority considers that the proposal does not contribute sufficiently towards

the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application.

4.2.31 Site specific targets are indicative affordable housing targets which should be established for each residential site and for each mixed-use site which includes a residential component. For sites which fall below the site threshold planning authorities may secure commuted sums using a Section 106 agreement. Commuted sums should be used by the planning authority solely for facilitating or providing affordable housing. When setting the affordable housing thresholds and/or site-specific targets planning authorities must consider their impact on site viability to ensure residential sites remain deliverable.

6.6.17 New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres also require approval from the SuDS Approval Body (SAB) before construction can commence. Adoption and management arrangements, including a funding mechanism for maintenance of SuDS infrastructure and all drainage elements are to be agreed by the SAB as part of this approval. This will ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

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

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 *Transportation:* No objections. There are no changes to the current parking arrangements and no impact on the public highway. Request conditions relating to construction management.
- 5.2 *Drainage:* No comments received.
- 5.3 *Pollution Control (Noise & Air):* No comments received.
- 5.4 *Pollution Control (Contaminated Land):* Former landfill/raise sites have been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment for the proposed end use. Standard conditions and recommendations on ground gas protection; unforeseen contamination; imported and recycled materials and contaminated/unstable land are recommended.
- 5.5 *Parks Development:* No comments received.
- 5.6 *Waste Strategy & Minimisation Officer:* The bin storage area indicated within current site plans is acceptable.
- 5.7 *Housing Strategy:*
Original comments:
In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 10 units (2 units) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, the unknown proposed future tenure of the units, and the likely service charges for this type of residential development, all of which could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord, we would be prepared to accept financial contribution in lieu of on-site affordable housing provision. On the basis of the above, we would seek a financial contribution of **£140,070** (in lieu of 2 units) which is calculated in accordance with the formula in the Affordable Housing – Supplementary Planning Guidance (SPG) (2007).

- 5.8 Comments following receipt of the District Valuer's report on viability: If the DVS has assessed that it is non-viable we can accept their findings. If it is approved at Planning Committee then I would suggest either a shorter time period for commencing the development, or a maximum period of 18 months to complete the development from the issue of the Planning Permission.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 *Welsh Water:* Request a condition requiring the approval of a drainage scheme. No development will be permitted within 3m of the centreline of the sewer that crosses the site, the position of which shall be accurately located and marked out on site before works commence. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. A water supply can be made available to serve this proposed development. The proposed development is crossed by a 125mm distribution watermain. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.
- 6.2 *Police Crime Prevention Design Advisor:* Information regarding incidents of crime and anti-social behaviour in the area is provided. Developers and local authorities are required to consider levels of crime and disorder in respect of any new developments and at the same time, promote the inclusion of architectural crime prevention measures into new developments. South Wales Police have no objection to this development but make a number of recommendations relating to: Secured by Design accreditation; boundary treatment; security lighting; access control; windows and doors; communal internal areas; smoke alarms; cycle storage; communal mail delivery facilities; dwelling Identification; external service meters; loft hatches and landscaping.

7. **REPRESENTATIONS**

- 7.1 The application has been advertised by neighbour notification. No comments have been received.

8. **ANALYSIS**

- 8.1 The application is for outline planning permission with all matters reserved therefore only the principle of the development of the site for 6 x 1 bed and 4 x 2 bed flats is to be considered.
- 8.2 The drawings submitted with the application are marked as “illustrative” and are not for consideration at this time. The drawings are also inconsistent with the description of the proposed development as they refer to 10 x 2 bedroom flats, and are inconsistent with the drawings in the Design and Access Statement. A condition clarifying that these drawings are not approved is therefore recommended if planning permission is to be granted.
- 8.3 As no details of scale, appearance, layout, access or landscaping are applied for at this stage, the only considerations are whether a) the principle of residential use is appropriate, b) the proposed number of residential units could fit successfully onto the site and c) any legal obligations are needed in order to make the development acceptable.
- 8.4 The principle of the proposal is considered acceptable - the site is within a residential area in a sustainable location close to shops, community facilities and public transport routes, and outline planning permission and reserved matters for 6 x 1 bed and 4 x 2 bed apartments have been approved in the past.
- 8.5 I consider that the site is large enough to accommodate a building of an appropriate size to provide 10 flats with acceptable amounts of internal living space, external amenity space and car parking. Details relating to these issues will be considered at the reserved matters stage.
- 8.6 The Cardiff Local Development Plan has been adopted since the previous approval of planning permission for development on this site, and there is now a policy (policy H3) which seeks to secure 20% affordable housing on brownfield sites such as this, where the proposed development relates to 5 or more dwellings. Affordable housing is sought to be delivered on-site in all instances unless there are exceptional circumstances. In this case, the proposed development does not include any affordable housing but the Housing Strategy officer has indicated that a financial contribution (£140,070) in lieu of on-site affordable housing provision would be appropriate. The applicant's agent initially confirmed that this was acceptable, and on that basis the application was approved by the Planning Committee on 9th November 2016 subject to the signing of a S106 obligation requiring the financial contribution to be provided.
- 8.7 However, the S106 obligation was not signed and the applicant has since submitted a viability assessment claiming that this scheme will not be viable if the contribution is made and that the S106 requirement should therefore be removed. Members must therefore consider whether this proposal remains acceptable with no Section 106 contribution towards affordable housing.

- 8.8 The proposal without the S106 contribution does not comply with Local Development Plan Policies KP6 and H3. Policy KP6 requires new development to make appropriate provision for, or contribute towards, all essential, enabling and necessary infrastructure required as a consequence of the development, and Policy H3 requires the provision of affordable housing in developments of more than 5 units.
- 8.9 However, paragraph 4.2.31 of Planning Policy Wales (Dec 2018) states that “When setting the affordable housing thresholds and/or site-specific targets planning authorities must consider their impact on site viability to ensure residential sites remain deliverable” and Circular 13/97 (Planning Obligations) requires S106 obligations to be “fairly and reasonably related in scale and kind to the development.” The Supplementary Planning Guidance “Cardiff Planning Obligations” (January 2017) states that “It is recognised that there may be occasions where development proposals are unable to meet all the relevant policy requirements whilst still remaining viable” and makes provision for applicants to submit a viability appraisal to the Council (which is then independently reviewed) setting out how they are not able to meet the full policy requirements deemed necessary to be secured through a Section 106 agreement. The application should then be considered against the potential under provision or delayed provision of infrastructure (including affordable housing). Based on independent financial viability findings and other evidence, planning obligations may potentially be deferred / phased, or discounted. Any reduction in contributions should be to the minimum necessary to make the scheme financially viable and the Council would need to determine whether a development is acceptable in planning terms with a reduced level of contributions.
- 8.10 In this case, the District Valuer has reviewed the application details and provided an independent appraisal of the scheme, concluding that the scheme would not produce a competitive rate of return if any planning obligation payment or provision of affordable housing were required. The Council’s Housing Strategy Officer has accepted this assessment and concludes that it is appropriate to remove the S106 requirement.
- 8.11 The District Valuer also suggests that Members may also wish to consider whether the proposed development would be deliverable, given that it would not provide the amount of profit normally expected. However, the question of whether a development is likely to be implemented is not normally a material planning consideration - the view is usually taken that if a proposal is acceptable in planning terms, an applicant has the right to a permission regardless of whether or not they have the finance or ability to carry the development through.
- 8.12 On balance, it is considered that the failure of the development to make a contribution towards meeting a local need for affordable housing is outweighed by the potential benefits of achieving residential development on this currently derelict site. The development itself is not necessarily made unacceptable by the developer’s inability to make the financial contribution and, given the advice of the District Valuer, it is recommended that the application be approved without the requirement for a S106 contribution.

- 8.13 Given that the District Valuer's appraisal is based on costs and revenues appropriate to the review date, it is therefore valid only if the building construction work commences within 6 months and proceeds at a rate consistent with achieving sales in the market. If commencement of the works were to be delayed and is then undertaken at some other time when market conditions may be different, then they believe a re-appraisal will be required. The Housing Strategy officer also recommends a shorter time period for commencing the development, or a maximum period of 18 months to complete the development from the issue of the Planning Permission.
- 8.14 As this is an outline application, a further application for reserved matters approval will have to be granted before development can commence. Applicants are normally given three years from the grant of outline permission in which to apply for approval of reserved matters and five years (or two years from the approval of the last of the reserved matters if later) in which to commence the development. However, Section 92 (4) of the Town and Country Planning Act 1990 states that *"The authority concerned with the terms of an outline planning permission may, in applying subsection (2), substitute, or direct that there be substituted, for the periods of three years, five years or two years referred to in that subsection such other periods respectively (whether longer or shorter) as they consider appropriate."*
- 8.15 Given the recommendations that a shorter time period be allowed for the commencement of this development, a time limit of three years is considered appropriate. A time period of two years is advised in the Welsh Government's document "Delivering affordable housing using Section 106 agreements : a guidance update" (2009), which states (para. 5.7) that "reducing or otherwise altering planning obligations (including affordable housing requirements) should not be agreed without mechanisms in place (such as a reduced time limit permission) to encourage early development of the scheme and to guard against an advantageous permission being "pocketed" and not developed until market conditions improve" and (para.5.17) " A relatively simple mechanism that can be applied to a wide variety of site types is to ally a reduced requirement for planning obligations (especially affordable housing) with a time limited planning permission e.g. a two year permission. At the end of the specified period the local authority has to be assured that substantial progress in the development of the scheme has been achieved or the permission will lapse." Three years, rather than the two suggested by the Welsh Government, would be more appropriate in this case due to the viability issues that will make the site difficult to develop, along with current economic uncertainties around the global coronavirus pandemic, which are likely to affect the development industry for some time in the future.
- 8.16 The application is therefore recommended for approval subject to the conditions that the Planning Committee previously resolved to approve but with an amended condition 1 which will require the development to commence within 3 years of outline planning permission being granted, rather than the standard 5 years, in order to ensure that should the development be delayed by more than 3 years, planning permission will have to be renewed, at which time any

changes in market conditions will be taken into account via an up to date viability assessment and financial contributions can be required via a S106 obligation as appropriate, bearing in mind that requests for planning obligations must be fairly and reasonably related in scale and kind to the development and fair to both the developer and the community.

- 8.17 As this is an outline application with all details reserved for future approval, I would also recommend an additional condition requiring the reserved matters application to relate to no more than 4 x 2 bedroom flats and 6 x 1 bedroom flats, this being the proposal that the District Valuer's assessment of viability was based upon.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

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

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

9.3 *Environment (Wales) Act 2016*

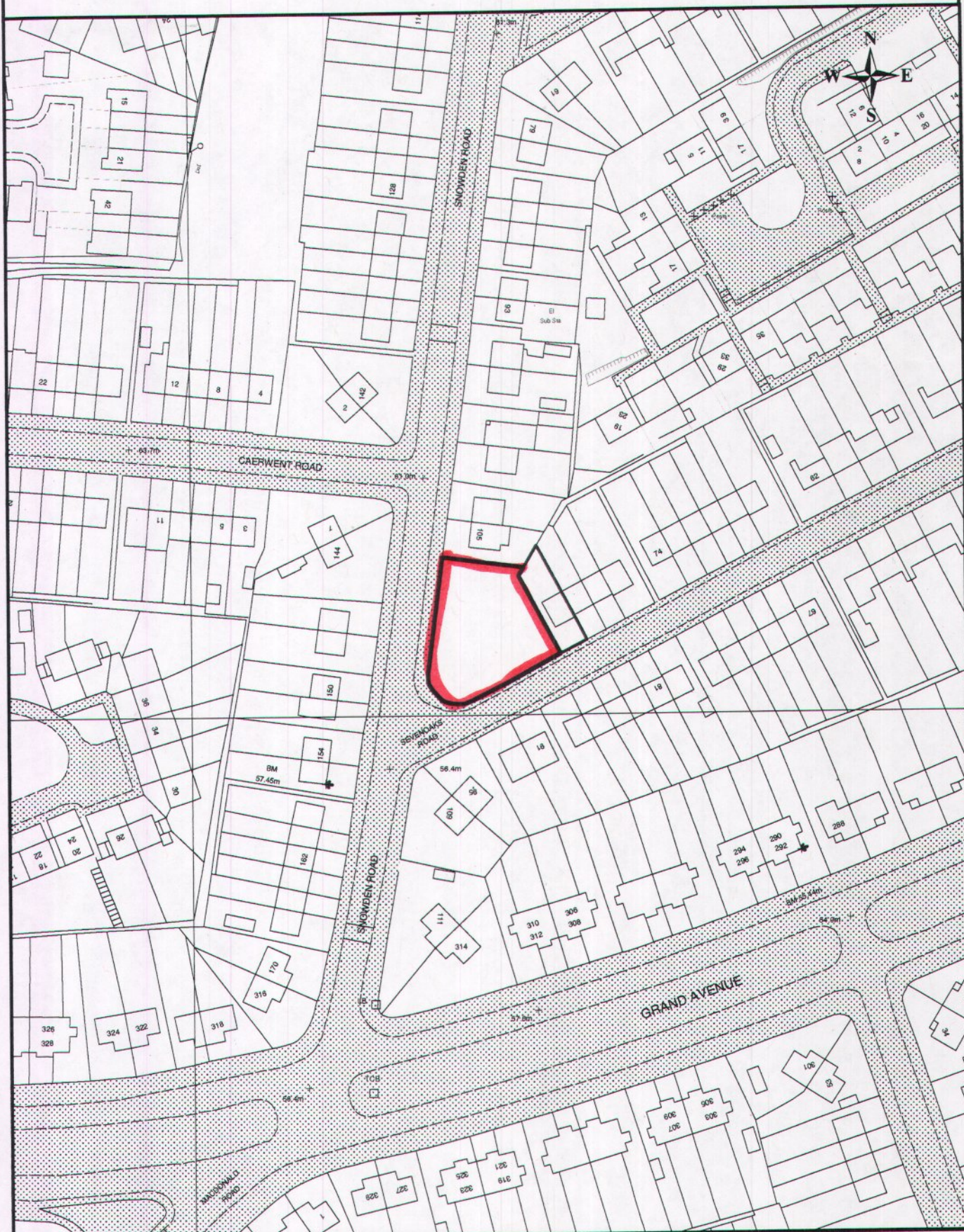
The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions. and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.


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

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through

its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

Location Plan - 84 / 86 Sevenoaks Road, Ely



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16/01839/MR 03/2019W







AMENDED PLANS

cross over to be constructed to L.A. Highways
Approval.

Cas parking area to be enclosed with gate.

perimeter of site to be secured by
thanh hedge. Species to be agreed with
L.A.

Ramped access to car parking area.

All carparking bays to be 2.4m x 4.8m.

Tarmac carpentering

Landscape amenity
area

SNOWDEN ROAD

Landscaped amenity area.

BINSTORE

Dry comp GEN.

1100 lbs. bulk bin dry scrapables
1100 lbs. bin for composting.
1100 lbs. bulk bin for waste.

5 cycle parking spaces.

RM crossovers to be constructed to L.A.
Highways standard. SEV

SEVENOAKS ROAD

PROPOSED APARTMENTS SEVENOAKS ROAD.
PLOT 84/86 SEVENOAKS ROAD CARDIFF.
FOR DAVIES PROPERTIES PENARTH.
NOV 2007 DRW.129/1 Scale 1:100.
KIRTON SURVEYS Tel.01446730434.

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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 04/05/2020 and 08/05/2020

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
ADAMSDOWN								
20/00293/MNR	07/02/2020	SEEC PROPERTIES	FUL	3 BRADLEY STREET, ADAMSDOWN, CARDIFF, CF24 1PE	CHANGE OF USE OF 4 BEDROOM DWELLING TO 4 BEDROOM C4 HOUSE IN MULTIPLE OCCUPATION	04/05/2020	Permission be granted	Minor - Dwellings (C3)
BUTETOWN								
20/00352/MNR	12/02/2020	Deans	LBC	6 WINDSOR ESPLANADE, CARDIFF BAY, CARDIFF, CF10 5BG	INTERNAL REFURBISHMENT WITH REMOVAL AND REPLACEMENT OF STUD WALLS AND RELOCATION OF INTERNAL BEDROOM DOOR	04/05/2020	Permission be granted	Listed Buildings
19/02485/MJR	12/09/2019	IM Properties PLC	DOC	PLOT J, CAPITAL QUARTER, TYNDALL STREET, ATLANTIC WHARF	DISCHARGE OF CONDITIONS 6 (EXTERNAL FINISHING MATERIALS), 7 (DETAILING OF MAIN ELEVATIONS) AND 15 (CYCLE PARKING) OF 18/02634/MJR	06/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00577/MJR	04/03/2020	Natural Resources Wales	RFO	CARDIFF BAY AQUAPARK	PROVISION OF AN AQUA PARK ON CARDIFF BAY BARRAGE, 200 METERS SW OF THE SAILING CENTRE	06/05/2020	Raise No Objection	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00591/MJR	06/03/2020	Techniquet	NMA	TECHNIQUEST, STUART STREET, CARDIFF BAY, CARDIFF, CF10 5BW	THE INSTALLATION OF BI-FOLDING DOORS TO THE SOUTH EAST FACING ELEVATION AND 2 NO. CONDENSERS ON THE FIRST FLOOR EASTERN TERRACE - PREVIOUSLY APPROVED UNDER 18/02513/MJR	07/05/2020	Permission be granted	Non Material Amendment

CAERAU

20/00605/MNR	05/03/2020	Redline	FUL	UNIT 8, ELY DISTRIBUTION CENTRE, ARGYLE WAY, CAERAU, CARDIFF, CF5 5NJ	CHANGE OF USE FROM FITNESS CENTRE TO M.O.T. AND VEHICLE STORAGE AND ALTERATIONS TO ELEVATIONS	05/05/2020	Permission be granted	Minor - Other Principal Uses
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CANTON

20/00507/DCH	06/03/2020	Rees & Garrett-Evans	HSE	6 KINGSLAND ROAD, CANTON, CARDIFF, CF5 1HU	ERECT NEW SINGLE STOREY SIDE/REAR EXTENSION	05/05/2020	Permission be granted	Householder
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CATHAYS

20/00544/MJR	02/03/2020	Rightacres Property Company Limited	DOC	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF	DISCHARGE OF CONDITION 8 (SPECIFICATION OF METHOD OF CLEANING, STONE REPAIRS AND ROOF REPAIR FOR THE FAÇADE AND ROOF) OF 19/01540/MJR	05/05/2020	Full Discharge of Condition	Discharge of Conditions
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00549/MNR	05/03/2020	Next Retail Limited	FUL	NEXT RETAIL LIMITED, 82-88 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2GR	INSTALLATION OF EXTERNAL ROLLER SHUTTER TO FIRE EXIT LOBBY OPENINGS AT CHARLES STREET AND CHURCH PLACE ELEVATIONS	05/05/2020	Permission be granted	Other Consent Types
20/00066/MJR	13/01/2020	Rightacres Property Company Limited	DOC	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	DISCHARGE OF CONDITION 11 (DETAILED DRAWINGS) OF 19/01540/MJR	05/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00259/MJR	04/02/2020	Rightacres Property Company Limited	DOC	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	DISCHARGE OF CONDITION 6 (STAIRCASE DETAILS) OF 19/01540/MJR	05/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00414/MNR	19/02/2020	Ramones Cafe	FUL	64 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AD	THE ADDITION OF COVERED AREA TO REAR GARDEN & RETENSION OF SMALL ADDITION BUILT 2015 AT THE REAR	05/05/2020	Permission be granted	Minor - Retail (A1-A3)
20/00282/MNR	10/02/2020	Mitchells and Butlers Ltd	LBC	20-21 TRINITY STREET, CITY CENTRE, CARDIFF, CF10 1BH	EXTERNAL REDECORATION AND INTERNAL WORKS	04/05/2020	Permission be granted	Listed Buildings
20/00444/MJR	24/02/2020	Rightacres Property Company Limited	DOC	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CARDIFF	DISCHARGE OF CONDITION 22 (ACOUSTIC REPORT) OF 19/02140/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00445/MJR	24/02/2020	Rightacres Property Company Limited	DOC	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CARDIFF	PARTIAL DISCHARGE (2) OF CONDITION 7 (DRAINAGE SCHEME) OF 19/02140/MJR	04/05/2020	Partial Discharge of Condition (s)	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00556/MJR	04/03/2020	Rightacres Property Company Limited	DOC	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CARDIFF	DISCHARGE OF CONDITIONS 5 (EXTERNAL FINISHING MATERIALS) AND 6 (ARCHITECTURAL DETAILS OF PRINCIPAL ELEVATIONS) OF 19/02140/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions
19/01260/MJR	24/04/2019	Ascent Development Limited	DOC	FORMER CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	DISCHARGE OF CONDITION 4 (SAMPLES OF MATERIALS) OF 17/01906/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions
19/01261/MJR	24/04/2019	Ascent Development Limited	DOC	FORMER CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	DISCHARGE OF CONDITION 5 (ARCHITECTURAL DETAILING) OF 17/01906/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions
19/03172/MJR	05/12/2019	Rightacres Property Company Limited	DOC	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	DISCHARGE OF CONDITION 9 (REMOVAL OF HISTORIC FEATURES) OF 19/01540/MJR	04/05/2020	Partial Discharge of Condition (s)	Discharge of Conditions
20/00038/MJR	10/01/2020	Rightacres Property Company Limited	DOC	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CARDIFF	PARTIAL DISCHARGE (1) OF CONDITION 7 (DRAINAGE SCHEME) OF 19/02140/MJR	04/05/2020	Partial Discharge of Condition (s)	Discharge of Conditions
20/00409/MJR	21/02/2020	C/O Agent	FUL	56 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FE	CHANGE OF USE FROM USE CLASS A1 (SHOPS) TO USE CLASS A3 (FOOD AND DRINK)	07/05/2020	Permission be granted	Minor - Retail (A1-A3)
19/03232/MNR	13/12/2019	Ministry of Justice	LBC	LAW COURTS, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NL	INSTALLATION OF COOLING EQUIPMENT	06/05/2020	Permission be granted	Listed Buildings

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
A/20/00020/MNR	21/02/2020	Geetee Signs	ADV	SLEEPERZ HOTEL, SAUNDERS ROAD, CITY CENTRE, CARDIFF, CF10 1RH	3NO. SETS OF BRAND BUILT UP LETTERING	06/05/2020	Permission be granted	Advertisements
CREIGAU/ST FAGANS								
20/00497/MJR	26/02/2020	Ely Court Care Ltd	DOC	THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD	DISCHARGE OF CONDITIONS 6 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) AND 7 (SOIL RESOURCE SURVEY AND PLAN) OF 18/02788/MJR	06/05/2020	Full Discharge of Condition	Discharge of Conditions
19/01227/MJR	17/04/2019	Redrow Homes (South Wales), Trustees of St Fagans No 1 & 2 Trust and Trustees of	DOC	PLASDWR, NORTH WEST CARDIFF	DISCHARGE OF CONDITIONS 27 (DETAILED HIGHWAY IMPROVEMENT WORKS - JUNCTION 2), 28 (DETAILED HIGHWAY IMPROVEMENT WORKS - JUNCTION 3) AND 29 (DETAILED HIGHWAY IMPROVEMENT WORKS - JUNCTION 4, 5 AND 6) OF 14/02733/MJR	04/05/2020	Partial Discharge of Condition (s)	Discharge of Conditions
20/00615/DCH	10/03/2020	Vaughan	HSE	26 MAES-Y-NANT, CREIGIAU, CARDIFF, CF15 9EJ	FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE	05/05/2020	Permission be granted	Householder
CYNCOED								
20/00542/DCH	04/03/2020	Davies	HSE	17 NANT-FAWR ROAD, CYNCOED, CARDIFF, CF23 6JQ	SINGLE STOREY REAR EXTENSION AND HIP TO GABLE LOFT CONVERSION	05/05/2020	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00611/DCH	10/03/2020	Burnett	HSE	15 THE FAIRWAY, CYNCOED, CARDIFF, CF23 6RF	SINGLE STOREY REAR EXTENSION & LOFT CONVERSION WITH REAR DORMER TO CREATE DORMER BUNGALOW. CHANGE OF PITCHED ROOF TO GABLE AND EXTERNAL ALTERATIONS.	05/05/2020	Permission be granted	Householder
20/00614/DCH	10/03/2020	Burnett	HSE	44 THE FAIRWAY, CYNCOED, CARDIFF, CF23 6RE	SINGLE STOREY REAR EXTENSION, LOFT CONVERSION REAR DORMER AND CHANGE HIPPED ROOF TO A GABLE END AND EXTERNAL ALTERATIONS	05/05/2020	Permission be granted	Householder
19/03145/DCH	04/03/2020	SHAFQAT	HSE	48 HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6TA	PROPOSED CONSTRUCTION OF FORECOURT WALL & RAILINGS TOGETHER WITH RELOCATING ACCESS CROSSOVER	04/05/2020	Permission be granted	Householder

FAIRWATER

20/00396/MJR	02/03/2020	Lewis Homes	DOC	PARCEL 1D, PART 2 OF PHASE 2B ON LAND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	DISCHARGE OF CONDITION 2 (MATERIALS) OF RESERVED MATTERS APPROVAL 19/02188/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions
19/02422/MJR	02/12/2019	Redrow Homes (South Wales), Trustees of St Fagans No 1 & 2 Trust and Trustees of	DOC	NORTH WEST CARDIFF	DISCHARGE OF CONDITION 35 (LANDSCAPE SCHEME FOR DETAILED HIGHWAY IMPROVEMENT WORKS) OF 14/02733/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00535/DCH	04/03/2020	Rees	HSE	51 COSHESTON ROAD, FAIRWATER, CARDIFF, CF5 3NQ	SINGLE STOREY SIDE AND REAR EXTENSION WITH CONSTRUCTION OF A FRONT PORCH AREA AND HIP TO GABLE LOFT CONVERSION WITH REAR DORMER EXTENSION	05/05/2020	Permission be granted	Householder
20/00394/MNR	20/02/2020	Involve Recruitment Ltd.	VAR	PART OF LAND AT 26 CEDAR GROVE, PENTREBANE, CARDIFF, CF5 3RS	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 18/02082/MNR TO ENABLE FURTHER PLANS TO BE CONSIDERED FOR MINOR INCREASE IN ACCOMMODATION IN ROOF SPACE	05/05/2020	Planning Permission be refused	Renewals and Variation of Conditions
20/00655/DCH	17/03/2020	Sylvester	CLD	59 ST FAGANS ROAD, FAIRWATER, CARDIFF, CF5 3AE	REAR DORMER ROOF EXTENSION	04/05/2020	Permission be granted	Other Consent Types

GABALFA

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00508/MJR	02/03/2020	Wates Residential	NMA	BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	AMENDMENTS AS FOLLOWS: - GAS METER BOXES REPOSITIONED WITH ACCESS PATH. - TACTILE PAVING AND STREET LIGHTING ADDED. - ROAD AT SITE ACCESS AMENDED. - BIN STORES TO BLOCKS A AND B UPDATED, AND BIN STORE TO BLOCK C UPDATED AND RELOCATED. - TIMBER CLADDING TO EXISTING SOUTHERN (CHURCH) BOUNDARY OMITTED. - BENCH SEAT TO FRONT OF BLOCK A OMITTED. - SPRINKLER PUMP POSITION AMENDED. - ROUTE OF PATH IN MAITLAND PARK AMENDED. - PREVIOUSLY APPROVED UNDER 17/01691/MJR	07/05/2020	Permission be granted	Non Material Amendment
GRANGETOWN								
19/03042/MJR	20/11/2019	Sytner Group	DOC	SYTNER CARDIFF BMW, PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TT	DISCHARGE OF CONDITIONS 6 (REMEDIATION & VERIFICATION), 7 (UNFORSEEN CONTAMINATION), 9 (IMPORTED AGGREGATES) AND 10 (CONTAMINANTS) OF 16/00124/MJR	06/05/2020	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00371/DCH	14/02/2020	LATCHEM-HASTIN GS	HSE	10 BLAISE PLACE, LECKWITH, CARDIFF, CF11 6JR	ERECTION OF EXTENSION TO THE REAR	04/05/2020	Permission be granted	Householder
HEATH								
20/00413/DCH	19/02/2020	Weatherburn	HSE	43 HEATHWAY, HEATH, CARDIFF, CF14 4JR	SINGLE STOREY REAR EXTENSION PROVIDING EXTENDED KITCHEN AND LIVING AREA	04/05/2020	Permission be granted	Householder
20/00166/DCH	24/01/2020	HUANG	HSE	127 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QA	SINGLE STOREY REAR EXTENSION	04/05/2020	Permission be granted	Householder
20/00290/DCH	06/02/2020	ADENWALLA	HSE	5 HEOL IFOR, WHITCHURCH, CARDIFF, CF14 1SZ	REMOVAL OF REAR CONSERVATORY AND CONSTRUCTION OF SINGLE AND DOUBLE STOREY REAR EXTENSIONS WITH EXTERNAL ALTERATIONS	05/05/2020	Permission be granted	Householder
20/00563/MJR	06/03/2020	Wates Residential	DOC	FORMER HIGHFIELDS CENTRE, 18 ALLENSBANK ROAD, HEATH, CARDIFF	DISCHARGE OF CONDITION 24 (EXTERNAL MATERIALS) OF 17/02464/MJR	06/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00606/MJR	10/03/2020	Wates Residential	DOC	FORMER HIGHFIELDS CENTRE, 18 ALLENSBANK ROAD, HEATH, CARDIFF	DISCHARGE OF CONDITION 13 (SUBSTATION SOFT LANDSCAPE DETAILS) OF 17/02464/MJR	06/05/2020	Full Discharge of Condition	Discharge of Conditions

LISVANE

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00483/MJR	25/02/2020	Waterstone Homes Ltd.	NMA	MOOR LYNCH, RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	MINOR ALTERATION AND ENLARGEMENT OF THE DWELLING AT PLOT 5 TO IMPROVE THE AMENITY OF THE FUTURE OCCUPIER - PREVIOUSLY APPROVED UNDER 18/01439/MJR	06/05/2020	Permission be granted	Non Material Amendment
20/00633/MJR	11/03/2020	Cardiff Council	DOC	LAND ON THE EAST SIDE OF THORNHILL ROAD, LISVANE	DISCHARGE OF CONDITIONS 4 (ENTRANCE GATES) AND 5 (MATERIAL SAMPLES OF THE MAIN ENTRANCE) OF 18/01545/MJR	07/05/2020	Full Discharge of Condition	General Regulations
20/00685/MNR	18/03/2020	Woods Property (Whitchurch) Ltd	DOC	WESTWINDS, 4 HEOL Y DELYN, LISVANE, CARDIFF, CF14 0SQ	DISCHARGE OF CONDITION 19 (PROPOSED SITE LEVELS) OF 19/00998/MNR	07/05/2020	Full Discharge of Condition	Discharge of Conditions
LLANDAFF								
19/03305/DCH	30/12/2019	Walters	HSE	12 HENDRE CLOSE, LLANDAFF, CARDIFF, CF5 2HT	PROPOSED GROUND FLOOR SIDE EXTENSION AND FACADE ALTERATION, DECKING AND DEMOLITION OF EXISTING GARAGE	07/05/2020	Permission be granted	Householder
20/00212/MJR	05/02/2020	Taylor Wimpey Plc	DOC	FORMER BROADCASTING HOUSE, LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2YQ	DISCHARGE OF CONDITIONS 25 (ECOLOGICAL MITIGATION STRATEGY), 26 (BAT SURVEY), 27 (REPTILES) AND 29 (BIODIVERSITY) OF 15/00799/MJR	06/05/2020	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00281/DCH	06/02/2020	Thomas	CLD	11 PROSPECT DRIVE, LLANDAFF, CARDIFF, CF5 2HL	RECTANGULAR EXTENSION TO GIVE A FORWARD FACING FRONT DOOR WITH PORCH RECEPTION SPACE AND SMALL STORAGE SPACE BEHIND THE PROPOSED EXTENSION SINGLE STOREY	06/05/2020	Permission be granted	Other Consent Types
20/00180/DCH	28/01/2020	Staniforth	HSE	52 BISHOPS WALK, LLANDAFF, CARDIFF, CF5 2HE	REAR AND SIDE SINGLE STOREY EXTENSION WITH DORMER LOFT CONVERSION	05/05/2020	Permission be granted	Householder
19/02934/DCH	30/01/2020	Ferguson	HSE	57 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2DQ	DROP THE CHIMNEY STACK STUMP TO THE PITCH OF THE ROOF, REBUILD THE GABLE USING RANDOM RUBBLE STONE, ADD VENT, AND RECOVER WITH WELSH SLATE	04/05/2020	Permission be granted	Householder
20/00220/DCH	30/01/2020	Mr Iestyn Evans	HSE	94 ELY ROAD, LLANDAFF, CARDIFF, CF5 2JH	SINGLE STOREY REAR EXTENSION	04/05/2020	Permission be granted	Householder
20/00249/DCH	03/02/2020	Euden	HSE	41 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JN	HIP TO GABLE LOFT CONVERSION AND REAR DORMER EXTENSION	04/05/2020	Permission be granted	Householder
20/00240/DCH	06/02/2020	JONES	HSE	176 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AD	REAR SINGLE STOREY EXTENSION AND GARAGE CONVERSION	04/05/2020	Permission be granted	Householder
20/00315/DCH	11/02/2020	Martin	HSE	3 HENDRE CLOSE, LLANDAFF, CARDIFF, CF5 2HT	HIP TO GABLE LOFT CONVERSION, SINGLE STOREY SIDE EXTENSION REPLACING EXISTING GARAGE	04/05/2020	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
LLANDAFF NORTH								
20/00468/DCH	26/02/2020	Shearman	CLD	129 TY-MAWR ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FP	REAR DORMER EXTENSION WITH VELUX WINDOW TO FRONT ELEVATION	06/05/2020	Permission be granted	Other Consent Types
LLANISHEN								
19/03035/MNR	02/12/2019	Ilewelyn	FUL	25 AVONRIDGE, THORNHILL, CARDIFF, CF14 9AU	PROPOSED ROOF EXTENSIONS (HIP-TO GABLE TO SIDE AND DORMER WINDOW TO REAR), FRONT EXTENSION AND OTHER ALTERATIONS TO EXISTING SINGLE STOREY SIDE EXTENSION AND CREATION OF TWO DWELLINGS FROM ONE DWELLING.	07/05/2020	Planning Permission be refused	Minor - Dwellings (C3)
20/00523/DCH	27/02/2020	VERGHESE & FERNAMDEZ	HSE	39 EVEREST AVENUE, LLANISHEN, CARDIFF, CF14 5AP	SINGLE STOREY SIDE AND REAR EXTENSION	05/05/2020	Permission be granted	Householder
20/00534/DCH	28/02/2020	Gwynn	HSE	21 NEWBOROUGH AVENUE, LLANISHEN, CARDIFF, CF14 5BZ	TWO STOREY SIDE EXTENSION	05/05/2020	Permission be granted	Householder
20/00648/DCH	13/03/2020	Andrews	HSE	82 SOUTH RISE, LLANISHEN, CARDIFF, CF14 0RG	SINGLE STOREY FRONT AND REAR FLAT ROOF EXTENSIONS TO EXISTING GARAGE	05/05/2020	Permission be granted	Householder
LLANRUMNEY								
20/00160/DCH	03/02/2020	Fowler	HSE	33 HATHERLEIGH ROAD, LLANRUMNEY, CARDIFF, CF3 4AS	REAR DORMER EXTENSION WITH SMALL DORMER TO FRONT ELEVATION	06/05/2020	Planning Permission be refused	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
PENYLAN								
A/20/00023/MNR	28/02/2020	Notemachine UK Ltd	ADV	7 LADY MARGARET COURT, COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AW	INSTALLATION OF INTERNALLY ILLUMINATED ATM FASCIA SIGN AND SCREEN	05/05/2020	Permission be granted	Advertisements
20/00474/MNR	25/02/2020	Notemachine UK Ltd	FUL	7 LADY MARGARET COURT, COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AW	RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF AN ATM INSTALLED THROUGH A SECURE PANEL TO THE LEFT HAND SIDE OF THE SHOP FRONT	05/05/2020	Permission be granted	Other Consent Types
20/00426/DCH	24/02/2020	Whitaker	HSE	7 BRONWYDD CLOSE, PENYLAN, CARDIFF, CF23 5RA	EXISTING SINGLE STOREY REAR EXTENSION TO BE WIDENED	04/05/2020	Permission be granted	Householder
20/00464/DCH	27/02/2020	Speirs	CLD	60 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9BP	REAR DORMER LOFT CONVERSION WITH TWO VELUX WINDOWS TO FRONT ELEVATIONS	04/05/2020	Permission be granted	Other Consent Types
A/20/00009/MNR	28/01/2020	MCDONALD'S RESTAURANTS LTD	ADV	378 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AE	THE INSTALLATION OF 4 NO. NEW DIGITAL FREESTANDING SIGNS AND 1 NO. 15" DIGITAL BOOTH SCREEN	04/05/2020	Permission be granted	Advertisements
PLASNEWYDD								
20/00284/MNR	05/02/2020	GHAFFAR	CLU	9 CRWYS ROAD, ROATH, CARDIFF, CF24 4NA	EXISTING USE AS FIVE FLATS	04/05/2020	Permission be granted	Other Consent Types
20/00234/MNR	06/02/2020	Squarestone Ltd	FUL	1-3 TRINITY COURT, 21-27 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AA	CONSTRUCTION OF A NEW SINGLE STOREY ENTRANCE ATRIUM AND RECEPTION AREA	04/05/2020	Permission be granted	Minor - Other Principal Uses

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19/02666/DCH	10/10/2019	Wright	HSE	6 HENDY STREET, ROATH, CARDIFF, CF23 5EU	REPAIR FRONT WALL WITH NEW IRON RAILING AND ASSOCIATED GARDEN WORKS	04/05/2020	Permission be granted	Householder
19/03058/MNR	27/11/2019	YMCA Cardiff	FUL	PLASNEWYDD COMMUNITY CENTRE, SHAKESPEARE STREET, ROATH, CARDIFF, CF24 3ES	RETENTION OF PORTACABINS AT THE REAR OF THE SITE ON THE GRASS VERGE TO CONTINUE TO BE USED AS CLASSROOMS AND FOR COMMUNITY USE AT YMCA PLAS	05/05/2020	Permission be granted	Minor - Other Principal Uses
20/00425/DCH	19/02/2020	Mr Owen Dyer	HSE	48 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SD	SINGLE STOREY REAR EXTENSION	05/05/2020	Permission be granted	Householder
PONTPRENNAU/ST MELLONS								
A/20/00022/MNR	24/02/2020	MCDONALD'S RESTAURANTS LTD	ADV	MCDONALDS, 1 CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	INSTALLATION OF 5 NO. NEW DIGITAL FREESTANDING SIGNS AND 1 NO. 15" DIGITAL BOOTH SCREEN	05/05/2020	Permission be granted	Advertisements
20/00629/DCH	16/03/2020	Jim	CLD	2 CLOS CWM DU, PONTPRENNAU, CARDIFF, CF23 8LE	CONVERT HALF OF EXISTING DOUBLE GARAGE	04/05/2020	Permission be granted	Other Consent Types
20/00441/DCH	24/02/2020	Clark	HSE	WHITE ACRE, BRIDGE ROAD, OLD ST MELLONS, CARDIFF, CF3 6UY	CONSTRUCTION OF SINGLE STOREY PORCH TO FRONT ELEVATION	04/05/2020	Permission be granted	Householder
RADYR								
20/00192/MJR	10/02/2020	Bellway Homes	DOC	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	DISCHARGE OF CONDITION 2 (MATERIALS) OF RESERVED MATTERS APPROVAL 18/01318/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions

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20/00327/MJR	13/02/2020	Redrow Homes	DOC	LAND NORTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	DISCHARGE OF CONDITIONS 2 (MATERIALS) AND 3 (BLOCK PAVING MATERIAL) OF 18/01746/MJR	04/05/2020	Full Discharge of Condition	Discharge of Conditions
RHIWBINA								
20/00422/DCH	21/02/2020	Wildblood	HSE	15 LON-Y-MYNYDD, RHIWBINA, CARDIFF, CF14 6NZ	DEMOLISH GARAGE AND BUILD REAR SINGLE STOREY EXTENSION	04/05/2020	Permission be granted	Householder
20/00539/DCH	03/03/2020	Mackenzie	HSE	12 COED BRIWNANT, RHIWBINA, CARDIFF, CF14 6QU	SINGLE STOREY REAR EXTENSION	05/05/2020	Permission be granted	Householder
RIVERSIDE								
20/00436/DCH	25/02/2020	Saunders	HSE	75 ROMILLY CRESCENT, PONTCANNA, CARDIFF, CF11 9NQ	SINGLE STOREY REAR AND SIDE EXTENSION WITH ALTERATION OF EXISTING WINDOW AND DOOR LOCATIONS	05/05/2020	Permission be granted	Householder
20/00334/DCH	19/02/2020	Von Bismarck	HSE	92 RYDER STREET, PONTCANNA, CARDIFF, CF11 9BU	REPLACEMENT OF ORIGINAL WINDOWS TO FRONT ELEVATION WITH DOUBLE GLAZED UNITS	05/05/2020	Permission be granted	Householder
20/00368/DCH	13/02/2020	Miss Cate Bon	HSE	25 WYNDHAM STREET, RIVERSIDE, CARDIFF, CF11 6DQ	SINGLE STOREY REAR EXTENSION AND ERECTION OF A SUN LOUNGE IN REAR GARDEN AND CREATION OF A PORCH TO THE FRONT ELEVATION	05/05/2020	Permission be granted	Householder

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20/00174/DCH	27/01/2020	Ahmad	DOC	172 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9JD	DISCHARGE OF CONDITIONS 4 (STAINED GLASS WINDOW RETENTION) AND 5 (CROSS SECTION DETAILS) OF 19/01021/DCH	04/05/2020	Full Discharge of Condition	Discharge of Conditions
A/20/00014/MNR	06/02/2020	Guy's Dental Implant Centre	ADV	124 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9LQ	INSTALLATION OF FREESTANDING POST AND PANEL SIGN SITUATED IN FORECOURT BETWEEN FRONT ELEVATION BAY WINDOW AND GARDEN WALL	04/05/2020	Permission be granted	Advertisements
20/00186/DCH	31/01/2020	Jones	HSE	2 BERTHWIN STREET, PONTCANNA, CARDIFF, CF11 9JH	RETENTION OF VELUX ROOFLIGHT WITHIN SIDE ELEVATION	04/05/2020	Planning Permission be refused	Householder
A/20/00026/MNR	09/03/2020	Notemachine UK Ltd	ADV	36-38 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AH	RETENTION OF INTEGRAL ILLUMINATION AND SCREEN TO THE ATM FASCIA	06/05/2020	Permission be granted	Advertisements
20/00504/MNR	26/02/2020	Mr Phil Walters	DOC	144 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9JB	DISCHARGE OF CONDITIONS 4 (EXISTING DECORATIVE GLASS), 5 (CYCLE STORAGE) AND 6 (METHOD STATEMENT) OF 19/01915/MNR	06/05/2020	Full Discharge of Condition	Discharge of Conditions
RUMNEY								
20/00116/MJR	20/01/2020	Wates Residential	DOC	LAND OFF LLANDUDNO ROAD, RUMNEY	DISCHARGE OF CONDITIONS 12 (NOISE IMPACT ASSESSMENT) AND 19 (LANDSCAPING) OF 17/01681/MJR	06/05/2020	Full Discharge of Condition	Discharge of Conditions

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SPLOTT								
19/02261/MNR	21/08/2019	Seraph Developments Ltd	FUL	1A CAMERON STREET, SPLOTT, CARDIFF, CF24 2NX	REDEVELOPMENT OF SITE TO PROVIDE SUI GENERIS HOUSE IN MULTIPLE OCCUPATION (HMO)	04/05/2020	Permission be granted	Minor - Dwellings (C3)
20/00286/MJR	05/02/2020	Natural Resources Wales	RFO	ADJACENT TO ROVER WAY, SPLOTT, CARDIFF	CLEAN AN OUTFALL PIPELINE, REMOVE EXCESS SILT AND REPLACE THE GRILLE ON THE END OF THE OUTFALL PIPE	05/05/2020	Raise No Objection	Other Consent Types
20/00122/MNR	21/01/2020	Meredith	FUL	120 RAILWAY STREET, SPLOTT, CARDIFF, CF24 2NG	CHANGE OF USE AND CONVERSION OF DWELLING (C3) TO HOUSE OF MULTIPLE OCCUPANCY (C4)	05/05/2020	Permission be granted	Minor - Dwellings (C3)
20/00562/DCH	05/03/2020	Catalano	HSE	13 HANDLEY ROAD, PENGAM, CARDIFF, CF24 2HF	SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF FRONT PORCH	05/05/2020	Permission be granted	Householder
TROWBRIDGE								
20/00253/MNR	12/03/2020	Secretary of State for Communities and Local	FUL	UNIT L1 CAPITAL POINT, CAPITAL BUSINESS PARK, PARKWAY, WENTLOOG, CARDIFF, CF3 2PX	INSTALLATION OF WINDCATCHERS AT ROOF LEVEL AND USE AS CAR STORAGE FACILITY	05/05/2020	Permission be granted	Minor - Other Principal Uses

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19/03041/MNR	21/11/2019	Hafod Housing Association Ltd	FUL	76 HEOL MAES EIRWG, ST MELLONS, CARDIFF, CF3 0JZ	CHANGE OF USE FROM B1 (BUSINESS) TO C2 (RESIDENTIAL INSTITUTION) TO PROVIDE A SEVEN-BEDROOM RESIDENTIAL HOSTEL. INCLUDING EXTENSION WORKS TO PROVIDE AN ADDITIONAL STOREY	05/05/2020	Permission be granted	Minor - Dwellings (C3)
20/00703/DCH	18/03/2020	Mr Anthony Williams	CLD	73 BRYNBALA WAY, TROWBRIDGE, CARDIFF, CF3 1SZ	REAR SINGLE STOREY EXTENSION AND REAR DORMER ROOF EXTENSION	06/05/2020	Permission be granted	Householder
WHITCHURCH/TONGWYNLAIS								
20/00448/DCH	24/02/2020	Naylor	HSE	11 GLAS CANOL, WHITCHURCH, CARDIFF, CF14 1LA	SINGLE STOREY REAR EXTENSION AND SIDE DORMER LOFT EXTENSION	05/05/2020	Permission be granted	Householder
20/00477/MNR	27/02/2020	Whitchurch High School	FUL	WHITCHURCH HIGH UPPER SCHOOL, PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2XJ	SINGLE STOREY BUILDING TO CONTAIN 3 NEW CLASSROOMS AND ANCILLARY ACCOMMODATION	04/05/2020	Permission be granted	Minor - Other Principal Uses

Cardiff Council : Strategic Planning And Environment : Development Control**Applications Decided between 11/05/2020 and 15/05/2020**

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
BUTETOWN								
20/00102/MJR	20/01/2020	Rightacres Property Company Limited	FUL	THE BREWERY, CRAWSHAY STREET, BUTETOWN, CARDIFF, CF10 5DS	REFURBISHMENT AND EXTENSIONS TO FORMER BREWHOUSE FOR A MIXED-USE DEVELOPMENT AND RETENTION OF ASSOCIATED CHIMNEY	13/05/2020	Permission be granted	Major - Retail (A1-A3)
20/00267/MNR	11/02/2020	Engenie Ltd	DOC	BRITANNIA QUAY, CARDIFF BAY	DISCHARGE OF CONDITION 3 (DETAILED DESIGN PACKAGE) OF 19/02623/MNR	14/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00839/MJR	04/05/2020	Opto Property Group	DOC	1 EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4BA	DISCHARGE OF CONDITIONS 4 (GAS), 5 (CONTAMINATION) OF 19/02684/MJR	14/05/2020	Full Discharge of Condition	Discharge of Conditions
CAERAU								
20/00546/DCH	05/03/2020	Mansfield	CLD	51 ARLES ROAD, CAERAU, CARDIFF, CF5 5AN	SINGLE STOREY REAR EXTENSION	14/05/2020	Permission be granted	Other Consent Types
CANTON								
20/00522/DCH	27/02/2020	Mr Patel	HSE	19 HEOL Y FYNACHLOG, CANTON, CARDIFF, CF11 8FQ	ENTRANCE PORCH TO FRONT OF PROPERTY	14/05/2020	Permission be granted	Householder
20/00350/DCH	18/02/2020	Lewis	CLD	32 PENCISELY RISE, CANTON, CARDIFF, CF5 1DY	HIP TO GABLE LOFT CONVERSION WITH REAR FLAT ROOF DORMER EXTENSION AND ADDITIONAL ROOFLIGHTS	13/05/2020	Permission be granted	Other Consent Types
CATHAYS								

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00263/MNR	11/02/2020	Engenie Ltd	DOC	PARK PLACE, CATHAYS PARK, CARDIFF	DISCHARGE OF CONDITIONS 3 (FULL DETAILED DESIGN PACKAGE) AND 4 (ARBORICULTURAL METHOD STATEMENT (AMS) AND TREE PROTECTION PLAN (TPP)) OF 19/02621/MNR	14/05/2020	Full Discharge of Condition	Discharge of Conditions
19/02501/MJR	16/09/2019	National Museum Wales	DOC	NATIONAL MUSEUM AND GALLERY OF WALES, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF, CF10 3NP	DISCHARGE OF CONDITION 14 (REMOVAL OF CABLES AND CABLE TRAYS) OF 18/02709/MJR	11/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00427/MNR	20/02/2020	Quin Freehold Ltd	FUL	15 COBURN STREET, CATHAYS, CARDIFF, CF24 4BQ	REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO FRONT PITCHED ROOF AND CHANGE OF USE FROM C3 (HOUSE) TO C4 (HOUSE IN MULTIPLE OCCUPATION)	14/05/2020	Planning Permission be refused	Minor - Dwellings (C3)
PRAP/20/00016/MN		Mobile Broadband Network Limited (MBNL) and Hutchison 3G UK Ltd	PAT	T-MOBILE COMMUNICATIONS MAST, CITY HALL ROAD, CATHAYS PARK	THE REPLACEMENT OF AN EXISTING 12.00M MONOPOLE WITH A 17.0M HIGH MONOPOLE SUPPORTING 6 NO ANTENNA, TOGETHER WITH THE INSTALLATION OF GROUND-BASED EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO	15/05/2020	Prior Approval be refused	Other Consent Types

CREIGAU/ST FAGANS

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20/00707/MNR	19/03/2020	Caron Group Ltd	DOC	THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD	DISCHARGE OF CONDITIONS 8 (METHODOLOGY AND SPECIFICATION FOR BLOCKING OF EXISTING WINDOWS), 9 (ALTERATIONS TO WALLS, CEILINGS AND DOORS), 10 (NEW/RECLAIMED MATERIAL SAMPLES) AND 11 (FINISHING COAT SAMPLE) OF 17/02721/MNR	15/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00706/MNR	19/03/2020	Caron Group Ltd	DOC	THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD	DISCHARGE OF CONDITIONS 8 (METHODOLOGY AND SPECIFICATION), 9 (ALTERATIONS TO WALLS, CEILINGS AND DOORS), 10 (NEW/RECLAIMED MATERIAL SAMPLES) AND 11 (FINISHING COAT SAMPLE) OF 17/02720/MNR	14/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00326/DCH	12/02/2020	O'Beirne	HSE	10 LLYS ILLTYD, CREIGIAU, CARDIFF, CF15 9ET	REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF A SINGLE STOREY REAR EXTENSION	14/05/2020	Permission be granted	Householder
CYNCOED								
20/00276/DCH	04/02/2020	James	HSE	27 LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EE	PROPOSED HIP TO GABLE LOFT EXTENSION WITH REAR DORMER, SINGLE STOREY REAR EXTENSION AND PORCH TO FRONT ELEVATION	12/05/2020	Permission be granted	Householder

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20/00644/DCH	12/03/2020	Evans	CLD	11 GWERN RHUDDI ROAD, CYNCOED, CARDIFF, CF23 6PR	SINGLE STOREY REAR EXTENSION	14/05/2020	Permission be granted	Other Consent Types
20/00586/DCH	05/03/2020	JOHNSEY	NMH	144 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NQ	MINOR ALTERATIONS TO THE APPROVED PLANS INCLUDING DOOR DESIGN, WINDOW DIMENSIONS AND CONFIGURATION - PREVIOUSLY APPROVED UNDER 19/00639/DCH	14/05/2020	Permission be granted	Non Material Householder
20/00188/MNR	04/02/2020	Cardiff Golf Club	REM	STEWARDS HOUSE, CARDIFF GOLF CLUB, SHERBORNE AVENUE, CYNCOED, CARDIFF, CF23 6SJ	REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 97/01923/N TO ALLOW OCCUPATION OF STEWARDS HOUSE BY OCCUPIERS OTHER THAN MEMBERS OF STAFF	15/05/2020	Permission be granted	Renewals and Variation of Conditions
20/00460/MNR	24/02/2020	Lindsay	FUL	277 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6PA	CHANGE OF USE FROM DOCTORS CONSULTANCY ROOMS (D1) TO RESIDENTIAL USE (SINGLE DWELLING)	15/05/2020	Permission be granted	Minor - Dwellings (C3)
GABALFA								
20/00682/DCH	17/03/2020	Govier	HSE	51 TALYGARN STREET, GABALFA, CARDIFF, CF14 3PS	REAR SINGLE STOREY EXTENSION	15/05/2020	Permission be granted	Householder
A/20/00031/MNR	19/03/2020	MCDONALD'S RESTAURANTS LTD	ADV	MCDONALDS RESTAURANTS LTD, EXCELSIOR ROAD, GABALFA, CARDIFF, CF14 3AT	INSTALLATION OF 4NO. NEW DIGITAL FREESTANDING SIGNS AND 1NO. 15" DIGITAL BOOTH SCREEN	14/05/2020	Permission be granted	Advertisements

HEATH

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20/00324/DCH	12/02/2020	Harris	HSE	52 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RJ	SINGLE STOREY REAR EXTENSION AND CONSTRUCTION OF GARAGE TO SIDE OF PROPERTY	14/05/2020	Permission be granted	Householder
20/00205/DCH	05/02/2020	Woods	HSE	148 HEATH PARK AVENUE, HEATH, CARDIFF, CF14 3RJ	SINGLE STOREY REAR EXTENSION	14/05/2020	Permission be granted	Householder
20/00298/DCH	11/02/2020	Mr Ross Williams	CLD	19 HOMELANDS ROAD, BIRCHGROVE, CARDIFF, CF14 1UH	REAR EXTENSION	13/05/2020	Permission be granted	Other Consent Types

LISVANE

20/00572/MJR	05/03/2020	The Carlyle Trust	NMA	LAND ADJACENT TO LISVANE ROAD, LISVANE, CARDIFF	MINOR AMENDMENTS TO SITE LAYOUT AND LANDSCAPING PROPOSALS, HOUSE TYPES, BOUNDARY TREATMENTS AND MATERIALS - PREVIOUSLY APPROVED UNDER 11/01300/DCO	11/05/2020	Permission be granted	Non Material Amendment
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LLANDAFF

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00340/MJR	13/02/2020	Taylor Wimpey Plc	NMA	BBC WALES, BROADCASTING HOUSE, LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2YQ	VARIATION OF PRE-COMMENCEMENT CONDITIONS 2, 3, 8 AND 9 OF RESERVED MATTERS PERMISSION 16/01059/MJR TO PERMIT THE DEMOLITION OF THE BUILDINGS ON SITE WITHOUT THE NEED FOR THE AFOREMENTIONED CONDITIONS TO BE DISCHARGED UNTIL PRE-COMMENCEMENT OF THE CONSTRUCTION PHASE	11/05/2020	Permission be granted	Non Material Amendment
20/00341/MJR	13/02/2020	Taylor Wimpey Plc	NMA	BBC WALES, BROADCASTING HOUSE, LLANTRISANT ROAD, LLANDAFF, CARDIFF, CF5 2YQ	VARIATION OF PRE-COMMENCEMENT CONDITIONS 11, 12, 13, 15, 16, 18, 19, 25, 29, 31 AND 32 OF OUTLINE PERMISSION 15/00799/MJR TO PERMIT THE DEMOLITION OF THE BUILDINGS ON SITE WITHOUT THE NEED FOR THE AFOREMENTIONED CONDITIONS TO BE DISCHARGED UNTIL PRE-COMMENCEMENT OF THE CONSTRUCTION PHASE	12/05/2020	Permission be granted	Non Material Amendment
20/00446/DCH	26/02/2020	Bellett	CLD	22 FAIRWATER GROVE EAST, LLANDAFF, CARDIFF, CF5 2JU	HIP TO GABLE LOFT CONVERSION WITH REAR DORMER EXTENSION	13/05/2020	Permission be granted	Other Consent Types

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20/00619/DCH	12/03/2020	Lewis	CLD	26 FAIRWATER GROVE WEST, LLANDAFF, CARDIFF, CF5 2JQ	SINGLE STOREY REAR EXTENSION	14/05/2020	Permission be granted	Other Consent Types
LLANDAFF NORTH								
20/00530/DCH	28/02/2020	Mr Bilal	CLD	37 CATHEDRAL VIEW, LLANDAFF NORTH, CARDIFF, CF14 2RS	PROPOSED USE FOR A SINGLE STOREY REAR EXTENSION AND A REAR DORMER WITH ROOF LIGHT	12/05/2020	Permission be granted	Other Consent Types
LLANISHEN								
20/00347/DCH	13/02/2020	Broadhurst	HSE	42 CHERITON DRIVE, LLANISHEN, CARDIFF, CF14 9DF	FIRST FLOOR SIDE EXTENSION	14/05/2020	Permission be granted	Householder
PENTWYN								
20/00332/DCH	11/02/2020	Linc Cymru Housing Association	CLD	4 LLWYN CASTAN, PENTWYN, CARDIFF, CF23 7DA	SINGLE STOREY REAR EXTENSION	12/05/2020	Permission be granted	Other Consent Types
19/03327/DCH	09/01/2020	Cook	CLD	72 GLYN RHOSYN, PENTWYN, CARDIFF, CF23 7DS	CONVERTING EXISTING LOFT SPACE TO HABITABLE SPACE AND INCLUDING ROOFLIGHTS	13/05/2020	Permission be granted	Other Consent Types
PENYLAN								
20/00465/DCH	25/02/2020	Perham	CLD	13 DOVEDALE CLOSE, PENYLAN, CARDIFF, CF23 5LS	REAR DORMER LOFT CONVERSION WITH THREE VELUX WINDOWS TO FRONT ELEVATION	13/05/2020	Withdrawn by Applicant	Other Consent Types
20/00214/DCH	04/02/2020	Morteo	HSE	28 MAFEKING ROAD, PENYLAN, CARDIFF, CF23 5DQ	SINGLE STOREY SIDE EXTENSION AND REAR DORMER LOFT EXTENSION	12/05/2020	Permission be granted	Householder
PLASNEWYDD								

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20/00554/DCH	03/03/2020	Thomas	CLD	20 ROATH COURT ROAD, ROATH, CARDIFF, CF24 3SB	CONSTRUCTION OF REAR DORMER	12/05/2020	Permission be granted	Other Consent Types
PONTPRENNAU/ST MELLONS								
SC/20/00003/MJR20/03/2020		Philippa Cole	SCR	LAND ADJACENT ST JULIANS HOUSE, BRIDGE ROAD, OLD ST MELLONS, CARDIFF, CF3 6YJ	SCREENING OPINION - OUTLINE APPLICATION FOR 160 DWELLINGS	11/05/2020	Response Sent	Other Consent Types
19/03314/MJR	06/01/2020	Perismmon Homes (East Wales)	DOC	LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	PARTIAL DISCHARGE OF CONDITION 20 (PLAY EQUIPMENT AND PUBLIC EQUIPMENT) OF 13/00578/DCO	11/05/2020	Partial Discharge of Condition (s)	Discharge of Conditions
20/00438/DCH	21/02/2020	SYED	CLD	1 COTTINGHAM DRIVE, PONTPRENNAU, CARDIFF, CF23 8QG	CONSTRUCTION OF CONSERVATORY ON SIDE ELEVATION OF DWELLING	14/05/2020	Planning Permission be refused	Other Consent Types
20/00795/MJR	12/05/2020	Taff Housing Association	DOC	948-950 NEWPORT ROAD, OLD ST MELLONS, CARDIFF, CF3 5UA	DISCHARGE OF CONDITION 7 (REMEDIATION SCHEME) OF 17/01801/MJR	14/05/2020	Full Discharge of Condition	Discharge of Conditions
RHIWBINA								
20/00429/DCH	24/02/2020	Cooksley	HSE	39 TY-WERN AVENUE, RHIWBINA, CARDIFF, CF14 6AW	SINGLE STOREY REAR EXTENSION AND HIP TO GABLE END ROOF EXTENSION WITH REAR DORMER	14/05/2020	Permission be granted	Householder
20/00623/DCH	11/03/2020	Rutherford	CLD	124 HEOL LEWIS, RHIWBINA, CARDIFF, CF14 6QE	SINGLE STOREY SIDE EXTENSION AND RELOCATION OF MAIN ENTRANCE TO FRONT ELEVATION	14/05/2020	Permission be granted	Other Consent Types
20/00646/DCH	12/03/2020	Jones	CLD	14 COED YR YNN, RHIWBINA, CARDIFF, CF14 6PH	FLAT ROOF SINGLE STOREY SIDE EXTENSION	14/05/2020	Permission be granted	Householder

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20/00450/MNR	24/02/2020	James	DOC	44 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PB	DISCHARGE OF CONDITIONS 3 (EXTERNAL MATERIALS) AND 4 (SITE ENCLOSURES) OF 18/00842/MNR	12/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00583/DCH	06/03/2020	Gunney	CLD	17 HEOL TY'N Y COED, RHIWBINA, CARDIFF, CF14 6RA	REAR DORMER ROOF EXTENSION AND INSERTION OF ROOFLIGHTS TO THE FRONT ELEVATION	12/05/2020	Permission be granted	Other Consent Types
20/00630/DCH	16/03/2020	DAVIES	NMH	25 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LT	WIDEN DORMER ON FRONT ELEVATION - PREVIOUSLY APPROVED UNDER 19/02980/DCH	12/05/2020	Permission be granted	Non Material Householder
20/00305/DCH	07/02/2020	WILLIAMS	HSE	20 HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HT	DOUBLE STOREY REAR EXTENSION	14/05/2020	Permission be granted	Householder
20/00087/DCH	16/01/2020	Capell	HSE	28 HEOL WEN, RHIWBINA, CARDIFF, CF14 6EG	DEMOLITION OF GARAGE AND REAR CONSERVATORY AND CONSTRUCTION OF TWO STOREY SIDE AND REAR EXTENSION	14/05/2020	Permission be granted	Householder

RIVERSIDE

A/20/00021/MNR	13/03/2020	Mrs Nicky Scott	ADV	PHASE 1, 4-12 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AF	INSTALLATION OF NEW PPC ALUMINIUM SIGN TO THE WIDTH OF SHOP UNIT WITH STRIP LED LIGHTING AND HANGING SIGN TO MATCH	14/05/2020	Permission be granted	General Regulations
20/00401/DCH	25/02/2020	Morris	HSE	74 WYNDHAM ROAD, PONTCANNA, CARDIFF, CF11 9EL	SINGLE STOREY SIDE RETURN EXTENSION	14/05/2020	Permission be granted	Householder

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A/20/00024/MNR	05/03/2020	Cardiff Council	ADV	PHASE 2, 79-91 TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6AD	INSTALLATION OF NEW PPC ALUMINIUM SIGN TO WIDTH OF SHOP UNIT, IN COLOUR TO MATCH SHOP UNIT WITH LED STRIP LIGHTING & HANGING SIGN TO MATCH	14/05/2020	Permission be granted	General Regulations
20/00519/DCH	06/03/2020	JAMES	HSE	22 TALBOT STREET, PONTCANNA, CARDIFF, CF11 9BW	WINDOW REPLACEMENT TO FRONT AND REAR ELEVATIONS	15/05/2020	Permission be granted	Householder
20/00625/DCH	10/03/2020	King & Cecil-Limo	HSE	77 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DB	CONSTRUCT A CONSERVATORY TO THE REAR ELEVATION	15/05/2020	Permission be granted	Householder
RUMNEY								
20/00525/DCH	27/02/2020	ALHOAYAN	HSE	219 GREENWAY ROAD, RUMNEY, CARDIFF, CF3 3PJ	TWO STORY FRONT EXTENSION INCLUDING PORCH, GROUND FLOOR REAR & 1ST FLOOR SIDE EXTENSION	15/05/2020	Planning Permission be refused	Householder
20/00462/DCH	25/02/2020	Murphy	CLD	83 NEW ROAD, RUMNEY, CARDIFF, CF3 3AD	HIP TO GABLE LOFT CONVERSION WITH REAR DORMER AND VELUX WINDOWS TO FRONT ELEVATION	13/05/2020	Permission be granted	Other Consent Types
20/00343/DCH	13/02/2020	Thomas	HSE	16 BRACHDY ROAD, RUMNEY, CARDIFF, CF3 3BE	REPLACE AND ENLARGE REAR CONSERVATORY	14/05/2020	Permission be granted	Householder

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20/00207/MJR	03/02/2020	Wates Residential and Cardiff Council	DOC	EASTERN HIGH SCHOOL, NEWPORT ROAD, RUMNEY, CARDIFF, CF3 3XG	DISCHARGE OF CONDITIONS 11 (TREES), 12 (SOIL RESOURCE), 16 (WRITTEN SCHEME OF INVESTIGATION), 18 (ECOLOGICAL ENHANCEMENTS) AND 34 (PEDESTRIAN LINK TO TAUNTON CRESCENT) OF 18/02519/MJR	11/05/2020	Full Discharge of Condition	Discharge of Conditions
SPLOTT								
20/00582/MNR	09/03/2020	MARTIN	CLU	12 HABERSHON STREET, SPLOTT, CARDIFF, CF24 2DX	USE AS TWO FLATS	14/05/2020	Permission be granted	Other Consent Types
TROWBRIDGE								
20/00660/DCH	16/03/2020	MARTIN	HSE	47 TREBANOG CRESCENT, TROWBRIDGE, CARDIFF, CF3 1SQ	SINGLE STOREY REAR EXTENSION	15/05/2020	Permission be granted	Householder
WHITCHURCH/TONGWYNLAIS								
20/00365/DCH	13/02/2020	Jefferies	HSE	45 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LU	SINGLE STOREY REAR EXTENSION	14/05/2020	Permission be granted	Householder
20/00291/DCH	10/02/2020	Evans	CLD	1 PARK AVENUE, WHITCHURCH, CARDIFF, CF14 7AL	REMOVAL OF EXISTING LEAN-TO ROOF ON SINGLE STOREY EXTENSION AND INSTALL NEW GLAZED SCREEN AND LEAN-TO ROOF	13/05/2020	Permission be granted	Other Consent Types
20/00584/DCH	05/03/2020	Witchell	CLD	39 MANOR RISE, WHITCHURCH, CARDIFF, CF14 1QH	HIP TO GABLE AND DORMER ROOF EXTENSION	12/05/2020	Permission be granted	Other Consent Types

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20/00088/MNR	29/01/2020	Tomos	FUL	6 HEOL DON COURT, CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2ED	REPLACE EXISTING WINDOWS WITH NEW WINDOW FRAMES IDENTICAL IN DESIGN AND STYLE	14/05/2020	Permission be granted	Householder
19/00404/MNR	27/02/2019	Tongwynlais Community Council	DOC	LAND TO THE REAR OF COMMUNITY HALL, CASTELL COCH VIEW, TONGWYNLAIS	DISCHARGE OF CONDITIONS 3 (SOFT LANDSCAPING) AND 5 (LOCATION OF THE BAT, BIRD AND DORMOUSE BOXES) OF 18/02362/MNR	14/05/2020	Full Discharge of Condition	Discharge of Conditions

Cardiff Council : Strategic Planning And Environment : Development Control**Applications Decided between 15/05/2020 and 20/05/2020**

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ADAMSDOWN								
20/00312/MJR	07/02/2020	Cardiff and Vale University Health Board	DOC	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	DISCHARGE OF CONDITIONS 2 (MESH WINDOW SCREEN FIXING), 3 (EXTERNAL MATERIALS AND FEATURES), 4 (SITE BOUNDARY WALL), 5 (SERVICE OPENINGS SCHEME DETAIL), 6 (PARTITION/GLAZING FIX DETAILS), 7 (CHORISTER PEW PROPOSALS), 8 (MEZZANINE FLOOR DETAILS) AND 9 (STONE CLEANING) OF 18/00769/MJR	18/05/2020	Partial Discharge of Condition (s)	Discharge of Conditions
20/00311/MJR	10/02/2020	Cardiff and Vale University Health Board	DOC	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	DISCHARGE OF CONDITIONS 3 (EXTERNAL MATERIALS AND FEATURES) AND 4 (SITE BOUNDARY WALL) OF 18/00768/MJR	18/05/2020	Partial Discharge of Condition (s)	Discharge of Conditions
BUTETOWN								
20/00668/DCH	17/03/2020	Laksari	HSE	11 ALICE STREET, BUTETOWN, CARDIFF, CF10 5LB	SINGLE STOREY REAR FLAT ROOF EXTENSION & ADDITIONAL OFF ROAD PARKING AT FRONT ELEVATION	18/05/2020	Permission be granted	Householder
CANTON								

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A/20/00028/MNR	19/03/2020	MCDONALD'S RESTAURANTS LTD	ADV	MCDONALDS, CAPITAL RETAIL PARK, LECKWITH ROAD, CANTON, CARDIFF, CF11 8EG	INSTALLATION OF 4NO. NEW DIGITAL FREESTANDING SIGNS AND 1NO. 15" DIGITAL BOOTH SCREEN	18/05/2020	Permission be granted	Advertisements
19/03003/MNR	20/11/2019	Mahsa Ltd	LBC	190-192 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GW	WORKS TO FACILITATE CONVERSION OF THE UPPER FLOOR OF 190 COWBRIDGE ROAD EAST FROM OFFICES AND STORAGE TO RESIDENTIAL USE. ALTERATION AND RENOVATION OF EXISTING UPPER FLOORS OF 192 COWBRIDGE ROAD EAST MAINTAINING THE EXISTING RESIDENTIAL USE.RETENTION OF COMMERCIAL GROUND FLOOR USE IN BOTH PROPERTIES. ACCESS TO 190 COWBRIDGE ROAD EAST VIA 188 COWBRIDGE ROAD EAST	19/05/2020	Permission be granted	Listed Buildings

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19/03002/MNR	20/11/2019	Mahsa Ltd	FUL	190-192 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GW	CONVERSION OF THE UPPER FLOOR OF 190 COWBRIDGE ROAD EAST FROM OFFICES AND STORAGE TO RESIDENTIAL USE. ALTERATION AND RENOVATION OF EXISTING UPPER FLOORS OF 192 COWBRIDGE ROAD EAST MAINTAINING THE EXISTING RESIDENTIAL USE.RETENTION OF COMMERCIAL GROUND FLOOR USE IN BOTH PROPERTIES. ACCESS TO 190 COWBRIDGE ROAD EAST VIA 188 COWBRIDGE ROAD EAST	19/05/2020	Permission be granted	Minor - Retail (A1-A3)
19/02703/MNR	10/10/2019	Brooks-Edwards	FUL	127 LLANDAFF ROAD, CANTON, CARDIFF, CF11 9NH	BUILD A NEW MODERN 4 BED DETACHED PROPERTY ALONG WITH 2 STOREY DOUBLE GARAGE	18/05/2020	Permission be granted	Minor - Dwellings (C3)
20/00437/DCH	24/02/2020	John	HSE	20 AUBREY AVENUE, CANTON, CARDIFF, CF5 1AQ	SINGLE STOREY REAR EXTENSION AND HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	18/05/2020	Permission be granted	Householder

CATHAYS

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20/00386/MJR	14/02/2020	Cardiff University	LBC	BUTE BUILDING, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NB	DEMOLITION AND STRIP OUT OF BIRT ACRES LECTURE THEATRE AND CAFE SPACE BELOW. DEMOLITION OF WALL OPENINGS TO SOME ORIGINAL MASONRY WALLS. DEMOLITION AND STRIP OUT OF NON-ORIGINAL PARTITION WALLS, SUSPENDED CEILINGS AND RAISED ACCESS FLOORS	18/05/2020	Permission be granted	Listed Buildings
PRAP/20/00016/MJR	24/03/2020	Mobile Broadband Network Limited (MBNL) and Hutchison 3G UK Ltd	PAT	T-MOBILE COMMUNICATIONS MAST, CITY HALL ROAD, CATHAYS PARK	THE REPLACEMENT OF AN EXISTING 12.00M MONOPOLE WITH A 17.0M HIGH MONOPOLE SUPPORTING 6 NO ANTENNA, TOGETHER WITH THE INSTALLATION OF GROUND-BASED EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO	15/05/2020	Prior Approval be refused	Other Consent Types
20/00176/MNR	11/02/2020	Garrison Barclay Estates	FUL	17 WINDSOR PLACE, CITY CENTRE, CARDIFF, CF10 3BY	PART REAR EXTENSIONS AND INFILL TO REAR OF EXISTING OFFICES	19/05/2020	Permission be granted	Minor - Offices (B1(a))
20/00476/MJR	27/02/2020	Cardiff University	DOC	BUTE BUILDING, KING EDWARD VII AVENUE, CATHAYS PARK, CARDIFF, CF10 3NB	DISCHARGE OF CONDITION 8 (METHOD STATEMENT) OF 19/02823/MJR	18/05/2020	Full Discharge of Condition	Discharge of Conditions
20/00566/DCH	09/03/2020	Mr Graham Eveleigh	HSE	69 CRANBROOK STREET, CATHAYS, CARDIFF, CF24 4AL	SINGLE STOREY REAR EXTENSION AND HIP TO GABLE ROOF EXTENSION	18/05/2020	Permission be granted	Householder

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20/00316/MNR	11/02/2020	McCarthy	LBC	17 WINDSOR PLACE, CITY CENTRE, CARDIFF, CF10 3BY	EXTENSIONS AT FIRST AND SECOND FLOORS TO ENLARGE EXISTING OFFICE SPACE	19/05/2020	Permission be granted	Listed Buildings

CREIGAU/ST FAGANS

20/00707/MNR	19/03/2020	Caron Group Ltd	DOC	THE COURT NURSING HOME, CWRT Y CADNO, ST FAGANS, CARDIFF, CF5 6XD	DISCHARGE OF CONDITIONS 8 (METHODOLOGY AND SPECIFICATION FOR BLOCKING OF EXISTING WINDOWS), 9 (ALTERATIONS TO WALLS, CEILINGS AND DOORS), 10 (NEW/RECLAIMED MATERIAL SAMPLES) AND 11 (FINISHING COAT SAMPLE) OF 17/02721/MNR	15/05/2020	Full Discharge of Condition	Discharge of Conditions
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19/03264/MJR	19/12/2019	Persimmon Homes East Wales	RES	PHASE 1 AND 2, LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU, CARDIFF	APPROVAL IS SOUGHT FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE ("THE RESERVED MATTERS") AS PRESCRIBED BY CONDITIONS 4, 7, 8, 9, 12, 13, 14, 15 & 16 OF THE OUTLINE PLANNING PERMISSION (14/00852/DCO) FOR A SINGLE DWELLINGHOUSE AND PUMPING STATIONS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING WITHIN PHASE 1 OF THE WIDER DEVELOPMENT	18/05/2020	Permission be granted	Minor - Dwellings (C3)

CYNCOED

20/00454/DCH	25/02/2020	Karki	HSE	61 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QU	SINGLE STOREY REAR EXTENSION WITH RAISED TERRACE AND HIP TO GABLE ROOF EXTENSIONS WITH REAR DORMER	18/05/2020	Permission be granted	Householder
20/00188/MNR	04/02/2020	Cardiff Golf Club	REM	STEWARDS HOUSE, CARDIFF GOLF CLUB, SHERBORNE AVENUE, CYNCOED, CARDIFF, CF23 6SJ	REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 97/01923/N TO ALLOW OCCUPATION OF STEWARD'S HOUSE BY OCCUPIERS OTHER THAN MEMBERS OF STAFF	15/05/2020	Permission be granted	Renewals and Variation of Conditions

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20/00460/MNR	24/02/2020	Lindsay	FUL	277 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6PA	CHANGE OF USE FROM DOCTORS CONSULTANCY ROOMS (D1) TO RESIDENTIAL USE (SINGLE DWELLING)	15/05/2020	Permission be granted	Minor - Dwellings (C3)
ELY								
20/00601/MNR	10/03/2020	Warda	FUL	PART OF LAND AT 57 GRAND AVENUE, ELY, CARDIFF, CF5 4GJ	CONSTRUCTION OF DETACHED DWELLING	18/05/2020	Planning Permission be refused	Minor - Dwellings (C3)
GABALFA								
20/00540/DCH	02/03/2020	Waters & Davies	HSE	15 LAYTONIA AVENUE, GABALFA, CARDIFF, CF14 3BQ	HIP TO GABLE LOFT CONVERSION WITH REAR DORMER EXTENSION AND EXISTING CHIMNEY REPLACED WITH TWIN WALL EXTERNAL FLUE	18/05/2020	Permission be granted	Householder
20/00682/DCH	17/03/2020	Govier	HSE	51 TALYGARN STREET, GABALFA, CARDIFF, CF14 3PS	REAR SINGLE STOREY EXTENSION	15/05/2020	Permission be granted	Householder
20/00841/MJR	05/05/2020	Wates Residential	DOC	BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	DISCHARGE OF CONDITIONS 13 (GLAZING SPECIFICATION) AND 14 (MECHANICAL VENTILATION SCHEME) OF 17/01691/MJR	19/05/2020	Full Discharge of Condition	Discharge of Conditions
GRANGETOWN								

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19/00472/MNR	24/04/2019	Ms Ahmed	FUL	174-176 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6NL	GROUND AND FIRST FLOOR REAR EXTENSIONS PLUS INTERNAL & EXTERNAL ALTERATIONS TO EXISTING SHOP AND CONVERSION TO 4 FLATS TO UPPER FLOORS WITH DORMER ROOF EXTENSIONS	16/05/2020	Permission be granted	Minor - Dwellings (C3)
19/03278/MNR	07/01/2020	Saleh	FUL	53 CORNWALL STREET, GRANGETOWN, CARDIFF, CF11 6PN	FIRST FLOOR REAR EXTENSION, TWO STOREY SIDE EXTENSION AND INCREASE IN HEIGHT OF GARAGE ROOF FRONTING WARWICK STREET TOGETHER WITH MINOR EXTERNAL ALTERATIONS TO FACILITATE THE CHANGE OF USE OF EXISITNG DWELLING TO FORM 4 SELF CONTAINED FLATS	16/05/2020	Permission be granted	Minor - Dwellings (C3)
HEATH								
20/00613/DCH	09/03/2020	Keoghane	HSE	20 ST AUGUSTINE ROAD, HEATH, CARDIFF, CF14 4BE	PROPOSED PART DEMOLITION OF SINGLE STOREY 'LEAN TO' AT REAR & REPLACE WITH LARGER REAR EXTENSION AND EXTENSION TO SIDE	18/05/2020	Permission be granted	Householder
20/00664/DCH	16/03/2020	Green	HSE	54 HOMELANDS ROAD, BIRCHGROVE, CARDIFF, CF14 1UJ	PROPOSED TWO STOREY SIDE EXTENSION	18/05/2020	Permission be granted	Householder

LISVANE

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20/00225/MNR	06/02/2020	Lisvane Community Council	DOC	COMMUNITY CENTRE, RUDRY ROAD, LISVANE	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 4 (SITE ENCLOSURE DETAILS), 5 (LANDSCAPE), 11 (CYCLE PARKING PROVISION), 19 (ABORICULTURAL METHOD STATEMENT) AND 21 (APPROVED PLANS) OF 19/01028/MNR	19/05/2020	Full Discharge of Condition	Discharge of Conditions
LLANDAFF								
20/00610/DCH	09/03/2020	O'Donovan	HSE	26 HIGHFIELDS, LLANDAFF, CARDIFF, CF5 2QB	EXTENSION OF GARAGE ROOF EAVE TO FORM NEW CANOPY TO WALKWAY	18/05/2020	Permission be granted	Householder
PENTYRCH								
17/01411/MNR	14/06/2017	Waters	DOC	6 GLAN-YR-AFON, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9HP	16/02184/MNR DISCHARGE OF CONDITIONS 4(EXTERNAL MATERIALS), 5(INVESTIGATE GROUND), 13(SITE ENCLOSURE), 14(AMS & TPP STATEMENTS)	20/05/2020	Full Discharge of Condition	Discharge of Conditions
PENYLAN								
20/00653/DCH	16/03/2020	Hook	HSE	16 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DD	SINGLE STOREY REAR EXTENSION	18/05/2020	Permission be granted	Householder
20/00471/DCH	25/02/2020	Weathersby	HSE	44 BRANDRETH ROAD, PENYLAN, CARDIFF, CF23 5LB	SINGLE STOREY LEAN-TO REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION	18/05/2020	Permission be granted	Householder

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PLASNEWYDD								
20/00093/MNR	17/01/2020	VERMA	CLU	THE WHITE BUNGALOW, 12B ST PETER'S STREET, ROATH, CARDIFF, CF24 3BA	THE EXISTING USE IS AS A TWO BEDROOM BUNGALOW	19/05/2020	Permission be granted	Other Consent Types
RADYR								
20/00344/MNR	18/02/2020	Tucker	OUT	PART OF LAND AT 2 GRAIG LWYD, RADYR, CARDIFF, CF15 8BG	DEVELOPMENT OF DETACHED SINGLE STOREY DWELLING (SCALE AND APPEARANCE) WITH ASSOCIATED ACCESS & VEHICLE PARKING ON LAND ADJACENT TO NO 2 GRAIG LWYD	18/05/2020	Planning Permission be refused	Minor - Dwellings (C3)
RHIWBINA								
20/00238/DCH	04/02/2020	Bird	HSE	38 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PB	REMOVAL OF EXISTING DETACHED GARAGE AND CONSTRUCTION OF SIDE EXTENSION TO CREATE A NEW SINGLE STOREY GARAGE WITH INTERNAL ACCESS	18/05/2020	Permission be granted	Householder
20/00473/DCH	26/02/2020	Bowyer	HSE	8 RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UN	SINGLE STOREY REAR & SIDE EXTENSION	19/05/2020	Permission be granted	Householder
RIVERSIDE								
20/00519/DCH	06/03/2020	JAMES	HSE	22 TALBOT STREET, PONTCANNA, CARDIFF, CF11 9BW	WINDOW REPLACEMENT TO FRONT AND REAR ELEVATIONS	15/05/2020	Permission be granted	Householder
20/00625/DCH	10/03/2020	King & Cecil-Limo	HSE	77 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DB	CONSTRUCT A CONSERVATORY TO THE REAR ELEVATION	15/05/2020	Permission be granted	Householder

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20/00353/DCH	28/02/2020	Clague	HSE	84 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HJ	REPLACEMENT OF WINDOWS TO FRONT ELEVATION	18/05/2020	Permission be granted	Householder
RUMNEY								
20/00287/DCH	07/02/2020	YELLEN	HSE	98 NEW ROAD, RUMNEY, CARDIFF, CF3 3AD	PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION	19/05/2020	Permission be granted	Householder
20/00325/DCH	11/02/2020	Montgomery	HSE	1 UPLANDS ROAD, RUMNEY, CARDIFF, CF3 3AL	ALTERATIONS AND EXTENSIONS TO EXISTING REAR GRANNY ANNEXE	19/05/2020	Permission be granted	Householder
20/00525/DCH	27/02/2020	ALHOAYAN	HSE	219 GREENWAY ROAD, RUMNEY, CARDIFF, CF3 3PJ	TWO STORY FRONT EXTENSION INCLUDING PORCH, GROUND FLOOR REAR & 1ST FLOOR SIDE EXTENSION	15/05/2020	Planning Permission be refused	Householder
TROWBRIDGE								
20/00660/DCH	16/03/2020	MARTIN	HSE	47 TREBANOG CRESCENT, TROWBRIDGE, CARDIFF, CF3 1SQ	SINGLE STOREY REAR EXTENSION	15/05/2020	Permission be granted	Householder

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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 22/05/2020 and 26/05/2020

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
BUTETOWN								
PRAP/20/00003/M26	26/02/2020	Telefonica UK Limited (on behalf of Cornerstone)	PAT	ADJACENT TO COUNTY HALL, SCHOONER DRIVE, BUTETOWN, CARDIFF	A 20 METRE MONOPOLE, ACCOMMODATING 6NO. ANTENNAS, 2NO. MICROWAVE DISHES, THE INSTALLATION OF 1NO. EQUIPMENT CABINET, ALONG WITH ANCILLARY WORKS	26/05/2020	No Prior Approval required	Other Consent Types
CAERAU								
PRAP/20/00002/M26	26/02/2020	Telefonica UK Limited (on behalf of Cornerstone)	PAT	ADJACENT TO B&Q, COWBRIDGE ROAD WEST, CAERAU, CARDIFF	A 20 METRE MONOPOLE, ACCOMMODATING 6NO. ANTENNAS, 2NO. MICROWAVE DISHES, THE INSTALLATION OF 1NO. EQUIPMENT CABINET, ALONG WITH ANCILLARY WORKS	26/05/2020	No Prior Approval required	Other Consent Types
CANTON								
PRAP/20/00004/M26	26/02/2020	Telefonica UK Limited (on behalf of Cornerstone)	PAT	JUNCTION OF BROAD STREET AND SANATORIUM ROAD, CANTON, CARDIFF	A 20 METRE MONOPOLE, ACCOMMODATING 6NO. ANTENNAS, 2NO. MICROWAVE DISHES, THE INSTALLATION OF 1NO. EQUIPMENT CABINET, ALONG WITH ANCILLARY WORKS	26/05/2020	No Prior Approval required	Other Consent Types
CATHAYS								
20/00618/MNR	09/03/2020	Legal & General Investment Management	LBC	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	INFILLING OF 3NO. OPENINGS INTO THE BALLROOM ON THE FIFTH FLOOR	26/05/2020	Permission be granted	Listed Buildings

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
CYNCOED								
20/00209/DCH	30/01/2020	Dai	HSE	13 BETTWS-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6PH	REAR SINGLE STOREY AND FIRST FLOOR EXTENSIONS WITH REAR DORMER TO CONVERT PROPERTY INTO TWO STOREY DWELLING	22/05/2020	Withdrawn by Applicant	Householder
ELY								
20/00526/MNR	28/02/2020	Marks	FUL	LAND AT 55 RED HOUSE ROAD, ELY, CARDIFF, CF5 4FG	CONSTRUCTION OF A TWO BEDROOM DETACHED DWELLING	22/05/2020	Planning Permission be refused	Minor - Dwellings (C3)
GRANGETOWN								
PRAP/20/00001/MNR	26/02/2020	Telefonica UK Limited (on behalf of Cornerstone)	PAT	LAND OFF WHITTLE ROAD, LECKWITH, CARDIFF	A 20 METRE MONOPOLE, ACCOMMODATING 6NO. ANTENNAS, 2NO. MICROWAVE DISHES, THE INSTALLATION OF 1NO. EQUIPMENT CABINET, ALONG WITH ANCILLARY WORKS	26/05/2020	No Prior Approval required	Other Consent Types
LISVANE								
19/02682/MJR	10/10/2019	Redrow Homes	DOC	PHASE 2B, CHURCHLANDS LAND NORTH AND EAST OF LISVANE, MAERDY LANE, LISVANE	DISCHARGE OF CONDITIONS 8 (INFRASTRUCTURE PHASING PLAN), 9 (CEMP) AND 26 (NOISE ASSESSMENT) OF 14/02891/MJR	22/05/2020	Full Discharge of Condition	Discharge of Conditions
LLANDAFF								

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00506/MNR	27/02/2020	Bereavement & Registration Services in Planning, Transport & Environment, Bereav	FUL	LLANDAFF ROWING CLUB, THE BOAT HOUSE, BRIDGE ROAD, LLANDAFF, CARDIFF, CF5 2PT	PROVIDE A NEW PONTOON TO REPLACE THE EXISTING DAMAGED TIMBER PONTOON	22/05/2020	Permission be granted	General Regulations
LLANISHEN								
20/00455/DCH	26/02/2020	Sims	HSE	28 ST MARTINS CRESCENT, LLANISHEN, CARDIFF, CF14 5QA	TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION	26/05/2020	Permission be granted	Householder
PENTWYN								
20/00498/DCH	26/02/2020	Joseph	HSE	72 WAUN FACH, PENTWYN, CARDIFF, CF23 7BB	SINGLE STOREY REAR EXTENSION	26/05/2020	Permission be granted	Householder
RHIWBINA								
20/00283/DCH	05/02/2020	MORRIS	HSE	36 LANSDOWNE AVENUE, RHIWBINA, CARDIFF, CF14 6AT	ERECTION OF DETACHED GARAGE & GYM TO REAR OF PROPERTY	22/05/2020	Planning Permission be refused	Householder
20/00575/DCH	10/03/2020	Green	HSE	7 LON Y NANT, RHIWBINA, CARDIFF, CF14 4ST	SINGLE STOREY REAR AND SIDE EXTENSIONS WITH RAISED PATIO AND RAMPED APPROACH	22/05/2020	Permission be granted	Householder
20/00272/DCH	05/02/2020	Lewis	HSE	23 LON-Y-DDERWEN, RHIWBINA, CARDIFF, CF14 6JQ	SINGLE STOREY SIDE EXTENSION AND HIP TO GABLE ROOF EXTENSIONS WITH DORMERS TO CREATE DORMER BUNGALOW	26/05/2020	Planning Permission be refused	Householder
RIVERSIDE								

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
19/03043/DCH	20/11/2019	Megeve	HSE	11 HAMILTON STREET, PONTCANNA, CARDIFF, CF11 9BP	PROPOSED ATTIC CONVERSION, SINGLE STOREY SIDE GLAZED LINK EXTENSION, RE-MODELLING OF REAR ELEVATION AND NEW REAR BOUNDARY WALL	26/05/2020	Permission be granted	Householder

WHITCHURCH/TONGWYNLAIS

20/00295/DCH	10/02/2020	Williams	HSE	21 VELINDRE ROAD, WHITCHURCH, CARDIFF, CF14 2TE	REMOVAL OF EXISTING SIDE AND REAR SINGLE STOREY EXTENSIONS AND CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION WITH GLAZED CANOPY AT REAR	26/05/2020	Permission be granted	Householder
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