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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 19 AUGUST 2020, 1.30 PM
Venue	REMOTE MEETING VIA MS TEAMS
Membership	Councillor K Jones (Chair) Councillors Ahmed, Asghar Ali, Driscoll, Gordon, Hudson, Jacobsen, Jones-Pritchard, Keith Parry, Sattar and Stubbs

1 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 22 July 2020.

4 Petitions

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

Application no, 20/00411/DCH, 23 Heol Pant Y Bryn, Whitchurch

5 Development Control Applications

- a 20/00411/DCH - 23 Heol Pant-Y-Rhyn, Whitchurch, Cardiff, CF14 7BZ
- b 20/01047/MNR - 118 Newport Road, Roath, Cardiff, CF24 1DH
- c 18/01280/MJR - Land adjacent to 12 - 14 Drake Walk, Atlantic Wharf, Cardiff, CF10 4AN

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- d 18/02999/MJR - Walters Building, Clarence Road, Butetown, Cardiff, CF10 5FA
- e 20/01165/MNR - 4 Chestnut Road, Fairwater, Cardiff, CF5 3HR
- 6 **Section 119 Highways Act 1980 Application - Pentrych No. 25**
- 7 **Applications decided by Delegated Powers**
- 8 **Urgent Items (if any)**
- 9 **Date of next meeting - 16 September 2020 at 1.30 pm**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 13 August 2020

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

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PLANNING COMMITTEE

22 JULY 2020

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

67 : APOLOGIES FOR ABSENCE

None

68 : DECLARATIONS OF INTEREST

Councillor Abdul Sattar declared a prejudicial interest in application 19/03210/MJR – Tramshed, Pendyris Street, Grangetown and took no part in that application.

69 : MINUTES

The minutes of the 25 June 2020 were approved and signed as a correct record.

70 : PETITIONS

Application no 19/01012/MJR, Multi Storey Car Park, Stuart Street, Cardiff Bay.

In relation to the above the petitioner spoke and the applicant responded.

71 : 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

20/00361/MJR – PLASNEWYDD 160-166 STRATHNAIRN STREET

Demolition of existing buildings and construction of 12 no, self-contained apartments with onsite amenity, cycle & refuse stores.

19/03210/MJR – GRANGETOWN
TRAMSHED, PENDYRIS STREET

Variation of condition 9 of 15/00225/MJR, to extend hours of operation to allow 31 no events per year to operate until 03:00

Subject to an amendment of condition 42

“Prior to the implementation of condition 9 of application ref. 15/00225/MJR (as amended by application ref. 19/03210/MJR), an updated Management Plan shall be submitted to, and approved in writing by the Local Planning Authority. This will include all aspects associated with the queuing of patrons prior to the event commencing; the exit of patrons following the event and their swift dispersal. The scheme will ensure that queuing does not take place on Pendyris Street, but along Clare Road back underneath the railway bridge”

19/03179/DCH – CATHAYS
24 LETTY STREET

Subject to an amendment to condition 2

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

- CED5/3/a – Proposed Elevations
- CED5/18 – Section to Annex

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

19/01930/MJR – BUTETOWN
CRAWSHAY COURT, 6 CURRAN ROAD

188 Unit Apartment building with ancillary areas, parking, public open space, A1/A3 unit(s) and a residents roof terrace.

19/01012/MJR – BUTETOWN
MULTI STOREY CAR PARK, STUART STREET

Extension and alteration of existing multi storey car park, reconfiguration of car park layout, revised/additional entrance and exit points, bicycle hub facility, landscaping and associated works.

Subject to an amendment to condition 4.

Architectural Detailing: Prior to commencement of any construction work, a scheme showing the architectural detailing of the buildings shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into beneficial use until the approved scheme is implemented. For the avoidance of doubt, the scheme shall include, but not limited to, measures to mitigate

any adverse impacts of light, noise and overlooking to neighbouring residential premises.

19/01083/MJR – RIVERSIDE

BARCLAY COURT, 104-108 CATHEDRAL ROAD

Proposed conversion of Barclay Court from a residential home to 18 apartments (use class C3) including internal and external alterations access, car parking and all other associated works.

Subject to additional Condition 20 to read

“Notwithstanding the approved plans, prior to the beneficial use of any flat hereby approved, the car park access shall be modified in accordance with a scheme of detail which shall first have been submitted to and approved by the Local Planning Authority in writing, and shall thereafter be so maintained. The detailed proposal shall seek to increase visibility of cars, cycles and pedestrians accessing and egressing the development.

Reason: To aid visibility and increase safety of users of the lane. in accordance with Policy KP5 of the Adopted Cardiff Local Development Plan.”

Subject to modification of condition 16 to Transport Officer’s preference:

“Notwithstanding the approved drawings, Prior to the beneficial occupation of any of the flat units approved, an accessible, secure and covered cycle parking facility shall be provided in accordance with a scheme of detail that shall first have been submitted to and approved by the Local Planning Authority in writing. Thereafter the cycle parking facility shall be maintained and shall not be used for any other purpose.

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

APPLICATIONS WITHDRAWN

20/00748/MNR – LLANDAFF

PART OF LAND AT REAR OF 35 ELY ROAD

Construction of a one bedroom, two storey dwelling

REASON: Withdrawn at the request of the applicant.

72 : SECTION 257 TOWN AND COUNTRY PLANNING ACT 1980: MAELFA

RESOLVED:

To approve the Section 257 Diversion Application to allow the Public Rights of Way Team to instruct Legal Services to process the Legal Order

73 : APPLICATIONS DECIDED BY DELEGATED POWERS - JUNE 2020

Noted

74 : URGENT ITEMS (IF ANY)

The Chair, having sought the agreement of the Committee, certified that the application in accordance with Section 257 Town and Country Planning Act 1990, Diversion Order for Public Footpath in relation to St Fagans No.16 was an urgent item. The item was unavailable prior to the publication of the Committee Agenda and its consideration by the Committee was essential to ensure that the footpath was not built upon or obstructed illegally.

RESOLVED:

To approved the Section 257 Diversion Application to allow the Public Rights of Way Team to instruct Legal Services to process the Legal Order

75 : DATE OF THE NEXT MEETING - 19 AUGUST 2020

The meeting terminated at 4.45 pm

PLANNING COMMITTEE - 19th AUGUST 2020

Page No.	App No.	Location	Description	Decision	Officer
1	20/00411/DCH	23 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7BZ	AMENDMENTS TO SCREENING ON LEFT AND RIGHT HAND SIDES OF BALCONY	REFUSE	JLD
13	20/01047/MNR	118 NEWPORT ROAD, ROATH, CARDIFF, CF24 1DH	PROPOSED CHANGE OF USE TO MANAGED ACCOMMODATION FOR HOMELESS PERSONS	APPROVE	CJE
22	18/01280/MJR	LAND ADJACENT TO, 12 - 14 DRAKE WALK, ATLANTIC WHARF, CARDIFF, CF10 4AN	SIX STOREY SERVICED ACCOMMODATION COMPRISING SERVICED APARTMENTS WITH GROUND FLOOR COMMERCIAL/AMENITY SPACE, RE-ROUTING OF PUBLIC RIVERSIDE WALKWAY AND RENOVATION OF EXISTING DOCK FEEDER FOOTBRIDGE	SECTION 106	CJE
67	18/02999/MJR	WALTERS BUILDING, CLARENCE ROAD, BUTETOWN, CARDIFF, CF10 5FA	DEMOLITION OF THE EXISTING BUILDING AND ERECTION OF A 4/6-STOREYS RESIDENTIAL APARTMENT BLOCK COMPRISING 35 AFFORDABLE HOMES, BIN STORE, CYCLE PARKING AND ASSOCIATED WORKS	SECTION 106	OJJ
88	20/01165/MNR	4 CHESTNUT ROAD, FAIRWATER, CARDIFF, CF5 3HR	PROPOSED ALTERATIONS AND SIDE/REAR EXTENSION TO EXISTING SHOP, NEW SHOPFRONT AND REPOSITIONING OF EXISTING EXTERNAL STAIRCASE	APPROVE	ODB

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PETITION IN SUPPORT & MEMBER SUPPORT

COMMITTEE DATE: 19/08/2020

APPLICATION No. **20/00411/DCH** APPLICATION DATE: 19/02/2020

ED: **WHITCHURCH/TONGWYNLAIS**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr Kaid Mohamed

LOCATION: 23 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7BZ

PROPOSAL: AMENDMENTS TO SCREENING ON LEFT AND RIGHT HAND SIDES OF BALCONY

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

1. The first floor rear balcony/roof terrace by reason of its scale and siting within close proximity to neighbouring properties unacceptably harms the privacy and amenity of the neighbouring residents contrary to Policy KP5 of the Cardiff Local Development Plan and the advice contained within Supplementary Planning Guidance: Residential Extensions and Alterations.
2. The first floor rear balcony/roof terrace by reason of its scale, siting and design, represents an overdevelopment of the site and does not have proper regard to the character and context of the local area contrary to Policy KP5 of the Cardiff Local Development Plan and the advice contained within Supplementary Planning Guidance: Residential Extensions and Alterations.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to retain an existing balcony/roof terrace with additional amendments to its screening which is located along the perimeter of the balcony/roof terrace. The application follows on from a previous planning application to retain the unauthorised balcony/roof terrace 'as built', which was refused planning permission (Ref: 19/02447/DCH). A Planning Enforcement Notice has been served with respect to the existing unauthorised development.

- 1.2 The principal difference between the current proposal and the proposal refused planning permission is that the obscurely glazed screens on the side elevations of the balcony/roof terrace would be replaced so that they were a height of 1.77 metres for the entirety of the side edges of the balcony/roof terrace (and not chamfered at the corner point as existing). Additionally, the screening panel would be continued along the front edge of the balcony/roof terrace at a height of 1.77 metres at the corner points for a distance of approximately 60cm from the side edges of the terrace before chamfering down to a height of approximately 1.1 metres approximately 1 metre from the side edges of the balcony/roof terrace.

2. **SITE DESCRIPTION**

- 2.1 The property is semi-detached extended dormer bungalow located in the Whitchurch area of Cardiff. The property is attached to No. 21 Heol Pant Y Rhyn located to its north west and is bounded by No. 25 Heol Pant Y Rhyn located to its south west. The application site backs on to the properties located in Heol Pentywn adjacent to Northern Avenue.

3. **RELEVANT SITE HISTORY**

- 06/00221/W : CREATION OF DORMER BUNGALOW WITH DORMERS TO FRONT AND REAR AND REPLACEMENT GARAGE : 12/04/2006 : PERMISSION GRANTED
- 16/02587/DCH : PROPOSED LOFT CONVERSION WITH DORMERS INCLUDING REAR (SCREENED) BALCONY : 23/02/2017 : PERMISSION GRANTED
- 17/01230/DCH : VARIATION OF CONDITION 2 OF 16/02587/DCH TO INCLUDE AMENDED DRAWINGS FOR THE EXTENDED ROOF OVERHANG OVER THE APPROVED TERRACE TO THE FIRST FLOOR TO PROVIDE SHELTER FOR THE USER : 21/07/2017 : PERMISSION GRANTED
- 17/02948/DCH : VARIATION OF CONDITION 2 OF 16/02587/DCH TO INCLUDE AMENDED DRAWINGS TO RAISE THE DORMER EAVES IN ORDER TO ALLOW A LIFT TO BE INSTALLED AND SIDE DORMER INCREASED IN LENGTH TO ALLOW FOR FULL ACCESS AROUND REAR BEDROOM : 19/02/2018 : PERMISSION GRANTED
- 18/01522/DCH : RETENTION OF FRONT AND SIDE DORMERS AND REAR FIRST FLOOR TERRACE AND GLAZED BALLUSTRADES : 28/09/2018 : PERMISSION REFUSED

- 19/02447/DCH : RETENTION OF LEFT HAND SIDE OF CONSTRUCTED BALCONY. THE LOFT CONVERSION AND MAIN REAR BALCONY HAD BEEN PREVIOUSLY GRANTED : 20/1/2020 : PERMISISON REFUSED
- PLANNING ENFORCEMENT NOTICE SERVED : Dated 5th February 2020

3.1 Planning permission was originally granted for a balcony/roof terrace by virtue of planning application code reference 16/02587/DCH, as part of a proposal that included roof extensions to the property. The balcony/roof terrace was proposed to have been formed above a small section of the roof of an existing single storey rear extension (accessed from the approved rear dormer) with restricted access to the remainder of the flat roof area with the presence of a proposed balustrade. A condition required the erection and maintenance of privacy screening along the North West and part of the North East sides of the roof of the single storey rear extension to safeguard the privacy of neighbouring residents. This scheme was subsequently amended (granted by planning permission code reference 17/01230/DCH) to include a roof overhang which would provide shelter to the balcony/roof terrace.

3.2 When development works were undertaken at the property, a much larger roof terrace, than that which was permitted was formed, which involved use of the area above the entire flat roof of the single storey extension. A further application (18/01522/DCH) was submitted in an attempt to retain the development that had been constructed. This application considered the use of high glazed screening on the northwest and southeast sides and a lower glazed balustrade enclosure on the northeast side with high fixed potted plants on the inner sides to provide privacy screening. This application was refused due to its harm caused to the amenity of neighbouring occupiers and the impact on the character and context of the area. A further planning application was submitted (19/02447/DCH), which differed slightly in that additional screening would be provided to the South East side by means of a 1.77m high obscure glazed screen. This planning application was refused for reasons relating to privacy and poor design.

4. **POLICY FRAMEWORK**

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

4.2 Relevant National Planning Guidance:

Planning Policy Wales: Edition 10 (2018)
 Planning Policy Wales TAN 12: Design
 Development Management Manual

4.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5: Good Quality and Sustainable Design

4.4 Relevant Supplementary Planning Guidance:

Residential Extensions & Alterations (2017)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 None

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 None

7. **REPRESENTATIONS**

7.1 Correspondence has been received from the City and County Councillor for Caerau Peter Bradbury supporting the applicant and their proposal. The full correspondence of support is available to view on the planning file, however, the correspondence can be summarised as follows:

- The applicant received a Disabled Facilities Grant to adapt his home with a balcony and has support from his Occupational Therapist and can provide medical evidence as to why this work was needed to be carried out
- The applicant is vulnerable, has had their home broken in to and to alter the work would be a huge upheaval
- The applicant has the support of the neighbours including a petition of over 50 signatories

The supporting comments of the Councillor are noted, however, the merits of the development are considered and are detailed within the analysis section of the report (paragraphs 8.1 - 8.6)

7.1 Neighbours have been notified of the planning application and objections received from the adjoining occupier at No. 21 Heol Pant Y Rhyn. The full objection is available to view on the planning file, however, the objection can be summarised as follows:

- The terrace overlooks their garden causing a loss of privacy
- The visual impact of the terrace is unsightly and overbearing
- The design of the balcony is out of scale and not in keeping with the character of the area
- Concerns if the owner were to sell the property and its future use

- Increasing the size of the panels makes the structure more imposing without alleviating privacy concerns.

The letter of objection has been noted.

7.2 A petition of more than 50 signatories has also been received supporting the proposal.

7.3 A letter of support has been received from the neighbouring occupier at No. 25 Heol Pant Y Rhyn. The full letter of support is available on the planning file, however, the letter can be summarised as follows:

- They have no objection to the size and features of the balcony.
- They believe that they and the applicant have adequate privacy and the development is aesthetically pleasing
- The applicant is a quiet, courteous neighbour

7.4 A letter has been received from Spinal Physical Therapist Dave Smith supporting the applicant and their proposal. The full letter of support is available to view on the planning file, however, the letter can be summarised as follows:

- The planning matters have put a great deal of stress on the applicant
- The applicant had been a ventilated patient with a tracking ostomy and has difficulty breathing, and the use of the balcony has resulted in his breathing improving
- Improved breathing has resulted in lower anxiety levels for the applicant
- The balcony space and soft flooring allows the applicant to undertake standing exercise in a safer environment than elsewhere in the property where there are harder surfaces
- The applicant has a two handed lift out of his chair. If the balcony were smaller there would not be enough room to lift him in and out of the chair there.
- The applicant frequently suffers pain and pressure sores and is prone to catching illnesses. The applicant has spent long periods not being able to come downstairs and without the balcony they would not have been able to have access to natural light and fresh air.

7.5 A letter has been received from Senior Community Occupational Therapist Cheryl Hill supporting the applicant and their proposal. The full letter of support is available to view on the planning file, however, the letter can be summarised as follows

- The adaptations to the property were recommended for a Disabled Facilities Grant as the applicant had suffered a serious life changing injury to their spine severely affecting their mobility.

- The balcony is a therapeutic space for physiotherapy and yoga as well as a space to relax and get fresh air
- To assist the applicant's safe movement and handling sufficient space is required to accommodate the correct equipment. Any significant reduction to the existing dimensions will prohibit the safe moving and handling protocols in conflict with the Manual Handling Regulations 1992: HSE Guidance on the Regulations. If the balcony was reduced in size then it would not be possible to achieve a safe working environment to enable the applicant to access it safely and it would effectively become a redundant space.
- Increasing the privacy screening would be a pragmatic and unobtrusive solution that would enable the applicant to maintain the requirements for the space
- The applicant is not in a financial position to undertake major adaptation works and would not qualify for grant aid in this instance
- The applicant's disability has been very challenging and that establishing a home which meets their full needs has been of huge value and helped them maintain their independence and avoid the prospect of entering expensive residential care.

7.7 The petition and representations received from the neighbouring residents are noted. Whilst the substance of local views must be considered, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations.

7.8 **Neighbour Representations and Petition in Support** – The letters and petition of support are noted, however, the merits of the development are considered on balance and is detailed within the analysis section of the report (paragraphs 8.1 - 8.6). The contents of the letters from the Health Professionals supporting the applicant and the proposal have been considered along with the other material considerations as part of the planning process.

8. **ANALYSIS**

8.1 The key issues for consideration are the effect of the balcony/roof terrace on the amenity of neighbouring residents and its impact upon the character of the area.

8.2 The analysis will consider whether the proposed amendments to the design of balcony/roof terrace are sufficient to overcome the unacceptable impacts of the proposed development which resulted in the refusal of the previous planning application code reference 19/02447/DCH, which were as follows:

- 1) *The first floor rear roof terrace by reason of its scale and siting within close proximity to neighbouring properties unacceptably harms the privacy and amenity of the neighbouring residents contrary to Policy KP5 of the Cardiff Local Development Plan and the advice contained within Supplementary Planning Guidance: Residential Extensions and Alterations.*
- 2) *The first floor rear roof terrace by reason of its scale, siting and design, represents an overdevelopment of the site and does not have proper regard to the character and context of the local area contrary to Policy KP5 of the Cardiff Local Development Plan and the advice contained within Supplementary Planning Guidance: Residential Extensions and Alterations.*

8.3 **Policy Considerations** - Policy KP5 (*Good Quality and Sustainable Design*) of the Local Development Plan (2016) and the Residential Extensions and Alterations Supplementary Guidance (2017) are relevant to the consideration of the proposal.

Policy KP5 of the Cardiff Local Development Plan includes the following:

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:

- i. *Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;*
- x. *Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities;*

The Residential Extensions and Alterations Supplementary Guidance (2017) includes the following relevant paragraphs:

8.27 *When considering a balcony or roof terrace you should take into account the impact on neighbours.*

8.28 *Potential problems include overlooking and privacy, structural stability, daylight, noise, light spillage and security. Consideration should therefore be given to the following:*

- *Use of setbacks to minimise overlooking (a balcony need not necessarily cover the entire available wall space)*

- *Use of screens or planting to prevent overlooking of habitable rooms or gardens, without reducing daylight and sunlight or outlook*

8.29 A roof terrace should be set back behind the slope of a pitched roof or a parapet. The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.

- 8.4 The additional height of the screening to the sides and at the corners of the front edge of the balcony/roof terrace will assist in preventing views to the side towards the neighbouring properties (Nos 21 & 25 Heol Pant Y Rhyn) when compared with the previous proposal, however, the usable floor area of the roof terrace remains as constructed. The floor area associated with the structure has not been altered to assist in seeking to reduce harm to the amenity of nearby neighbouring residents who live within close proximity to the roof terrace, contrary to the policy and guidance stated above.
- 8.5 While the introduction of the amended screening is noted, the increase in height and length of the screening will add to the scale of the development. The screening has not been set back from the edge of the roof and its resulting scale and prominence would represent an incongruous form of development harmful to the character of the area and neighbouring amenity, contrary to policy and guidance stated above.
- 8.6 The personal circumstances of the applicant and their needs as a disabled person are recognised. The potential benefits of the development to the applicant's health and wellbeing are also recognised. 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 should be noted that the Local Planning Authority has permitted significant alterations to the property and approved amended schemes through the process to allow for the adaption of the property to suit the applicant's needs. However, the planning system must also consider the wider public interest. Section 9.1.2 of the Development Management Manual states, *"Applications for planning permission must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Material considerations could include current circumstances, policies in an emerging development plan, and planning policies of the Welsh Government. Chapter 3 of Planning Policy Wales sets out policies on taking planning decisions including that all applications should be considered in relation to up to date policies.* In this instance, it is considered that the negative impacts of the proposed development in planning terms outweigh these personal needs as far as they extend to the provision of a balcony/roof terrace of the design under

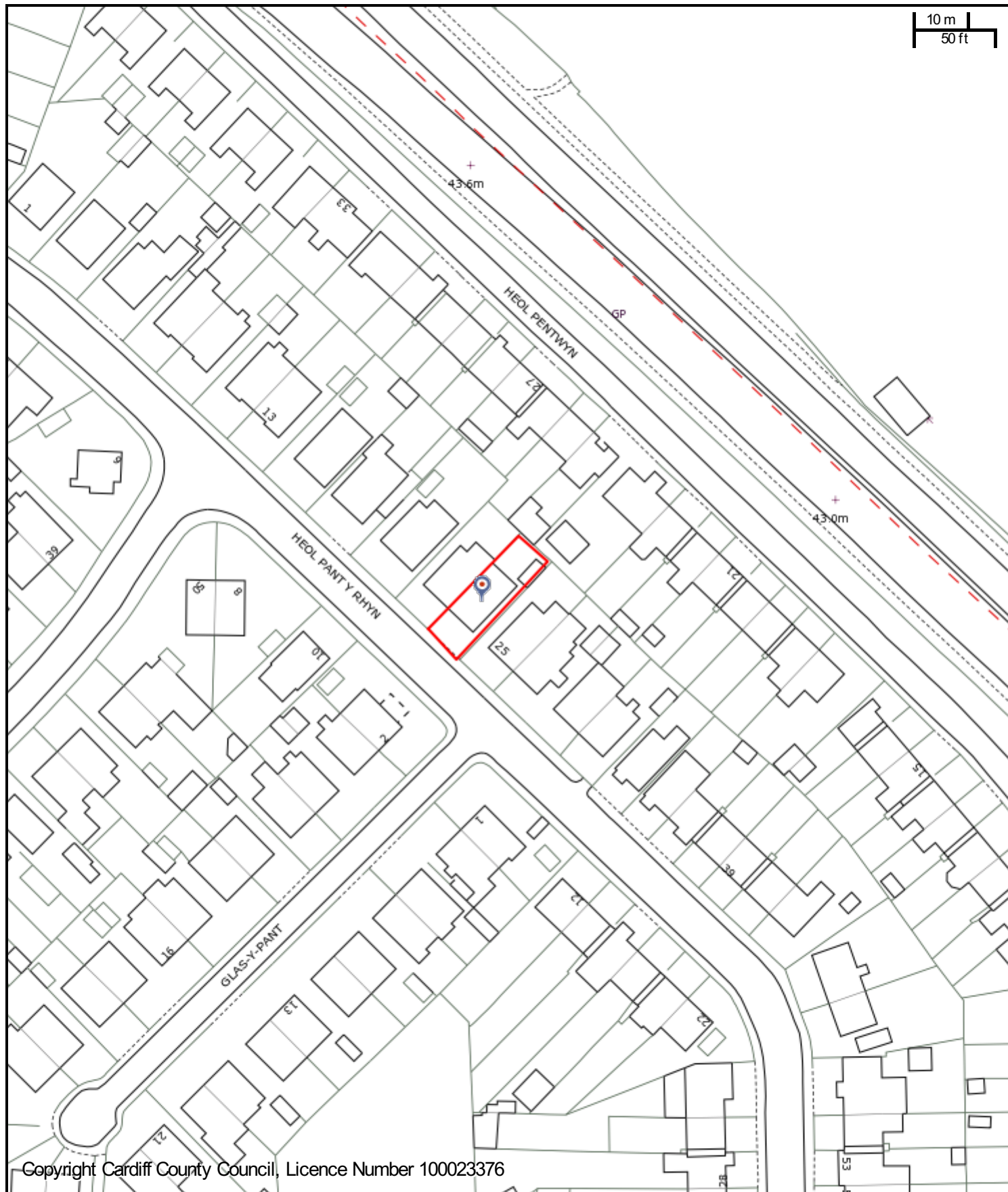
consideration, and that the development should be refused in order protect the amenity of the existing and future occupiers of the neighbouring properties and to uphold planning policy in the wider public interest.

9. **RECOMMENDATION**

- 9.1 Having taken all of the relevant factors into consideration it is concluded that the development is unacceptable in planning terms and it is therefore recommended that planning permission be refused.

10. **OTHER CONSIDERATIONS**

- 10.1 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.
- 10.2 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.



CHIEF EXECUTIVE

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Cyngor Caerdydd

Cardiff Council



Title

Scale: 1:1000

Date: 10/8/2020 at 13:03 PM

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Ordnance Survey 100023376 (2014).

EXISTING BALCONY ARRANGEMENTS



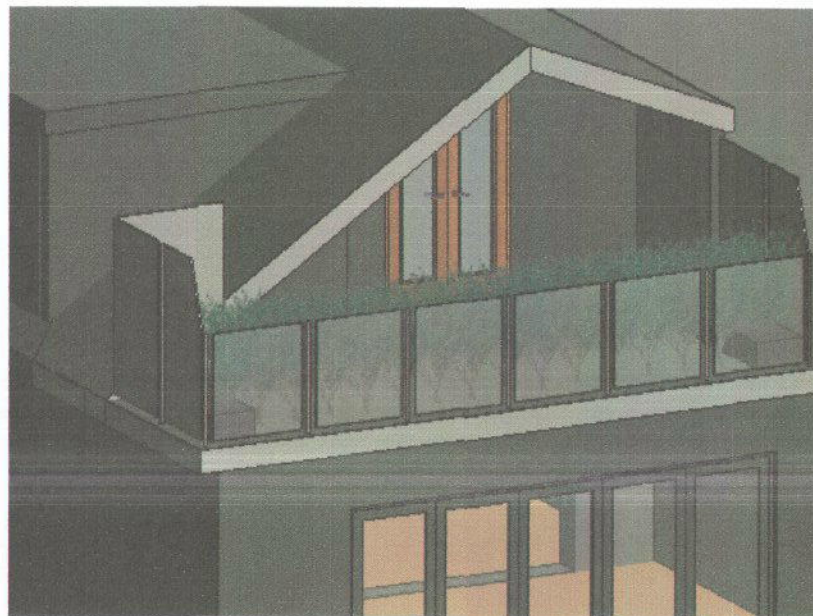
Revised Glass Balcony @ 23 Heol Pant Y Rhyn, Whitchurch, Cardiff

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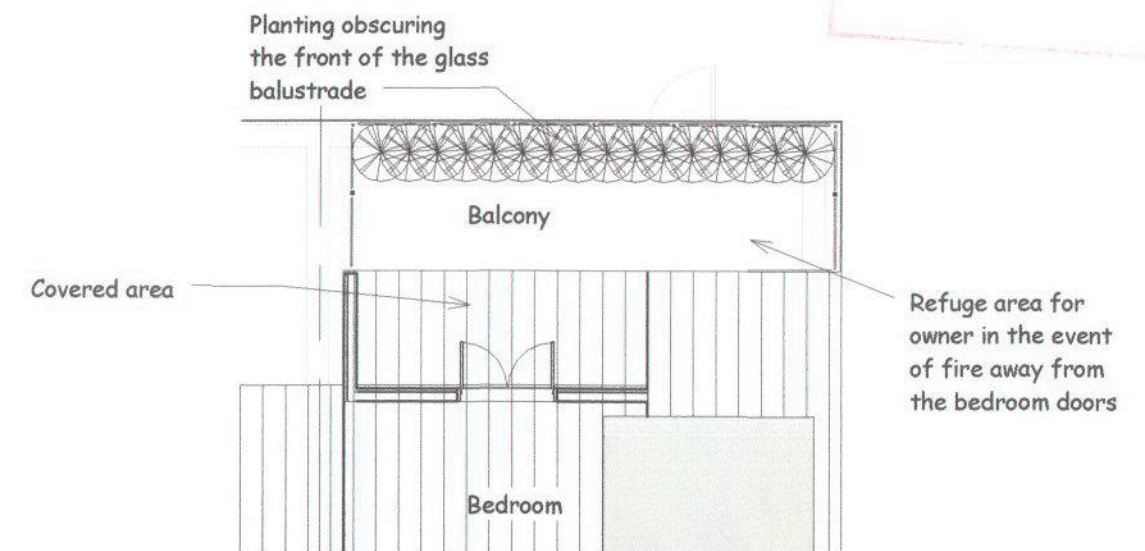
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Date: 02/09/2019

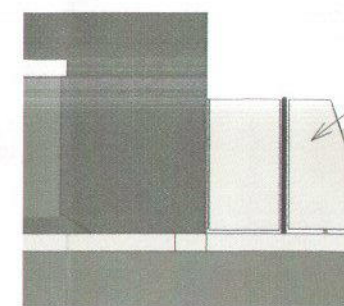
1 Rear Elevation
1 : 100



4 Isometric View
1 : 1

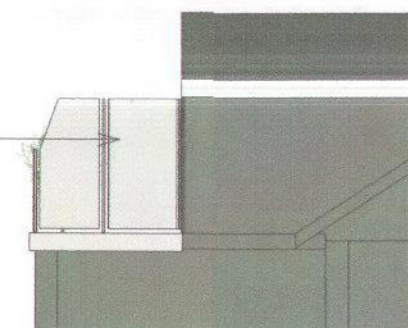


3 4. First Floor - Balcony Area
1 : 100



2 Side Elevation
1 : 100

1.77m high Obscure glass panels with brushed aluminium post supports



5 Side Elevation 2
1 : 100

20/00411

PROPOSED BALCONY ARRANGEMENTS

Revised details of extended balcony to create refuge area

Obscure glazed panels to sides and return. Height 1.77m above finished deck area and panels and front returns altered



Front panels obscured by plants across and decorative false ivy netting - see photos

Rear Elevation

1

1 : 100



Isometric View

4

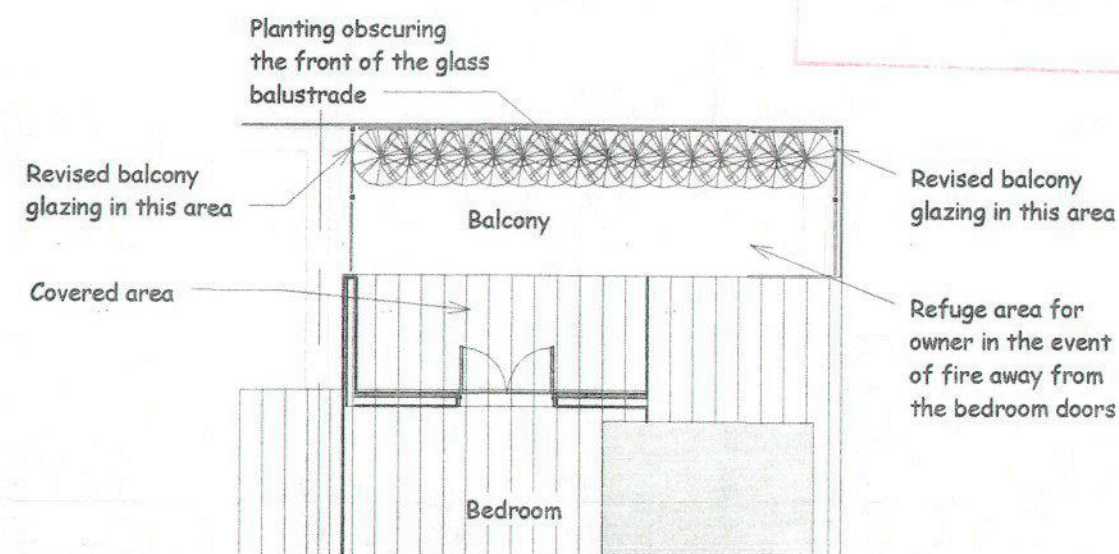
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Revised Glass Balcony @ 23 Heol Pant Y Rhyn, Whitchurch, Cardiff

Scale: Not To Scale

Drwaing No: PL02

Date: 10/02/2020

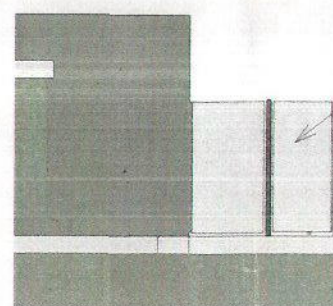


4. First Floor - Balcony Area

3

1 : 100

20/00411



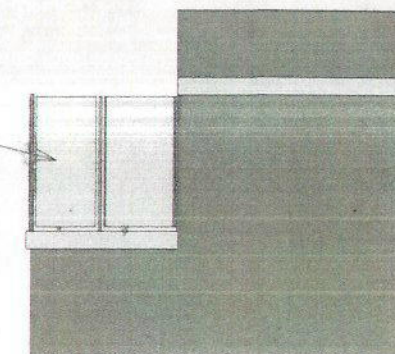
1.77m high Obscure glass panels with brushed aluminium post supports

Side Elevation

2

1 : 100

1.77m high Obscure glass panels with brushed aluminium post supports



Side Elevation 2

5

1 : 100

LOCAL MEMBER CONCERN

COMMITTEE DATE: 19/08/2020

APPLICATION No. **20/01047/MJR** APPLICATION DATE: 08/06/2020

ED: **ADAMSDOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Housing Development. Cardiff Council
 LOCATION: 118 NEWPORT ROAD, CARDIFF
 PROPOSAL: PROPOSED CHANGE OF USE TO MANAGED
 ACCOMMODATION FOR HOMELESS
 PERSONS

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

1. The temporary use hereby permitted shall commence on or after 01 September 2020 and cease on or before 01 September 2025. Thereafter the building shall be restored to the consented student housing use.
Reason: To permit the temporary use proposed for the duration of the building lease.
2. The consent relates to, and the development shall be implemented in accordance with the following approved plans and documents:

Plans

Location Plan dated 02 June 2020

Documents

Cardiff Council Background and Proposals Statement
 Cardiff Council South Wales Police response email dated 15 July 2020
 Cardiff Council Community Impact Assessment received 22 July 2020
 Cardiff Council Community Impact Management Plan received 22 July 2020
 Cardiff Council 118 Newport Road Policies and Procedures 2020 received 22 July 2020
 Cardiff Council 118 Newport Road Generic Risk Assessment received 22 July 2020.

Reason: for the avoidance of doubt.

3. Details of any further means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be installed within three months of the beneficial use of the development.

Reason. To ensure an orderly form of development.

4. Notwithstanding the submitted plans, details of secured and under cover cycle storage facilities shall be submitted to and approved by the Local Planning Authority. The facilities shall be provided within three months of the beneficial use of the development.

Reason. To ensure adequate provision for cyclists.

5. Notwithstanding the submitted plans, details of secured refuse storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided within three months of the beneficial use of the development. The details shall provide for the following:

The recommended provision for 8 self-contained flats and 38 en-suite rooms with shared kitchens is as follows:

Recycling:	3 x 1100 litre bulk bins
General waste:	3 x 1100 litre bulk bins
Food Waste:	2 x 240 litre bin

(Please advise if it is the intention to have additional paid collections in order for the number of bins to be reduced and to fit in the store).

A designated area for bulky waste

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

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A full planning permission is sought for a temporary change of use of the premises at 118 Newport Road, from student accommodation to managed accommodation for homeless persons.

- 1.2 The schedule of accommodation (which is to remain unchanged) 46 units, broken down into 8no. self-contained flats and 38no. en-suite studio rooms.

There are 8no. shared kitchens, a staff office and laundry.

- 1.3 There are no external alterations to the building proposed, with internal alterations described as the installation of individual cooking facilities in the studio rooms, and the utilisation of any redundant shared kitchen space as meeting rooms, additional laundry space and additional staff office space.

2. **DESCRIPTION OF SITE**

- 2.1 The site is a three storey (with basement) end of terrace property at the junction of Newport Road and Cyril Crescent. The property benefits from a large rear extension of 2-4 storeys in height. The property has pedestrian access off

Newport Road and Cyril Crescent, with the Cyril Crescent access point having railing gates to a height of approx. 1.6m. The Cyril Road access point provides access to a small courtyard area via a small underpass. The courtyard area benefits from refuse storage and cycle parking facilities.

- 2.2 The site is within a predominantly residential setting on a main arterial route into/out of the City Centre. There are dwellings, offices, doctors and other sheltered accommodation uses in close proximity.

3. **PLANNING HISTORY**

- 3.1 03/01349/R – Conversion and extension to provide student accommodation – Approved.

4. **POLICY FRAMEWORK**

- 4.1 Planning Policy Wales (Edition 10) Dec. 2018

- 4.2 The following policies of the City of Cardiff LDP are relevant to the consideration of this application:-

- KP18 Sustainable Transport
- C1 Community Facilities
- T1 Walking and Cycling
- T5 Managing Transport Impacts
- W2 Provision for Waste Management Facilities in Development

- 4.3 The following Supplementary Planning Guidance is relevant:

- Access, Circulation and Parking Requirements (2010)
- Locating Waste Management Facilities (2017)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager Transportation makes the following comments:

The application is to amend the use of the building from student accommodation to homeless and transition accommodation. The number of rooms and the potential number of residents would remain the same. In these circumstances there would be little transportation impact associated with the change of use.

Transportation therefore has no objection to the proposal.

- 5.2 The Waste Manager notes the refuse storage facilities indicated on the submitted plans and has no objection in principle. A condition is recommended that seeks to secure appropriate capacities and securing of the facility.

- 5.3 The Neighbourhood Renewal (Access) Manager has been consulted and no comments have been received.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police do not object to the application, however the following comments are made:

South Wales Police have considered the above application and have some concerns in respect of community safety. Although South Wales Police do not object to this application and are supportive of the collective desire to manage and support vulnerable elements in our communities we would wish to identify some of our concerns in the response and ask that recommendations are taken into consideration in order to minimise and help manage such concerns.

This development is situated in the Adamstown ward of Cardiff. The crime rate is high. A large proportion of homes in this area are rentals and the population is transient. The local Neighbourhood policing team report that there a high number of calls through the day to this area particularly of theft, bicycle theft, public order, drugs and mental health.

Police.uk would suggest that this is a high crime area with 281 crimes reported for the immediate vicinity between November 2019 and April 2020 which were 2 burglaries, 28 vehicle crimes, 81 other crimes, 7 drug, 76 antisocial behaviour, 76 violence and sexual offences, 2 other theft, 5 bicycle theft, 14 public order, 3 criminal damage.

The concerns South Wales Police have are primarily that there are already three other similar developments within the area and that any further development could potentially impact on Police resources. Between 22/12/2019 and there were 248 incidents reported to the South Wales Police control room from similar developments in the immediate area namely 57 violence, 17 theft, 67 concern, 58 other, 10 nuisance, 14 burglary, 36 crime related, 11 absconder and 13 missing person reports. This demand is also echoed by the Neighbourhood Policing team and BCU management who point also point to existing known developments in the area.

- The proposed development is in close proximity to Ty Seren (a young women's hostel) where many will have vulnerabilities and complex needs, although staffed residents are free to come and go as they please so creating a mixed community with more homeless persons will present certain challenges.*
- On the same street is another development (name not included) which houses young families some who are escaping from domestic violence.*
- The proposed development is between two established hostels (YMCA Oakfield Street and Wallich Clifford).*
- Feedback from many residents including those who attend Adamsdown Pact meetings is that they feel that Adamsdown is becoming a bit of a "dumping ground" with many people having complex needs. So it would be anticipated that many local residents may not be supportive of this development in their area.*
- There are already problems in the area with litter and drug paraphernalia including discarded or unused needles and this may become an issue*

outside the proposed development.

- The drugs market – police are aware of dealing activity in areas of Clifton and Elm Street which are in close proximity to the proposed site on Newport Road and it is felt that the development may lead to an increase in such activities.*
- The Neighbourhood Policing Team have been working closely with local councillors, residents and community groups to look at ideas on how to improve the quality of life in the area. Begging and Anti-social behaviour are areas of concern that the police are trying to combat through partnership with the community.*

Given all the above it is surprising that the design and access statement does not mention Community Safety issues and this makes it difficult to understand how community safety will be addressed. Neither does there appear to be a management plan to accompany the application detailing the day to day running of the development, which is crucial to mitigating any problems that may arise as a result of the development being approved.

Therefore on the basis of the application and the above local issues, South Wales Police would make the following recommendations:

- 1 As far as possible recessed area should be designed out in the planning process. From the plans I can see that there are recessed areas with planting. This could be a problem as it provides hiding places and could attract drug use. Reason to prevent drug use and rough sleeping.*
- 2 Design should include front boundaries Fencing should be designed in such a way that does not create a climbing aid. Gating that forms part of the boundary should also be of the same height. Front boundaries should be at least 1.2m high. Reason to help create defensible space and assist in management of the development*
- 3 The plans show a pedestrian as well as vehicular access to the rear this is a good design but it is important that the rear of the building is secured with 1.8 m min walling/gating/fencing Reason to ensure adequate control and management of area.*
- 4. The design shows that there are areas where planting is proposed. Planting as stated above is a great place to hide if not managed. South Wales Police would recommend planting that has a mature height of no more than 1m high. Reason to eliminate hiding places/ prevent fear of crime.*
- 5 The plans show three gates one at the front to a small garden and the gates providing vehicle access/main entrance. There should be adequate access control to both rear garden and main entrance South Wales Police would recommend a detailed scheme of work be submitted to the authority for approval of any access control measures. This should include audio/visual access control on main entrance and access control on all other entrance points with the ability to record user information data for minimum of 30 days reason to ensure safety of residents and staff and assist in management of the building.*
- 6 There should be a detailed scheme of work for CCTV submitted to the authority for approval this should include coverage of all*

entrances/exists, access points, external elevations and any secure rear area. CCTV should be capable of providing real time, evidential quality imagery day/night time and have storage capacity for minimum of 31 days. Reason to enhance safety of residents and staff and assist in management of development.

- 7 There should be a scheme of work submitted to the council for approval in respect of external lighting for the entrances and rear communal area reason to enhance safety of residents and staff and assist with management of the building.
- 8 All ground floor windows and accessible windows should be PAS24:2016 compliant and be fitted with restrictor's reason to prevent burglary and theft.
- 9 All individual flat entrance doors and any external entrance doors should be PAS24:2016 compliant reason to prevent burglary and theft.
- 10 The plans do not show the position of the post boxes. Secure mail boxes should be located within the building but with external delivery aperture. Where possible this should meet requirements of Door and Hardware Federation standards Technical Standard 009 (TS 009) Mail boxes should be covered by CCTV. Reason to prevent theft of mail.
- 11 There are high instances of bicycle theft in the Cardiff area and the bicycle storage that is proposed for this development will need to secure to ensure the residents property is safe. South Wales Police recommend Communal bicycle stores must be lockable and secure with individual stands or multiple storage racks for securing bicycles will be as close to the building as possible, but in any event within 50 metres of the primary entrance to a block of flats and located in view of active rooms of dwellings. The store must be lit at night using vandal resistant, light fittings and energy efficient Galvanised steel bar construction (minimum thickness 3mm), filled with concrete; Minimum foundation depth of 300mm with welded 'anchor bar'. Reason: Prevent theft
- 12 The bin Storage should be secure and lockable – preferably with a combination lock. Reason: To prevent littering and arson.
- 13 Management plan:
A management plan does not appear to be included in this application. Given the issues identified consideration needs to be given and a risk assessment undertaken of all using the facility before they are allocated accommodation. A detailed management plan should be in place to deal with issues such as risk assessments, staffing issues, management plans, responding to incidents on premises, faults with the entrance systems/ loss of keys/fobs can be reported and quickly replaced/ to include the vehicle entrance gate to the property being locked during the hours of darkness, evacuation and incident management etc.

South Wales Police recommend that a detailed management plan be submitted to the authority for approval prior to occupation. Reason to ensure safety of residents, staff and wider community.

- 14 There should be appropriate risk assessments undertaken to ensure adequate fire prevention, detection and evacuation processes are in place reason to save life.

- 6.2 The applicant has provided responses to the above SWP representation (the document are available to view online). The responses were forwarded to SWP for consideration.

7. **REPRESENTATIONS**

- 7.1 Local Members were consulted by letter dated 25 June 2020 and Councillor Owen Jones makes the following comments:

Could we request that the following application be put to planning committee please.

It poses a significant impact to Adamsdown Ward

- 7.2 Adjacent occupiers were notified by letter dated 25 June 2020 and no comments have been received

8. **ANALYSIS**

- 8.1 A full planning permission is sought for a temporary change of use of the premises at 118 Newport Road, from student accommodation to managed accommodation for homeless persons.

Since the onset of the COVID-19 Pandemic, the Council has sought to enhance its level of temporary accommodation for those homeless in order to help combat the spread of the virus and offer protection for those that are vulnerable. This application seeks to provide further accommodation to provide safe and secure shelter due to COVID and other circumstances.

- 8.2 The site falls within the settlement boundary as defined by the Cardiff Local Development Plan (2006-2026) Proposals Map. The site has no specific designation or allocation. The surrounding land uses are predominantly residential interspersed with a mix of uses, including hotels/guest houses, small scale offices and care homes and other uses falling in Class D1. The premises are located on Newport Road, a primary arterial route into and out of the city centre with good accessibility to public transport links into and out of the city centre. In addition Clifton Street District Centre is within close proximity of the site, offering local facilities within walking distance.

In principle, the change of use from student accommodation to managed accommodation for homeless persons raises no land use policy concerns.

- 8.3 Given the very limited potential for external works that may have an on-street impact (any enhanced enclosures or security lighting), and the planning policy compliance, it is considered that the main issues to consider are those raised by South Wales Police (whilst not objecting to the application).
- 8.4 In response to the comments made by SWP in their initial comments, the applicant provided a raft of additional information, including the requested Management Plan and Risk Assessments (viewable online). These documents

have been reviewed by South Wales Police and the Designing Out Crime Officer makes the following comment:

“I can confirm that South Wales Police are grateful for the assistance from the council and feel that the additional documents provided address the concerns of South Wales Police.”

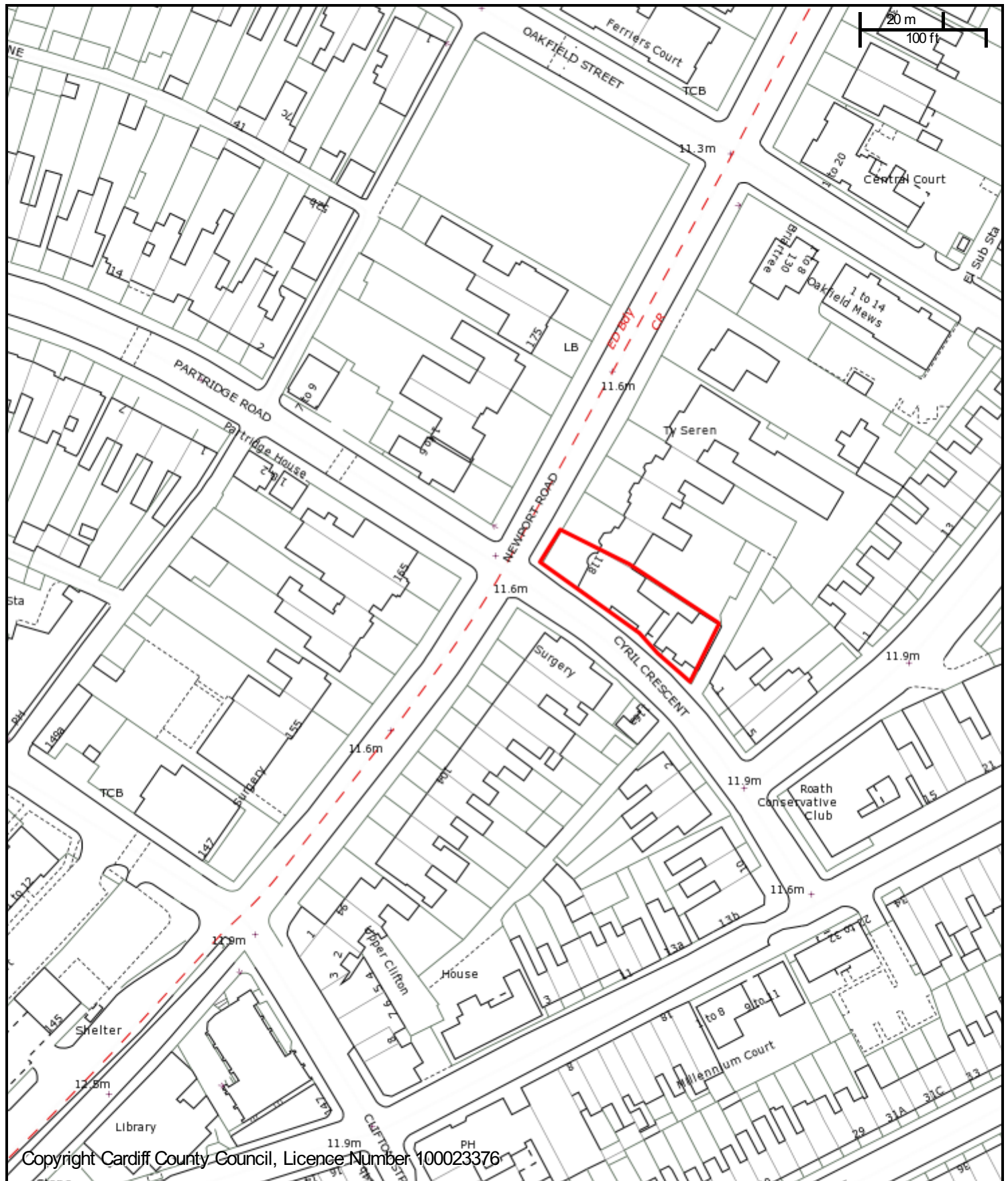
- 8.5 Whilst the ‘concern’ of Councillor Jones is noted, there have been no other third party representations made and Councillor Jones has not provided any further information.
- 8.6 Although floorplans have been submitted with this application, it should be noted that these are intended to indicate the existing accommodation, which is not changing in such a way as to be considered development requiring planning permission (fitting of kitchen facilities to studio rooms and re-rolling redundant communal spaces).

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. **CONCLUSION**

- 10.1 In light of the above, and having regard for current planning policy and guidance, it is recommended that planning permission be granted for a temporary five year period.



CHIEF EXECUTIVE

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

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

Cyngor Caerdydd

Cardiff Council



118 Newport Road - Site Location

Scale: 1:1250

Date: 2/6/2020 at 12:38 PM

Coordinates:

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Ordnance Survey 100023376 (2014).

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COMMITTEE DATE: 19/08/2020

APPLICATION No. **18/01280/MJR** APPLICATION DATE: 31/05/2018

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Drake Walk Ltd.

LOCATION: LAND ADJACENT TO 12-14 DRAKE WALK, ATLANTIC WHARF, CARDIFF

PROPOSAL: SIX STOREY SERVICED ACCOMMODATION COMPRISING SERVICED APARTMENTS WITH GROUND FLOOR COMMERCIAL/AMENITY SPACE, RE-ROUTING OF PUBLIC RIVERSIDE WALKWAY AND RENOVATION OF EXISTING DOCK FEEDER FOOTBRIDGE

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 10.1 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The consent relates to, and the development shall be implemented in accordance with the following approved plans:

Plans

W0591 0110 rev. A	Proposed Site Plan
W0591 0200 rev. B	Proposed Ground Floor Plan
W0591 0201	Proposed First to 4 th Floor Plan
W0591 0205	Proposed Fifth Floor Plan
W0591 0300	Proposed Elevations 1 & 2
W0591 0301	Proposed Elevations 2 & 3

Reason: for the avoidance of doubt.

3. *Material samples:* No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory finished appearance to the development.
4. *Architectural detailing:* No development shall take place until a scheme showing the architectural detailing of all building facades has been

submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the approved scheme is implemented.

Reason: To ensure a satisfactory finished appearance to the development.

5. *Drainage scheme:* No development shall take place 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. The works shall be implemented in accordance with the approved details.

Reason: To prevent hydraulic overloading of the public sewerage system and ensure no pollution of the environment.

6. *Public realm improvements:* No part of the development hereby permitted shall be commenced until a scheme of public realm improvements to the footways adjacent to the site, including an adoptable standard, minimum 3m wide, replacement footpath between the building and the Dock Feeder Canal, to tie into the existing network, and widening and surfacing improvements to the junction of the dock feeder path with Tyndall Street, in accordance with the consultation response from Strategic Planning (Regeneration) dated 12.7.18: *Plan 1 Proposed public realm enhancements for application 18/1280/MJR*, has been submitted to and approved in writing by the LPA. The works should include as required, but not be limited to retaining structures, full depth footway construction, surfacing, kerbs, edging, drainage, lighting, guardrail/street furniture, soft landscaping and any other matters as may be required as a consequence of the development. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site.

Reason: To facilitate the provision of acceptable, safe alternative footpath provision to replace that lost as a consequence of the development, and to provide a meaningful connection to the adjacent highway network, in the interests of pedestrian safety.

7. *Dock feeder works:* Prior to commencement of any works to the dock feeder details of the proposed construction and methodology, including an assessment of the impact on the flow of water along the canal and potential impact on flood risk upstream, shall be submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details.

Reason: To prevent an adverse impact on water flows and flood risk.

8. *Travel Plan:* No part of the development hereby permitted shall be occupied until a travel/ parking/ traffic/ resident/ letting management plan to include, but not limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of the private car and the control of vehicular access to the site has been submitted to and approved by the Local Planning Authority. The operation of the

development shall be managed strictly in accordance with the scheme so approved.

Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway.

9. *Cycle parking*: No development shall take place until details showing the provision of 77no. secure, covered long-stay cycle parking spaces and publicly accessible short-stay cycle parking spaces (number to be determined) have been submitted to and approved in writing by the LPA. The approved details shall be implemented prior to beneficial occupation. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.
Reason: To ensure that adequate provision is made for the secure parking of cycles.
10. *Pedestrian footbridge*: Prior to beneficial occupation a scheme for the new or rehabilitated footbridge linking the Waterfront 2000 development with Craiglee Park shall be submitted to and approved by the Local Planning Authority. The scheme shall include the provision of a path link on the applicant's land and the creation of a gated entrance into the Craiglee Park and the provision of a 3m wide path to match existing to link the new entrance to the existing path network in the Park, total approximately 25m length of 3m wide path. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation.
Reason: In the interests of pedestrian movement and amenity.
11. *Construction management plan*: Prior to commencement of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority to include details of construction traffic routes, site hoardings, site access, noise and dust control measures, wheel washing facilities and parking of contractors vehicles. The development construction shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity.
12. C4P Landscaping Design and Implementation Programme
13. C4R Landscaping Implementation
14. D4X Tree protection – complex sites with on-site monitoring.
15. C5A Construction of site enclosure
16. *External lighting & CCTV coverage*: Prior to occupation an LPA approved scheme for external lighting and CCTV coverage of the realigned footpath and perimeter of the building shall be implemented.
Reason: In the interests of public safety and amenity.
17. *Plant noise*: The rating level of the noise emitted from fixed plant and

equipment on the site shall not exceed the existing background noise level at any time by more than 5dB(A) at any residential property when measured and corrected in accordance with BS 4142: 1997 (or any British Standard amending or superseding that standard).

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

18. *Ground gas protection:* Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

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

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

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to: human health; ground waters and surface waters; adjoining land; property (existing or proposed); ecological systems; and any other receptors identified above;

- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

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.

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

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.

- 21. *Contaminated land measures – remediation and verification:* The remediation scheme approved by condition x (PC14B above) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

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.

- 22. *Unforeseen contamination:* In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a

scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

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

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

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

24. *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.

25. *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 in accordance with policy EN13 of the Cardiff Local Development Plan.

26. *Archaeological work*: No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.
27. *Nesting birds*: No site clearance/demolition to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

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 applicant is advised that a large proportion of the proposed building footprint sits on the adopted public highway (in this case footpath and landscaped embankment) and that this highway will need to be stopped-up by way of an Order under the Town and Country Planning Act 1990 prior to implementation of any permission.

RECOMMENDATION 4: The applicant is advised that in addition to any third party approvals that may be required, the Council will require a Technical Approval in Principle in connection with the revised canal wall/embankment and any retaining structures that will support the adoptable footway. Further details of these requirements can be obtained by contacting Tony Williams, Cardiff Council.

RECOMMENDATION 5: The applicant is advised that the highway works condition and any other works to the existing or proposed public highway (to be undertaken by the developer) are to be subject to an agreement under Sections

38 and/or 278 of the Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 6: Resident Parking Permits: The applicant is advised that incoming residents will not be eligible to receive resident parking permits in the adjacent streets, where such schemes already exist or are developed in the future.

RECOMMENDATION 7: Welcome Pack: In addition to matters covered by the conditioned Travel Plan, the applicant is requested to provide residents (upon their arrival) with a welcome pack detailing sustainable transport options available in the area, to help promote sustainable transport options.

RECOMMENDATION 8: S177 Oversail License: The applicant is advised that any part of the building structure that oversails the existing or proposed public highway (verge or footpath) will be subject to licence under Section 177 of the Highways Act 1980.

RECOMMENDATION 9: The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for:

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management 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
- (ii) 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 10: That the applicant takes advice from an ecological consultant as to what measures may be appropriate to offset the loss of potential bird and bat nesting/roosting habitat. These measures could include placement of bird nest boxes or bat roost boxes on remaining trees at the site, and incorporation of features into the new building which allow for house nesting birds such as swifts, swallows and house-martins.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 An amended full application for a six storey building, accommodating vehicle and cycle parking undercroft, refuse storage facilities, a 'commercial' space/lobby area for use by the landlord and a small amenity room, with 77 aparthotel rooms on the upper five floors (previously student accommodation).
- 1.2 Whilst there are no major external alterations to the building proposed (which benefits from a resolution to grant consent), minor alterations in the plans and elevations are provided due to errors in the fenestration shown on the plans previously considered. The siting, scale, massing and design all remain unchanged from that considered by Planning Committee on 21 November 2018.
- 1.3 The development requires the stopping up of the adopted footpath and the rerouting of the path further to the west to run alongside the Dock Feeder. The new pedestrian link will be a minimum 3m wide and will link with the existing route to the south via a small area of landscaped amenity space, and to the existing footpath next to the Dock Feeder to the north that leads to Tyndall Street.

In addition to the amended change of use, the applicant has requested that, should planning permission be granted, the new footbridge and path be adopted by the Council's Highways Service.

- 1.4 The Dock Feeder eastern bank (currently a steep landscaped embankment) will be remodelled and replaced with a sheet piled retaining wall to support the new rerouted footpath link.
- 1.5 The building is predominantly red brick, dark metal cladding, render and glazing. The central section of the upper storeys project 3m to the rear of the building bridging over the new riverside walkway. A new covered pedestrian walkway formed by projecting the upper storeys over the ground floor runs the full length of the front of the building and wraps around its northern end.
- 1.6 Unlike its neighbours the building has a flat roof with the upper storey set back 2.7m at the northern and southern ends of the building. The architecture adopts a modern business park style with an active glazed ground floor at the northern end of the building.

- 1.7 The proposals result in the loss of 13 'B' category (moderate quality and value) trees and a large number of 'C' category (low quality and value) trees that function as linear woodland bounding the dock feeder canal. The footprint of the proposed building leaves very little space for replacement planting on the application site.
- 1.8 The trees have formed a dense screen and provide a significant area of landscaping to the western edge of the car park. The trees are not protected.

2. **DESCRIPTION OF SITE**

- 2.1 The rectangular application site has an area of 0.23ha and is located in the Central Business Area, at the western boundary of the Waterfront 2000 office park. Immediately to the west of the site is the Dock Feeder Canal, to the east is the car park and 12-14 Drake Walk offices, to the north is the northern wing of the office block and the Converted Edward England Wharf residential development to the other side of the Dock Feeder, and to the south is an area of open space adjacent to the Dock Feeder with residential development beyond that.
- 2.2 The site is currently landscaped with a large number of trees and shrubs located in planting beds. The western half of the site is adopted highway and forms part of the network of landscaped walking and cycling routes linking Herbert and Tyndall Street with Schooner Way, Lloyd George Ave., and Cardiff Bay to the south. The site also includes a closed footbridge over the Dock Feeder linking the site to Craiglee Park on the west side of the Canal and the flatted development fronting Lloyd George Avenue.
- 2.3 The immediate area is characterised by a mixture of 2 and 3 storey residential and 4-5 storey office uses, mainly comprising modern development interspersed with the occasional traditional waterside warehouse building.

3. **PLANNING HISTORY**

This application was presented to Planning Committee on 21 November 2018, where it was resolved to grant planning permission for the same building and associated works, for student occupancy, subject to conditions and a legal agreement. The legal agreement has yet to be completed.

- 3.1 15/00087/MJR: Planning Committee resolved to grant planning permission (subject to the signing of a legal agreement) in June 2015 for a 5 storey office building with undercroft parking, re-routing of public riverside walkway and renovation of existing dock feeder footbridge.

98/528/C: Outline planning permission granted June 1999 for residential development of approx. 351 units and associated open space, parking, landscaping and retail unit on Lloyd George Ave. This permission is for the land to the west of the Dock Feeder and includes Craiglee Park public open space.

88/318R: Planning permission granted in April 1988 for 117,000 sq ft of office development (Waterfront 2000) and associated car parking at land bounded by existing Dock Feeder Canal, LMS Warehouse and Tyndall Street, Atlantic Wharf. This permission required the submission of a landscape scheme.

4. **POLICY FRAMEWORK**

4.1 Planning Policy Wales (Edition 10) Dec. 2018

4.2 The following Technical Advice Notes (TAN's) are relevant:

TAN 12: Design

4.3 The following policies of the City of Cardiff LDP are relevant to the consideration of this application:-

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP10 Central and Bay Business Areas
- KP16 Green Infrastructure
- C1 Community Facilities
- C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
- EN6 Ecological Networks and Features of Importance for Biodiversity

4.3 The following Supplementary Planning Guidance is relevant:

- Planning Obligations (Jan 17)
- Food, Drink & Leisure Uses (Nov 17)
- Green Infrastructure (Nov 17)
- Managing Transportation Impacts (Including Parking Standards) (Jul 18)
- Waste Collection & Storage Facilities (Oct 16)

5. **INTERNAL CONSULTEE RESPONSES** (Amendment Re-Consultation)

5.1 The Operational Manager Transportation has no objection to the amended use in that the base uses of student accommodation and serviced accommodation are broadly consistent in transportation terms.

Conditions previously recommended should be amended to remove references to student use.

The previously requested contribution of **£4000** towards the investigation and implementation of new parking control Traffic Orders in Craiglee Drive, Celerity Drive and Vellacott Close as may be required as a consequence of any overspill parking generated by the development remains valid.

With regard to the proposed adoption of the footpath and new bridge, this is an

acceptable proposal 'in principle', however further details of the connectivity of the bridge to wider pedestrian routes is required before any agreement can be considered.

- 5.2 The Neighbourhood Regeneration Manager advises that the proposed serviced apartment use results in a requirement for a financial contribution of **£42,676.48** towards the provision and/or maintenance of community facilities in the vicinity of the site (specific purpose to be determined)
- 5.3 The Housing Strategy Manager has been consulted and any comments will be reported to Committee. However given the nature of the proposed occupancy (Use Class C1) it is not expected that there would be any affordable housing contribution required.
- 5.4 The Parks Manager has been consulted and any comments will be reported to Committee. Notwithstanding this, the applicant has agreed to meet the previously requested financial contribution of **£55,000** towards the provision and/or maintenance of public open space in the vicinity of the site.

6. **EXTERNAL CONSULTEE RESPONSES** (Amendment Re-Consultation)

- 6.1 Given the nature of the proposed amendment no external re-consultations were undertake. See the Committee report dated 21 November 2018 appended below for previous comments.

7. **REPRESENTATIONS** (Amendment Re-Notification)

- 7.1 Adjacent occupiers were consulted and the amended proposals were advertised by way of site notices.
- 7.2 Four representations have been received from interested parties. Objections are raised on various grounds, including:
- Impact on the historical character of the area (particularly the Edward England Warehouse development);
 - Impact on wildlife, natural habitats and trees;
 - Diversion of the dock feeder footpath
 - Issues over the validity of answers to sections of the application form (particularly sustainable drainage and the requirement for SAB);
 - Impact on existing parking provisions for adjacent office occupiers including ownership issues;
 - Oversupply of serviced apartments in the area.

8. **ANALYSIS**

- 8.1 An amended full application for a six storey building, accommodating vehicle and cycle parking undercroft, refuse storage facilities, a 'commercial' space/lobby area for use by the landlord and a small amenity room, with 77 aparthotel rooms on the upper five floors (previously student accommodation).

The application has been amended to change the end use of the proposed building from student accommodation. The amendment does not alter the design, scale, massing or siting of the proposed building from that which benefits from a resolution to grant consent, obtained at Planning Committee on 21 November 2018.

The report to that Committee is appended below for clarity.

- 8.2 The main issue to be considered in this report is the proposed amended change of use, from student residential (*sui generis*) to serviced apartments (Use Class C1).

The issues of the scale, siting, design and appearance of the proposed building, and its impacts on the surrounding area are discussed in the report to Planning Committee dated 21 November 2018 appended below. In this regard, given that planning policy and guidance has not changed significantly in the interim period that would result in any change to the original recommendation, it is considered that the comments and dialogue contained in the original report remain valid.

- 8.3 The site is located within the Central Business Area. Policy KP10 of the LDP (Central and Bay Business Areas) describes the range of uses appropriate within the Central Business Area, which includes residential development. Residential uses can be appropriate within city centre locations, as evidenced by recent developments along Tyndall Street (Capital Quarter).

The site is also in close proximity to existing hotel uses (Novotel and Ibis Tyndall St)

- 8.4 The proposed use as serviced apartments is considered to be generally consistent with the use as student accommodation previously found to be acceptable. The serviced apartment sector offers an alternative form of hotel accommodation in that the stay duration is generally longer than standard hotel use and the rooms tend to have amenities that allow occupiers accommodation similar to self-contained flats in order to compensate for the lack of standard hotel facilities.

- 8.5 The site is located in close proximity to the City Centre and its shopping/leisure facilities, and is in reasonable walking distance of Cardiff Central station. The location (as supported by the existing hotel uses) is considered to be a suitable and sustainable location for serviced apartment use.

- 8.6 With regard to the matters raised in representations to the amended proposals, with the exception of the matters below, these are discussed in the appended report to Planning Committee dated 21 November 2018. As mentioned above, there has been no significant change in policy or guidance and the comments remain valid.

- With regard to the details contained in the application form, the Local Planning Authority are satisfied that the details allow the reasonable and

informed consideration of the application. In respect of the sustainable drainage aspect, it should be noted that this application was submitted prior to the requirement for developments to go through the SAB process as such, the surface water drainage indicated on the form is a standard response and the drainage details condition recommended above (condition 5) includes reference to the exploration of utilising sustainable drainage techniques);

- Disruption is an unavoidable consequence of development and cannot reasonably be cited as grounds for refusal. With regard to ownership of parking spaces, the applicant has confirmed that the parking spaces in question are not within the application boundary and all ownership notifications have taken place in accordance with legal requirements. Any dispute regarding land ownership is not a material planning consideration;
- The level of serviced apartment provision in an area is not a material planning consideration. Land use policy is such that this area is an acceptable location for such a use.

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. **SECTION 106 MATTERS**

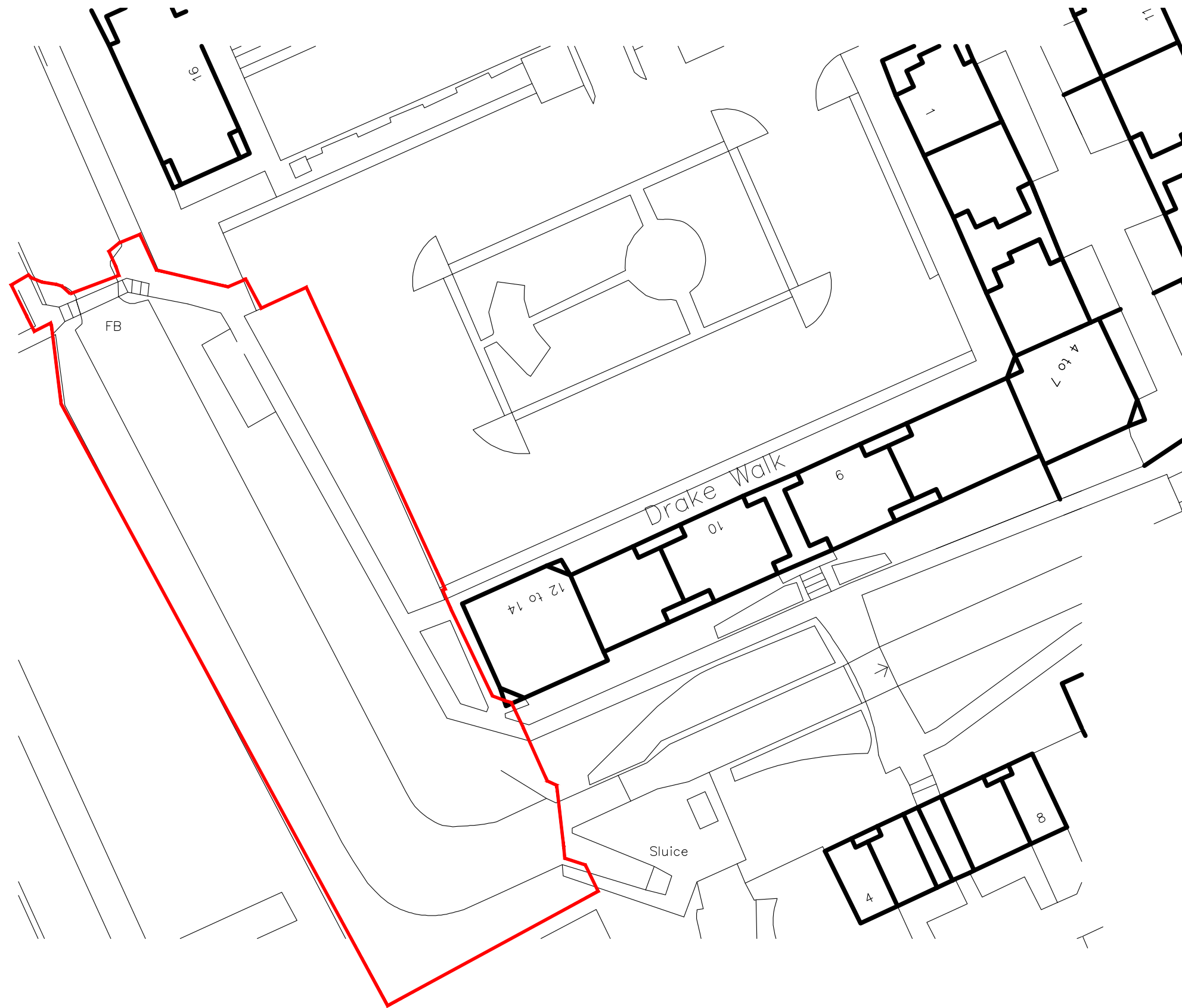
- 10.1 The applicant has agreed to meet the following contribution requests:
- An off-site contribution of **£55,000** for improvements to public open space, including replacement tree planting (exact number, location and species to

be agreed), in Craiglee Park or other public space in the vicinity of the development;

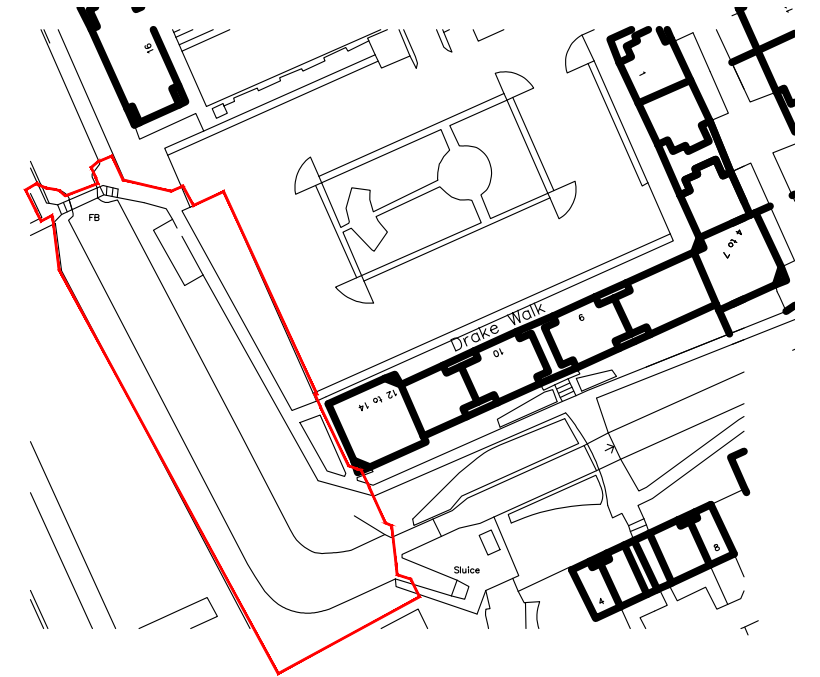
- A contribution of **£42,676.48** towards the provision and/or improvement of community facilities in the vicinity of the site;
- A contribution of **£4,000** towards the investigation and implementation of new parking control Traffic Orders in Craiglee Drive, Celerity Drive and Vellacott Close as may be required as a consequence of any overspill parking generated by the development.

11. **CONCLUSION**


- 11.1 In light of the above, and having regard for current planning policy and guidance, it is recommended that planning permission be granted, subject to conditions and a Legal Agreement.



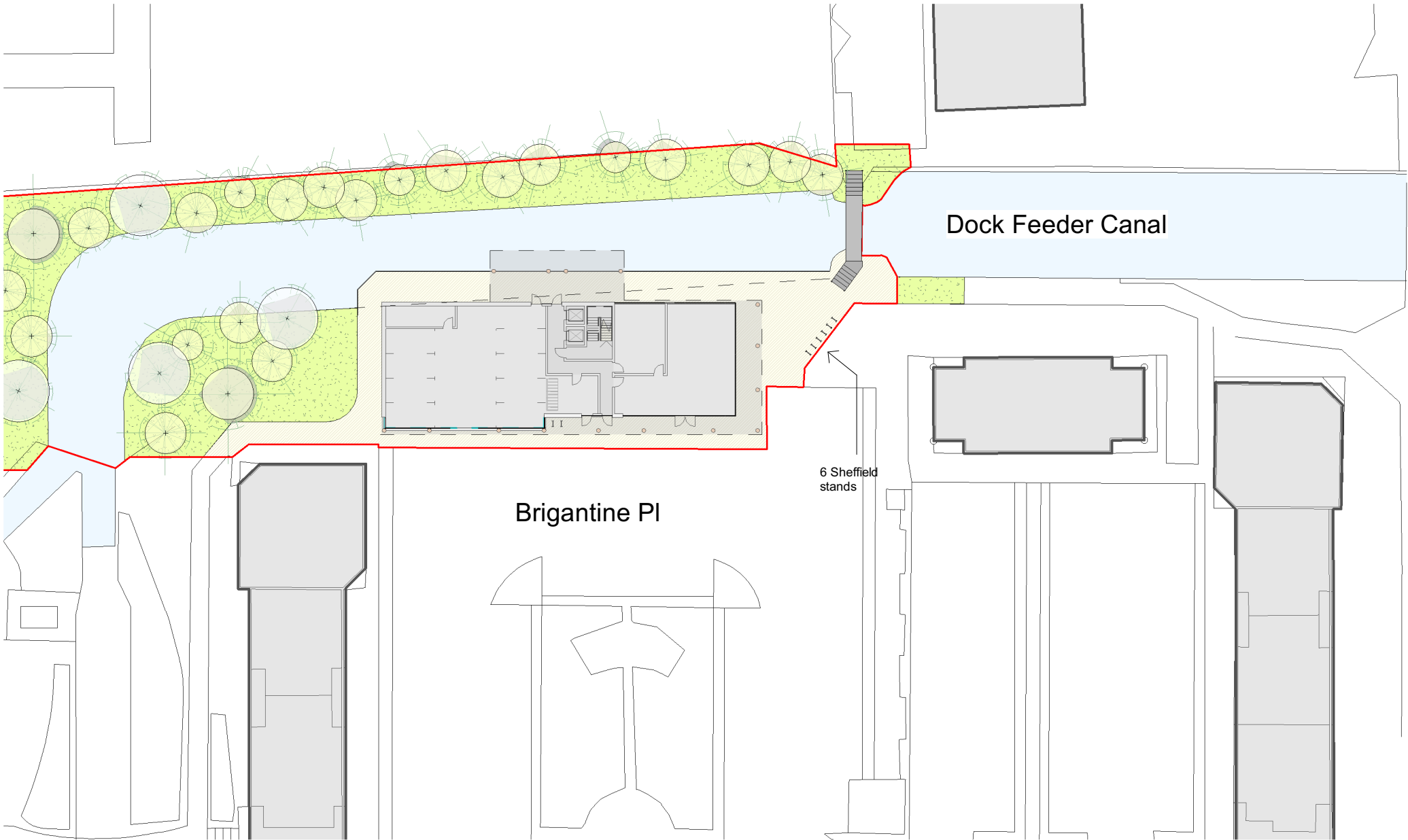
LOCATION PLAN
1:500



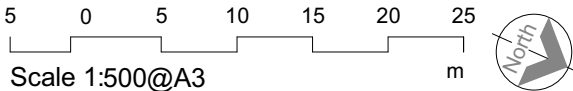
LOCATION PLAN
1:1250

Drake Walk Student Accomodation Waterfront 2000		Job No. 17_093
Location Plan		Dwg No. AL(90)01
Date 18/12/2017	Drawn BK	Scale 1:500 & 1:1250 @ A3
 Architects · Town planners Environmental & Urban design		
<small>Unit 1A, Compass Business Park, Pacific Road, Cardiff. CF24 5HL. www.cjarchitects.co.uk tel: 029 20452100</small>		

Trees shown in plan are existing and shown indicatively



1 Proposed Site Layout
1 : 500




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Client's Name Drake Walk Ltd				Drawing Title Site Plan Proposed			
Job No	Origin	Volume	Level	Type	Role	Number	Rev
W0591	WW	00			A	0110	A

Drawn	Checked	Date
CP	TS	05/25/20
Job Title DRAKE WALK, CARDIFF		
Status AMENDED PLANNING		

A30.07.20Cycle provision changes

Rev	Date	Revision Details	Dr	Ch
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CAD Plot Date: 30/07/2020 15:03:34



Drawn	Checked	Date
CP	TS	05/25/20
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Job Title		
DRAKE WALK, CARDIFF		
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Status		
AMENDED PLANNING		

B	30.07.20	Cycle provision changes		
A	23.06.20	Parking layout added	TS	
Rev	Date	Revision Details	Dr	Ch



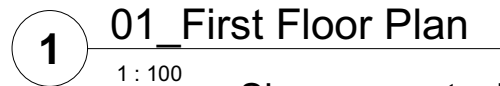
Bristol: Westworks, Colston Tower
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Drawn	Checked	Date
CP	TS	05/25/20
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Job Title		
DRAKE WALK, CARDIFF		
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Status		
AMENDED PLANNING		

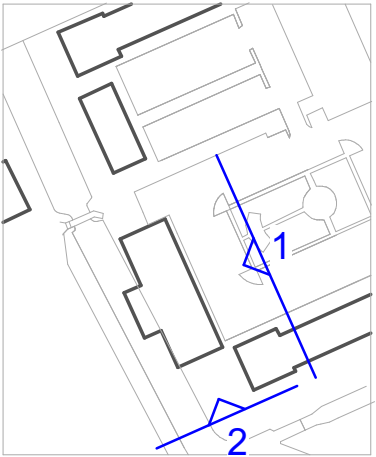
Rev	Date	Revision Details	Dr	Ch
		Bristol: Westworks, Colston Tower, Colston Street, Bristol, BS1 4XE T 0117 214 1101 E bristol@westworks.com Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP T 01903 248777 E sussex@ecarschitecture.com London: 76 Great Suffolk Street, London, SE1 0BL T 0207 928 2773 E London@ecarschitecture.com		

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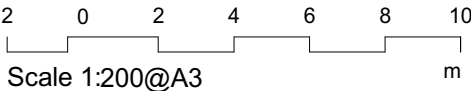
Trees shown in elevation are existing and shown indicatively



1 East Elevation
1 : 200



2 South Elevation
1 : 200



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Client's Name Drake Walk Ltd				Drawing Title Elevations 1 + 2			
Job No	Origin	Volume	Level	Type	Role	Number	Rev
W0591	WW	00			A	0300	

Drawn	Checked	Date
CP	TS	05/25/20
Job Title DRAKE WALK, CARDIFF		
Status AMENDED PLANNING		

Rev	Date	Revision Details	Dr	Ch
				
Bristol: Westworks, Colston Tower, Colston Street, Bristol, BS1 4XE T 0117 214 1101 E bristol@ecwestworks.com Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP T 01903 248777 E sussex@ecsearchitecture.com London: 76 Great Suffolk Street, London, SE1 0BL T 0207 928 2773 E london@ecsearchitecture.com				
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CAD Plot Date: 29/05/2020 15:02:59

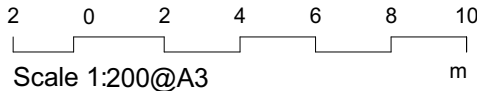
Trees shown in elevation are existing and shown indicatively



3 West Elevation
1 : 200



4 North Elevation
1 : 200



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Client's Name		Drawing Title					
Drake Walk Ltd		Elevations 3 + 4					
Job No	Origin	Volume	Level	Type	Role	Number	Rev
W0591	WW	00			A	0301	

Drawn	Checked	Date
CP	TS	05/25/20
Job Title		
DRAKE WALK, CARDIFF		
Status		
AMENDED PLANNING		

Rev	Date	Revision Details	Dr	Ch
				
Bristol: Westworks, Colston Tower, Colston Street, Bristol, BS1 4XE T 0117 214 1101 E bristol@ecwestworks.com				
Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP T 01903 248777 E sussex@ecsearchitecture.com				
London: 76 Great Suffolk Street, London, SE1 0BL T 0207 928 2773 E london@ecsearchitecture.com				
WESTWORKS			www.ecwestworks.com	

COMMITTEE DATE: 21/11/2018

APPLICATION No. 18/01280/MAJ

APPLICATION DATE: 31/05/2018

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Waterfront 2000

LOCATION: LAND ADJACENT TO 12-14 DRAKE WALK, ATLANTIC WHARF
PROPOSAL: SIX STOREY STUDENT ACCOMMODATION BLOCK (91 BEDS)
WITH GROUND FLOOR COMMERCIAL UNIT, RE-ROUTING OF
PUBLIC RIVERSIDE WALKWAY, AND RENOVATION OF
EXISTING DOCK FEEDER FOOTBRIDGE.

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 9.1 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - AL(90)01 Location plan
 - AL(90)02 revA Site plan
 - AL(00)01 revA Ground floor plan
 - AL(00)02 revA 1st - 4th floor plans
 - AL(00)06 revA 5th floor plan
 - AL(00)10 revA East & North elevations
 - AL(00)11 revA West & South elevations
 - AL(00)30 Canal Walkway detailReason: For the avoidance of doubt.
3. *Material samples:* No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory finished appearance to the development.
4. *Architectural detailing:* No development shall take place until a scheme showing the architectural detailing of all building facades has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the approved scheme

is implemented. Reason: To ensure a satisfactory finished appearance to the development.

5. *Drainage scheme:* No development shall take place 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. The works shall be implemented in accordance with the approved details. Reason: To prevent hydraulic overloading of the public sewerage system and ensure no pollution of the environment.
6. *Public realm improvements:* No part of the development hereby permitted shall be commenced until a scheme of public realm improvements to the footways adjacent to the site, including an adoptable standard, minimum 3m wide, replacement footpath between the building and the Dock Feeder Canal, to tie into the existing network, and widening and surfacing improvements to the junction of the dock feeder path with Tyndall Street, in accordance with the consultation response from Strategic Planning (Regeneration) dated 12.7.18: *Plan 1 Proposed public realm enhancements for application 18/1280/MJR*, has been submitted to and approved in writing by the LPA. The works should include as required, but not be limited to retaining structures, full depth footway construction, surfacing, kerbs, edging, drainage, lighting, guardrail/street furniture, soft landscaping and any other matters as may be required as a consequence of the development. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site. Reason: To facilitate the provision of acceptable, safe alternative footpath provision to replace that lost as a consequence of the development, and to provide a meaningful connection to the adjacent highway network, in the interests of pedestrian safety.
7. *Dock feeder works:* Prior to commencement of any works to the dock feeder details of the proposed construction and methodology, including an assessment of the impact on the flow of water along the canal and potential impact on flood risk upstream, shall be submitted to and approved in writing by the LPA. The works shall be implemented in accordance with the approved details. Reason: To prevent an adverse impact on water flows and flood risk.
8. *Combined Travel and Student Accommodation Traffic Management Plan:* No part of the development hereby permitted shall be occupied until a travel/ parking/ traffic/ resident/ letting management plan to include, but not limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of the private car; the management of student drop-off and collection traffic at the start and end of term; the control of vehicular access to the site and the exclusion and control of student resident car parking within the site and surrounding area, has been submitted to and approved by the Local Planning Authority. The operation of the development shall be managed

strictly in accordance with the scheme so approved. Reason: in the interest of highway safety and to regulate the impact of the development on use of the adjacent highway.

9. *Cycle parking:* No development shall take place until details showing the provision of 80no. secure, covered long-stay cycle parking spaces and publicly accessible short-stay cycle parking spaces (number to be determined) have been submitted to and approved in writing by the LPA. The approved details shall be implemented prior to beneficial occupation. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose. Reason: To ensure that adequate provision is made for the secure parking of cycles.
10. *Pedestrian footbridge:* Prior to beneficial occupation a scheme for the new or rehabilitated footbridge linking the Waterfront 2000 development with Craiglee Park shall be submitted to and approved by the Local Planning Authority. The scheme shall include the provision of a path link on the applicant's land and the creation of a gated entrance into the Craiglee Park and the provision of a 3m wide path to match existing to link the new entrance to the existing path network in the Park, total approximately 25m length of 3m wide path. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation. Reason: In the interests of pedestrian movement and amenity.
11. *Construction management plan:* Prior to commencement of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority to include details of construction traffic routes, site hoardings, site access, noise and dust control measures, wheel washing facilities and parking of contractors vehicles. The development construction shall be managed strictly in accordance with the scheme so approved. Reason: In the interests of highway safety and public amenity.
12. C4P Landscaping Design and Implementation Programme
13. C4R Landscaping Implementation
14. D4X Tree protection – complex sites with on-site monitoring.
15. C5A Construction of site enclosure
16. *External lighting & CCTV coverage:* Prior to occupation an LPA approved scheme for external lighting and CCTV coverage of the realigned footpath and perimeter of the building shall be implemented. Reason: In the interests of public safety and amenity.
17. *Plant noise:* The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level at any time by more than 5dB(A) at any residential property when

measured and corrected in accordance with BS 4142: 1997 (or any British Standard amending or superseding that standard). Reason: To ensure that the amenities of future occupiers of the development and occupiers of other premises in the vicinity are protected.

18. *Ground gas protection:* Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval. Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required. All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
19. *Contaminated land measures – assessment:* Prior to commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
 - (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
 - (iii) an assessment of the potential risks to: human health; ground waters and surface waters; adjoining land; property (existing or proposed); ecological systems; and any other receptors identified above;
 - (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).
- 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.

20. *Contaminated land measures – remediation and verification plan:* Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. 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.
21. *Contaminated land measures – remediation and verification:* The remediation scheme approved by condition x (PC14B above) must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. 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.
22. *Unforeseen contamination:* In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale

for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination. Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

23. *Imported soil:* Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.
24. *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.
25. *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 in accordance with policy EN13 of the Cardiff Local Development Plan.
26. *Archaeological work:* No development shall take place until the applicant, or their agents or successors in title, has secured the

implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved scheme. Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

27. *Nesting birds:* No site clearance/demolition to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

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 applicant is advised that a large proportion of the proposed building footprint sits on the adopted public highway (in this case footpath and landscaped embankment) and that this highway will need to be stopped-up by way of an Order under the Town and Country Planning Act 1990 prior to implementation of any permission.

RECOMMENDATION 4: The applicant is advised that in addition to any third party approvals that may be required, the Council will require a Technical Approval in Principle in connection with the revised canal wall/embankment and any retaining structures that will support the adoptable footway. Further details of these requirements can be obtained by contacting Tony Williams, Cardiff Council.

RECOMMENDATION 5: The applicant is advised that the highway works condition and any other works to the existing or proposed public highway (to be undertaken by the developer) are to be subject to an agreement under Sections 38 and/or 278 of the Highways Act 1980 between the developer and Local Highway Authority.

RECOMMENDATION 6: Resident Parking Permits: The applicant is advised that incoming residents will not be eligible to receive resident parking permits in the adjacent streets, where such schemes already exist or are developed in the future.

RECOMMENDATION 7: Welcome Pack: In addition to matters covered by the conditioned Travel Plan, the applicant is requested to provide residents (upon their arrival) with a welcome pack detailing sustainable transport options available in the area, to help promote sustainable transport options.

RECOMMENDATION 8: S177 Oversail License: The applicant is advised that any part of the building structure that oversails the existing or proposed public highway (verge or footpath) will be subject to licence under Section 177 of the Highways Act 1980.

RECOMMENDATION 9: 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:

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

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land. The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

RECOMMENDATION 10: That the applicant takes advice from an ecological consultant as to what measures may be appropriate to offset the loss of potential bird and bat nesting/roosting habitat. These measures could include placement of bird nest boxes or bat roost boxes on remaining trees at the site, and incorporation of features into the new building which allow for house-nesting birds such as swifts, swallows and house-martins.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A detailed application for a six storey block of student accommodation on a landscaped area on the west side of the Brigantine Place office development (Waterfront 2000) parking area, adjacent to the Dock Feeder.

The student accommodation comprises 91 student rooms in 10 cluster flats and 15 studios above an independent ground floor commercial café/restaurant unit, entrance lobby, staff parking (2 spaces), cycle parking, and bin storage.

- 1.2 *Amended plans:* Following discussions amended plans were received on 19.9.18 removing the rear wing of the building bridging over the Dock Feeder and reducing the number of student rooms from 99 to 91, adjusting the footprint of the building to accommodate a 3m footpath to the rear of the building, revising the elevations, and increasing the floor area of the top storey. Neighbours and representators were re-consulted on the amended plans (14 days).
- 1.3 The development requires the stopping up of the adopted footpath and the rerouting of the path further to the west to run alongside the Dock Feeder. The new pedestrian link will be a minimum 3m wide and will link with the existing route to the south via a small area of landscaped amenity space, and to the existing footpath next to the Dock Feeder to the north that leads to Tyndall Street.
- 1.4 The Dock Feeder eastern bank (currently a steep landscaped embankment) will be remodelled and replaced with a sheet piled retaining wall to support the new rerouted footpath link.
- 1.5 The building is predominantly red brick, dark metal cladding, render and glazing. The central section of the upper storeys project 3m to the rear of the building bridging over the new riverside walkway. A new covered pedestrian walkway formed by projecting the upper storeys over the ground floor runs the full length of the front of the building and wraps around its northern end.
- 1.6 Unlike its neighbours the building has a flat roof with the upper storey set back 2.7m at the northern and southern ends of the building. The architecture adopts a modern business park style with an active glazed ground floor at the northern end of the building.
- 1.7 The proposals result in the loss of 13 'B' category (moderate quality and value) trees and a large number of 'C' category (low quality and value) trees that function as linear woodland bounding the dock feeder canal. The footprint of the proposed building leaves very little space for replacement planting on the application site.
- 1.8 The trees have formed a dense screen and provide a significant area of landscaping to the western edge of the car park. The trees are not protected.
- 1.9 The proposals include the removal of the private bridge over the dock feeder and its replacement (or refurbishment of existing depending on condition), with a new pedestrian bridge linking Craiglee Park and Lloyd George Avenue with the Waterfront 2000 office development and Schooner Way. NB The existing bridge is closed to the public.

1.10 The following information is submitted:

- Statutory Pre-application Consultation report
- Design and Access Statement
- Tree Survey

2. DESCRIPTION OF SITE

- 2.1 The rectangular application site has an area of 0.23ha and is located in the Central Business Area, at the western boundary of the Waterfront 2000 office park. Immediately to the west of the site is the Dock Feeder Canal, to the east is the car park and 12-14 Drake Walk offices, to the north is the northern wing of the office block and the Converted Edward England Wharf residential development to the other side of the Dock Feeder, and to the south is an area of open space adjacent to the Dock Feeder with residential development beyond that.
- 2.2 The site is currently landscaped with a large number of trees and shrubs located in planting beds. The western half of the site is adopted highway and forms part of the network of landscaped walking and cycling routes linking Herbert and Tyndall Street with Schooner Way, Lloyd George Ave., and Cardiff Bay to the south. The site also includes a closed footbridge over the Dock Feeder linking the site to Craiglee Park on the west side of the Canal and the flatted development fronting Lloyd George Avenue.
- 2.3 The immediate area is characterised by a mixture of 2 and 3 storey residential and 4-5 storey office uses, mainly comprising modern development interspersed with the occasional traditional waterside warehouse building.

3. PLANNING HISTORY

- 15/00087/MJR: Planning Committee resolved to grant planning permission (subject to the signing of a legal agreement) in June 2015 for a 5 storey office building with undercroft parking, re-routing of public riverside walkway and renovation of existing dock feeder footbridge.
 - 98/528/C: Outline planning permission granted June 1999 for residential development of approx. 351 units and associated open space, parking, landscaping and retail unit on Lloyd George Ave. This permission is for the land to the west of the Dock Feeder and includes Craiglee Park public open space.
 - 88/318R: Planning permission granted in April 1988 for 117,000 sq ft of office development (Waterfront 2000) and associated car parking at land bounded by existing Dock Feeder Canal, LMS Warehouse and Tyndall Street, Atlantic Wharf. This permission required the submission of a landscape scheme.
- 3.1 Pre-application discussions were held with planning (SPA/18/001/MJR) and focussed on the height, footprint and appearance of the building. Without prejudice pre-application advice was given on 7.3.18.
- 3.2 The developer's statutory pre-application consultation was carried out in May 2018 and a report of the consultation feedback accompanies the application.

4. POLICY FRAMEWORK

- 4.1 Planning Policy Wales (PPW) Edition 9, Nov 2016 favours the sustainable re-use of previously developed land.
- 4.2 The following Technical Advice Notes (TANs) are relevant:
- TAN 12: Design (2009)
- 4.3 The following policies of the 2016 City of Cardiff LDP are relevant to the consideration of this application:
- KP5 Good Quality and Sustainable Design
 - KP6 New Infrastructure
 - KP7 Planning Obligations
 - KP10 Central and Bay Business Areas
 - KP16 Green Infrastructure
 - C1 Community Facilities
 - C5 Provision for Open Space, Outdoor Recreation, Childrens' Play and Sport
 - EN6 Ecological Networks and Features of Importance for Biodiversity
 - R8 Food and Drink Uses
- 4.4 The following current Supplementary Planning Guidance applies:
- Planning Obligations (Jan 17)
 - Food, Drink & Leisure Uses (Nov 17)
 - Green Infrastructure (Nov 17)
 - Managing Transportation Impacts (Including Parking Standards) (Jul 18)
 - Waste Collection & Storage Facilities (Oct 16)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Land use: The site is located within the Central Business Area (CBA) of the adopted Cardiff Local Development Plan. As such, the main land use planning policy issues relate to the acceptability of student accommodation and a ground floor commercial use at this location.
- 5.2 Policy KP10 of the LDP (Central and Bay Business Areas) describes the range of uses appropriate within the Central Business Area, which includes residential development. Whilst student accommodation is a 'sui generis' use, the nature of such a use exhibits many characteristics of a typical high density city centre residential scheme, particularly in terms of impact on its surroundings / environs and the need to protect the amenity of future residents and adjoining businesses. It is acknowledged that student / residential uses can be appropriate within city centre locations, as evidenced by similar recent developments along Tyndall Street and Adam Street.
- 5.3 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 floor space and the nature of the use as a café, the proposal is considered acceptable in this instance.

- 5.4 Strategic Planning (Regeneration): This is a large scale proposal, where the introduction of 99 student beds will place increased pressure on the surrounding pedestrian environment.
- 5.5 Planning Policy Wales, Paragraph 3.4.3 states that 'When a new building is proposed, an existing building is being extended or altered, or a change of use is proposed, developers should consider the need to make it accessible for all those who might use the building. The appropriate design and layout of spaces in, between and around buildings, including parking provision and movement routes, is particularly important in ensuring good accessibility'. As this proposal is for student accommodation, where movements to and from the building will predominantly take place on foot, the public realm in the immediate vicinity of the site should be considered in this context.
- 5.6 The pedestrian entrance to the site at Tyndall Street (along the Dock Feeder Canal walkway) is currently of a poor quality and a financial contribution of £18,800 is sought towards upgrading this area to a standard commensurate with recently completed and programmed public realm improvements along Tyndall Street. The works would comprise: Footway widening and resurfacing with block paving, Extension and realignment of dock edge railings, Installation of bollards and wayfinding at the entrance to Dock Feeder Canal Walkway.
- 5.7 *Strategic Planning Advice*: For the above reasons, the proposal is considered acceptable in land use policy terms, subject to detailed design and amenity considerations. Subject to the application being acceptable in all other respects, a financial contribution of £18,800 is sought towards the upgrading of the public realm at the Tyndall Street entrance to the Dock Feeder Canal Walkway.
- 5.8 Transportation: The officer makes the following comments: I confirm that the submission has been assessed and is considered to be acceptable in principle subject to the following comments and conditions.
- 5.9 *Transportation Comments*: The adopted Managing Transport Impacts SPG confirms that up to one car parking space per 25 beds may be provided for operational use associated with purpose built student accommodation, there is no on-site parking requirement for either residents or the ground floor commercial use detailed in the application. The proposed 2 number operational spaces shown on the proposed ground floor plan are therefore considered to be compliant with adopted parking policy.
- 5.10 In addition, a minimum of one undercover and secure cycle parking space per 2 beds should be provided for this type of residential development. The proposed provision of 80 number cycle spaces on the ground floor is therefore considered to policy compliant and otherwise acceptable. Details of the layout, type and arrangement of the racks etc. will be controlled by proposed condition.
- 5.11 Being mindful of the sustainable location of the site and that of the proposed use I am satisfied that the development is otherwise acceptable with the 2 on-site operational parking spaces and the provision of resident cycle parking as proposed/required by condition. It is also expected that active travel and

demand for cycle parking will be monitored as part of the conditioned Travel Plan and provision of cycle parking enhanced as may be required to respond to any identified demand/shortfall.

- 5.12 With reference to the site location and wider development considerations it is noted that the site is in the vicinity of Cardiff's main pedestrian shopping area, with access to employment, leisure, shopping, etc. opportunities and the main university campus/facilities to the north. The site is also within an area where walking, cycling and public transport offer viable daily alternatives to the use of a private car; having very good access to high frequency bus and rail services at Central Station. The site is therefore considered to be sustainably located in transport terms and entirely appropriate for the proposed form of development.
- 5.13 It is nonetheless noted that the new residents (plus staff, visitors and customers) will be reliant on walking, cycling and public transport for daily trips, resulting in additional pedestrian traffic on the adjacent footways. In keeping with the approach taken in connection with the previous application and other student developments locally, and given the impact on the existing adopted footway network, a Highway Works condition is sought to secure improvements to the footways adjacent to the site.
- 5.14 In terms of the impact on the adjacent adopted footway, it is noted that approx. 2 thirds or more of the footprint of the proposed building sits on an adopted footpath and verge alongside the dock feeder. I have attached for information a copy of the highway record showing the adopted public highway shaded pink, with the approximate outline of the building footprint and proposed new canal wall shown by red lines. You will note from the plan the minimum area of highway that will need to be stopped-up to accommodate the building, along with the area of new footpath required to replace that lost as a consequence of the proposed development.
- 5.15 The proposed highway works condition is required to secure the provision of the new, replacement footpath and improvement of the remainder of the footpaths adjacent to the site and north to tie into Tyndall Street. The new and improve footpaths will provide access to the Bay to the south and city centre, and public transport services accessible from Tyndall Street to the north.
- 5.16 With the exception of vehicle trips that are likely to be generated at the start and end of term, when student residents will generally be dropped-off/collected by car, it is not anticipated that the development will generate any noticeable daily vehicle trips or additional parking demand. The management of traffic, dropping off/collection, and parking of vehicles also subject to a Traffic Management Plan condition and I am satisfied, subject to agreement of this condition, that there is sufficient capacity on the adjacent public highway network to accommodate the arrival and departure of students at the start and end term.
- 5.17 The conditioned Traffic Management Plan will also assist with the control of student car parking within the site and surrounding area, where parking is either private or largely controlled by existing TRO. It should be noted that incoming

student residents will not be eligible to receive Resident Parking Permits (where such schemes exist or are established in the future) and as such will not add to any burden on any existing resident parking bay provision. In addition to which a S106 contribution has also been sought towards the investigation and implementation of new TROs in Craiglee Drive, Celerity Drive and Vellacott Close as may be required as a consequence of any overspill parking that is generated by the development.

- 5.18 Given the sustainable location of the site and compliance with parking policy I must conclude that any objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge.
- 5.19 *Conditions:* Standard cycle parking condition in respect of the proposed 80 cycle parking spaces; combined travel and student accommodation traffic management plan condition; highway works condition; and construction management plan condition.
- 5.20 *S106 contribution:* In accordance with the previous application, a financial contribution of £4,000 (current costs) towards the investigation and implementation of new parking control Traffic Orders in Craiglee Drive, Celerity Drive and Vellacott Close as may be required as a consequence of any overspill parking generated by the development. The contribution is required to specifically mitigate any impact on the existing residential area, in the interests of highway safety.
- 5.21 Additional recommendations: Resident Parking Permits; Welcome Pack; Highway Works; S177 Oversail License; Adopted Highway; Structures Technical Approval.
- 5.22 Trees and Landscaping: The Council's Tree Preservation Officer comments as follows on the amended plans: The plans represent a slight improvement in terms of the total number of trees lost, but the losses remain substantial (at least 12 'B' category trees as far as I can ascertain), and the implications for retained trees in terms of wind loading, as per my previous observations, remain pertinent.
- 5.23 I note the proposed section 106 agreement including £5,000 for 10 new trees, but where are these trees to go? Craiglee Park appears well stocked and additional planting within the Park may serve to increase lurking space? If there is a proposal to offset losses via new planting, I'm of the view that we need to see details of this planting upfront to be able to ascertain whether or not it will mitigate the losses.
- 5.24 In general terms the loss of trees and vegetation bounding the canal represents a precedent that may invite similar proposals elsewhere and that could significantly erode this important green corridor.
- 5.25 Tree Officer's previous comments: The absence of a topographical site survey plan means that direct comparison between existing and proposed is not

possible, but it is clear from the Tree Constraints Plan, that at least x13 'B' category trees and a swathe of 'C' category trees, forming a continuous green corridor on the banks of the dock feeder and adjoining the POS to the rear of Sorrento House, will be lost to accommodate development. No space is available to offset the loss and there will no longer be a green corridor, which was clearly a laudable design aim of the original Drake Walk/Brigantine Place layout.

- 5.26 In addition to the direct loss of trees, those that remain to either side of the development will suffer increased wind exposure and wind tunnel effects, putting them at increased risk of failure in whole or part. Finally, in addition to the loss of trees there will be a very large volume of vegetated soil that is lost or sealed – there is no opportunity to offset this loss in terms of water management, pollution absorption, biodiversity or microclimatic amelioration, by de-sealing and creating new green corridors.
- 5.27 Given the above I must object to the proposed development since it is at odds with EN8, KP15 and KP16.
- 5.28 Ecology: The Ecology Officer makes the following comments: The amended plans represent some improvement on the original scheme, as the interruption to ecological connectivity by the loss of trees is now limited to one embankment of the dock feeder canal, as opposed to both embankments as previously.
- 5.29 However, the proposed development would still result in the loss of a significant green infrastructure resource in the form of the mature trees alongside the dock feeder. Loss of this resource should be considered in the context of our statutory duty under section 6 of the Environment (Wales) Act to '*...seek to maintain and enhance biodiversity in the exercise of our functions and in doing so to promote the resilience of ecosystems.*'
- 5.30 One of the five attributes of ecosystem resilience is connectivity, and the proposed development would inevitably significantly compromise the connectivity of habitats along the dock feeder corridor. Therefore in considering this application we should seek to ensure that there is no loss, and ideally a net gain, of biodiversity and habitat connectivity. I can see nothing in the submitted documents to suggest that this would be possible.
- 5.31 The application should be considered in the light of LDP Policy KP16 – Green Infrastructure, and LDP Policy EN6 – Ecological Networks and Features of Importance for Biodiversity.
- 5.32 The text of KP16 makes it clear that if development results in overall loss of green infrastructure then appropriate compensation is required. The supporting text of KP16 reiterates that new developments should incorporate new and/or enhanced green infrastructure to ensure no fragmentation or loss of connectivity. There is no compensation for fragmentation or loss of connectivity proposed in this instance.

- 5.33 Similarly, in respect of EN6 there is a requirement for it to be demonstrated that there is no satisfactory alternative location for the development and for compensatory provision to be made of comparable ecological value to that lost. It is difficult to see how it is possible to compensate for such a significant interruption to habitat connectivity.
- 5.34 Therefore I do not see that the present application is compatible with those policies.
- 5.35 Public Rights of Way (PROW): The PROW Officer comments as follows on the amended plans: No objection to the amended plans as the footway along the canal is now accessible for the public to use.
- 5.36 PROW Officer's previous comments: PROW formally object to the application as the footway alongside the canal will no longer be accessible for public use but rather for maintenance only. The canals are key historic features and quiet area to enjoy by the public away from the busy roads and need to be retained as an important asset to Cardiff city centre.
- 5.37 The proposed refurbishment to the footbridge over the canal is welcome by PROW as it is a historic feature, provides character and improves access.
- 5.38 The proposed development will impede on the existing adopted highway therefore if planning consent is given, there will be a requirement for the applicant to apply to Welsh Government for a change of use in order to extinguish the area to be affected.
- 5.39 Flood and Coastal Risk Management: The Officer states that the design reduces the cross sectional area of the watercourse and is therefore an increase in flood risk as an obstruction to flow. He advises that any works will require consent under Section 23 of the Land Drainage Act 1991.
- 5.40 Highways and Waste Management: The Drainage engineer has not provided comments.
- 5.41 Pollution Control (Noise & Air): Pollution Control raises the following concerns: Firstly, I am concerned about any fixed plant that may be installed. The area is particularly quiet, especially at night, so any fixed plant to be installed will need to be done sensitively.
- 5.42 Secondly, the development is, as I understand it, likely to straddle the dock feeder. Careful consideration needs to be made of what construction methods are to be used, and due to the relative tranquillity of the area, what noise levels the construction methods are to make.
- 5.43 With that in mind, a detailed Construction and Environmental Management Plan needs to be carried out prior to determination. In addition, should any fixed plant be planned, an assessment of the likely impacts also needs to be carried out prior to determination.

- 5.44 I consider both to be necessary prior to determination so that the applicant can demonstrate that they are not causing unacceptable harm to health or to local amenity due to noise and vibration, as per policy EN13 of the LDP.
- 5.45 Pollution Control (Contaminated land): No objection subject to standard ground gas protection, suite of contaminated land conditions, and imported and recycled aggregates conditions.
- 5.46 In reviewing available records and the application for the proposed development, the site has been identified as within an area of former industry and sited over part of the infilled Bute West Dock. 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.
- 5.47 Additional former landfill/raise sites have also 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.
- 5.48 Waste Management: The Waste Management Officer has no objection.
- 5.49 Parks Services: The Parks Officer has no objection and makes the following comments on the amended plans: The revised proposals look to be a significant improvement on the earlier design with the dock feeder footpath next to the building retained, which will maintain important connectivity to the existing footpath links along the dock feeder.
- 5.50 The loss of trees and green infrastructure link where the building is to be located is regrettable from a green infrastructure point of view, but in order to accommodate a building I accept this is unavoidable, and I note that £5000 has been included for up to 10 replacement trees, plus a commuted sum (costs to be confirmed).
- 5.51 The retention of the pedestrian link across the bridge is welcome, to allow access into Craiglee Drive open space, although more detailed discussions will need to take place on how the link is designed and delivered as I presume at present there is no pedestrian entrance into the park at this point, or connecting footpath within the park, and how these would be funded. Given that the off-site POS contribution for the development is not listed in the sums to be provided below, some mechanism for carrying out these works needs to be established.
- 5.52 Park's preference is for the developer to implement the footpath connection across Craiglee Drive rather than provide an off-site contribution for the work. The work could be carried out under licence on council land as part of the main contract. Clarification should be sought to confirm responsibility for the ongoing long term maintenance and management of the refurbished/ replacement bridge, and the connection as far as the boundary of the open space. Parks would only consider taking over responsibility for the maintenance of the

footpath within the curtilage of Craiglee Drive open space from the fence to the connection with the existing paths.

- 5.53 A financial contribution of £49,734, calculated in accordance with the 2017 Cardiff Planning Obligations SPG, is sought towards the improvement of community facilities in the vicinity of the development.
- 5.54 Community Facilities: The Neighbourhood Regeneration Officer makes the following comments: If no on-site provision is proposed a financial contribution a financial contribution is sought on residential developments (including student housing) of 25 or more new dwellings.
- 5.55 Policy KP6 of the Cardiff LDP supports the provision of community facilities as part of new residential developments. A development proposing a significant increase in population would create pressures on existing local facilities that need to be offset via a financial contribution. It would be unacceptable to grant planning consent in the absence of such provision.
- 5.56 A financial contribution of £50,436, calculated in accordance with the 2017 Cardiff Planning Obligations SPG, is sought towards the improvement of community facilities in the vicinity of the development.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water: No objection subject to a condition requiring submission to the LPA of a detailed drainage scheme, including an assessment of the potential to dispose of surface and land water by sustainable means. DCWW understand that the intention is to drain both foul and surface water to the main sewer for which they can only comment on the acceptability of the foul water proposal at this stage. The site is located in close proximity to the dock feeder which offers a sustainable means to dispose of surface water and therefore they will not consider the communication of this flow to the public sewer at this stage.
- 6.2 The proposed development is crossed by a 100mm distribution water main. A map showing the approximate location of the water main, and DCWW conditions for development near a water main, are provided. It may be possible for the water main to be diverted under section 185 of the water industry act 1991, the cost of which will be re-charged to the developer.
- 6.3 NRW: No objection and advise that in the event that gross contamination is found to be present at the site the LPA may wish to re-consult NRW.
- 6.4 Police Architectural Liaison: South Wales Police have no objection but raise concerns in relation to the proposed use: 'Students can be considered to be a vulnerable group as many will be young people, away from home for first time and possibly foreign students who lack experience of living in the UK'. They recommend adequate lighting, CCTV coverage, and security measures. A copy of their advice has been forwarded to the agent.

- 6.5 Glamorgan Gwent Archaeological Trust: The Trust note that the site lies on the NE corner of the former Bute West Dock. The proposals will therefore require archaeological mitigation which requires the submission of a written scheme of investigation taking into account the nature of the known archaeological resource and the elements of the groundworks that impact on this.
- 6.6 Associated British Ports: The build-out will have an impact on the flow of water along the feeder and would appreciate an understanding of what this is or how this can be prevented or minimised. The narrowing will also impact flood risk by potentially hold water back upstream in the city centre.
- 6.7 We need to request details of the construction methodology. Will the feeder be closed for a length of time to enable construction? If so what provision will be put in place to maintain the flows or will we be compensated for the additional impounding required to maintain the dock level? The methodology will also need to cover off any contamination of the water.

7. **REPRESENTATIONS**

- 7.1 The proposals were advertised as a major application in the press and on site, and Local Members and neighbours were consulted. Amended plans were also consulted on for a period of 14 days.
- 7.2 A total of 18 representations were received, primarily from neighbouring Drake Walk residents, Waterfront 2000 businesses, and residents of Edward England Wharf, one supporting the application while raising some concerns, the remainder objecting to the application plans on the following grounds:
- Scale and appearance of the office block – too big and not in keeping with its neighbours.
 - Loss of trees and landscaped area and associated visual amenity and habitat for wildlife
 - Rerouting of footpath resulting in a tortuous route of inadequate width and potentially dangerous because of its location adjacent to the dock feeder
 - Negative impact on Dock Feeder Canal
 - Loss of privacy for the residents of Edward England Wharf
 - Reduction in daylighting for the occupiers of the neighbouring offices
 - Impact of increase in traffic on narrow access roads
 - Inadequate parking provision
 - Disruption, noise and impact on existing parking provision during construction period
 - Negative impact on commercial interests of adjoining businesses during construction period
 - Oversupply of student housing
 - Adverse impact on setting of listed Edward England Wharf building
 - Adverse impact on Craiglee Park amenity
 - No ecology survey carried out
 - Requesting right to speak
 - Failure to consult residents of EEW during the statutory pre-application consultation

- 7.3 A petition from the Director of the Edward England Wharf Management Committee with 28 signatures of residents objecting to the application was received on 19.7.18. A letter was sent to the lead petitioner on 20.7.18 stating that the points raised will be considered when the application is determined, and pointing out that as the petition has been signed by less than 50 people, there is no right to speak if this application is considered by the Planning Committee. The letter outlined the criteria that would need to be met for a petition to be considered valid.
- 7.4 A further representation has been received from a neighbouring business objecting to the amended plans on the same grounds, and raising additional grounds relating to the proposed student use on the existing business use and parking arrangements.

8. **ASSESSMENT**

- 8.1 The main issues to be assessed are the proposed land use, the scale and design of the building, the loss of the landscaped amenity area and associated trees/ habitat, the adequacy and design of the rerouted public footpath and external areas, and parking provision.
- 8.2 Proposed land use: The site is located within the Central Business Area. Policy KP10 of the LDP (Central and Bay Business Areas) describes the range of uses appropriate within the Central Business Area, which includes residential development. Student/ residential uses can be appropriate within city centre locations, as evidenced by similar recent developments along Tyndall Street (Capital Quarter) and Adam Street.
- 8.3 The site is in the vicinity of Cardiff's main pedestrian shopping area, with access to employment, leisure, shopping, etc. opportunities and the main university campus/facilities to the north. The site is also within an area where walking, cycling and public transport offer viable daily alternatives to the use of a private car; having very good access to high frequency bus and rail services at Central Station.
- 8.4 The proposed land use is policy compliant.
- 8.5 Scale and Appearance: The design has been amended to significantly reduce the footprint of the building so it no longer spans the dock feeder, and the floor area of the top storey has been increased. The footprint of the building is similar to the previously approved 4 storey office scheme but it is approximately 3.5m higher at 16.5m. The appearance of the building and proposed materials are similar to the office scheme and are in keeping with the neighbouring office blocks.
- 8.6 The immediate context of the site is 3 / 4 storey buildings with pitched roofs. The ridge height of the 4 storey 12-14 Drake Walk adjacent to the site is approx. 14m. Given this context the scale and appearance of the building is acceptable.

- 8.7 Loss of the trees and the landscaped area: The Tree Officer objects on the grounds that the proposed development will result in unacceptable harm to trees of amenity value. However this needs to be balanced against the fact that the previous scheme, which had a similar impact on trees and ecology, has a resolution to grant subject to the signing of the legal agreement, that the trees are not protected, and the benefits accruing from the provision of additional purpose-built student housing in a sustainable location and a replacement/ repaired footbridge over the Dock Feeder linking the Waterfront 2000 development to Craiglee Park.
- 8.8 The visual amenity and habitat value of unprotected trees is related both to size and longevity, with a greater degree of protection afforded to ancient woodlands and veteran trees and hedges. Other trees and woodlands should normally be retained and a tree survey should determine the priorities and practicalities of retention. Where trees are lost compensatory landscaping will be sought.
- 8.9 It is acknowledged in this case that the trees to be lost do offer significant amenity value for the business occupiers of the Waterfront 2000 development and the users of the pedestrian footpath, and that they form part of a green corridor along the dock feeder. A condition has therefore been imposed requiring the applicant to provide detailed landscaping proposals including the planting of new replacement trees on the site, including the west bank of the dock feeder which forms part of the application site.
- 8.10 However the extent of replacement tree planting possible on the application site is limited in extent because of site constraints, and the grant of planning permission is also therefore made conditional on the signing of a s106 legal agreement to secure a public open space (POS) financial contribution towards POS improvements including off site replacement tree planting in Craiglee Park public open space (or other open space to be agreed).
- 8.11 Ecology: The Ecology Officer objects on the grounds that the amended scheme would still result in the loss of a significant green infrastructure resource in the form of the mature trees alongside the dock feeder, contrary to LDP policies EN6 and KP16. However this needs to be balanced against the fact that the previous scheme, which had a similar impact on trees and ecology, has a resolution to grant subject to the signing of the legal agreement, that one side of the green corridor is retained (Craiglee Park bank side), and a Section 106 financial contribution has been secured for compensatory replacement tree planting in mitigation for the loss of habitat.
- 8.12 Details of the landscaping and the means of enclosure are required by condition. A standard nesting birds condition, and a recommendation advising enhancement measures to compensate the loss of habitat have also been added.
- 8.13 Re-routed footpath and external works: The rerouted footpath is of adequate width. Public Rights of Way has no objection. A pre-commencement condition has been added requiring full details of its design, including safety measures and appropriate lighting.

- 8.14 A pre-commencement condition has also been added requiring full details of the proposed footbridge over the dock feeder. This includes for the provision of a path link on the applicant's land and the creation of a gated entrance into the park through the existing fencing and the provision of a 3m wide path to match existing to link the new entrance to the existing path network in the Park, totalling approx. 25m length of 3m wide path.
- 8.15 Transportation: The number of parking spaces provided and the access arrangements meet policy guidelines and are considered acceptable. The existing Waterfront 2000 parking arrangements are not affected by the development.

Representations

- 8.16 Objections to the proposed use, incongruous scale and design of the building, loss of trees/ habitat/ amenity landscaped area, rerouting and adequacy of pedestrian footpath, and inadequate access and parking provision are addressed above.
- 8.17 Daylighting/ overlooking: The proposals are of a similar scale and sited at right angles to the existing office blocks and will not therefore result in any loss of daylighting for the existing office occupiers, nor will the future occupiers of the student housing block overlook the residents of Edward England Wharf which is located approx. 25m away on the other side of the Dock Feeder.
- 8.18 Oversupply of student housing in the area: The supply of purpose-built student housing developments in the city centre is not a material planning consideration. There is no specific LDP policy that seeks to control the number or location of purpose built student housing developments, other than that they should be located close to campuses and in sustainable locations. The Bay and central Areas are considered appropriate locations for student accommodation, which would complement existing uses within these areas.
- 8.19 Disruption and noise during construction: There will inevitably be a degree of noise and disruption during the construction period. A condition requires the approval of a construction management plan prior to commencement covering the construction traffic routes, site hoardings, site access, dust and noise control measures, wheel washing facilities and parking of contractors vehicles. A construction noise advisory is also attached to the permission.
- 8.20 Impact on neighbouring commercial interests: Loss of custom is not a material consideration in assessing a planning application. Compensation for loss of trade as a result of the building works is not a planning matter. It is a matter between the representator and the applicant.
- 8.21 Adverse impact on setting of listed Edward England Wharf (EEW) building: The proposed development is of a not dissimilar scale to the EEW building and will be located approximately 25m away on the other side of the dock feeder, and visually separated by the trees along the western bank. The development will not therefore have an adverse impact on the setting of the listed EEW building.

- 8.22 *Adverse impact on Craiglee Park amenity:* The development is of modest scale and separated from the Park by the dock feeder and associated tree belt and landscaping. The impact on the amenity of the park is negligible.
- 8.23 *No ecology survey carried out:* No ecology survey was carried out. The decision on whether such a survey is required is made by the Ecology Officer on a case by case basis (in general where protected species or habitats are likely to be affected an ecology survey is required). In this case (removal of young trees and partial loss of connecting green corridor) a habitat and species survey was not required.
- 8.24 *Requesting right to speak:* There is no public right to speak at committee unless a valid petition has been submitted
- 8.25 *Failure to consult residents of EEW during the statutory pre-application consultation:* The legislation requires that the owner or occupier of any land adjoining the land to which the proposed application relates be notified by the developer, and that a site notice be displayed. It is understood that the land on which the EEW building is located does not adjoin the application site and the residents were not therefore consulted. A site notice was posted in accordance with the legislation (28 day consultation period ending 21.5.18).

Other Matters

- 8.26 Associated British Ports (ABP) raise concerns over the impact of the narrowing of the dock feeder on the flow of water and flood risk, and request details of the construction methodology and programme. A condition has been added to this effect.
- 8.27 Further to the South Wales Police (SWP) consultation response a condition is attached requiring details of external lighting of the realigned pedestrian route and the building perimeter, and the installation of CCTV cameras at locations to be agreed with the SWP in the interests of public safety and amenity.

9. CONCLUSION

- 9.1 It is recommended that planning permission be granted, subject to conditions and a section 106 agreement to secure a financial contribution of £109,000, allocated as follows:
- a public open space financial contribution of £55,000 for improvements to public open space, including replacement tree planting (exact number, location and species to be agreed), in Craiglee Park or other public space in the vicinity of the development;
 - a community facilities contribution of £50,000 towards improvements of community facilities in the vicinity of the development;
 - a financial contribution of £4,000 towards the investigation and implementation of new parking control Traffic Orders in Craiglee Drive, Celerity Drive and Vellacott Close as may be required as a consequence of any overspill parking generated by the development.

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LOCAL MEMBER OBJECTION

COMMITTEE DATE: 19/08/2020

APPLICATION No. **18/02999/MJR** APPLICATION DATE: 20/12/2018

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Cadwyn Housing Association
 LOCATION: WALTERS BUILDING, CLARENCE ROAD, BUTETOWN, CARDIFF, CF10 5FA
 PROPOSAL: DEMOLITION OF THE EXISTING BUILDING AND ERECTION OF A 4/6-STOREYS RESIDENTIAL APARTMENT BLOCK COMPRISING 35 AFFORDABLE HOMES, BIN STORE, CYCLE PARKING AND ASSOCIATED WORKS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.8.2 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans
 - L783 - A025 - PROPOSED SITE LAYOUT – REV B;
 - L783 - A026 - PROPOSED FLOOR PLAN SHEET 1 – Rev B;
 - L783 - A027 - PROPOSED FLOOR PLAN SHEET 2-Rev B;
 - L783 - A028 - PROPOSED FLOOR PLAN SHEET 3 – Rev B;
 - L783 - A030 - PROPOSED ELEVATIONS SHEET 2 – Rev B;
 - L783 - A031 - CONTEXT ELEVATION – SHEET 1 – Rev B;
 - L783 - A032 - CONTEXT ELEVATION – SHEET 2 Rev- B
 - L783 - A033 - PERSPECTIVE VIEW 1 - REV A;
 - L783 - A034 - PERSPECTIVE VIEW 2 - REV B;
 - L783 - A035 - PERSPECTIVE VIEW 3 - REV A ;
 - L783 - A036 - PERSPECTIVE VIEW 4 - REV A;
 - L783 - A037 - PERSPECTIVE VIEW 5 - REV A;
 - L783 - A038 - GROUND FLOOR%2FSITE PLAN Rev B;

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 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 Policies KP5 and EN10 of the adopted Cardiff Local Development Plan (2006-2026).
4. Prior to beneficial occupation a revised cycle layout shall be submitted to and approved in writing with the Local Planning Authority. The submitted scheme shall ensure that the cycle provision is designed in accordance with the council's approved Managing Transport Impacts SPG(2018). The approved details shall be implemented on site prior to beneficial occupation of the flats hereby approved.
Reason: To ensure a useable cycle provision in accordance with policy T1 of the adopted Cardiff Local Development Plan (2006-2026).
5. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from :
 - 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
 - 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

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

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

Reason: To ensure that the amenities of future occupiers are protected in accordance Policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

6. No development shall take place until a scheme showing the architectural detailing of the building(s) has been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the approved scheme is implemented.
Reason: To ensure a satisfactory finished appearance to the development.
7. No development shall be undertaken until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include details of paved areas, verges and other open spaces, indications of all existing trees and hedgerows on the land, and details of any to be retained and planted.
Reason: To maintain and improve the appearance of the area and in the interests of visual amenity To accord with policy KP5 of the adopted Cardiff Local Development Plan (2006-2026).
8. The external walls and roofs of any building shall be constructed and finished in accordance with a schedule of materials and finishes which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
Reason : To ensure that the finished appearance of the development is in keeping with existing buildings in the area.
9. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. The plan shall provide details of:
 - construction traffic access junction with the public highway
 - loading, unloading and storage areas for plant and materials
 - vehicle parking for site workers and visitors
 - the erection and maintenance of security hoarding
 - wheel washing facilities
 - Contact details of the site manager to include telephone number and email address
 - Details of how the contractor will notify adjoining neighbours in advance of undertaking the demolition and redevelopment
 - During demolition, site operatives should be given a 'tool-box talk' by the applicants consulting ecologist such that they are aware that bats may be present, and that they know what to do if bats are found during works.
 - Features such as roof tiles, soffits, barge-boards, fascias etc, and

any other features which bats may use to roost or to access a roost should be subject to soft-stripping under the supervision of the consulting ecologist, so as to avoid any potential harm to bats which may be using such features for shelter.

- An ecologist should be retained 'on call' during demolition in case bats are found. If bats are found during these works, they should stop immediately and Natural Resources Wales contacted for advice.

Reason: To ensure that the construction of the proposed development does not result in safety issues and to ensure avoidance of harm to protected species which may be present, in accordance with policies KP5, EN7 and EN13 of the adopted Cardiff Local Development Plan (2006-2026).

10. No development shall be undertaken that does not accord with the recommendations outlined in the bat report V3 dated July 2020 and the mitigation measures recommended in that report shall be incorporated into the development and maintained thereafter.

Reason. To ensure avoidance of harm to protected species which may be present, and to provide enhanced habitat for these species, in accordance with LDP Policy EN7, Section 6 of the Environment (Wales) Act 2016, and Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017.

11. If the demolition works have not been completed by 27th July 2022, then the bat survey submitted with this application shall be repeated and the results shall be submitted to the Local Planning Authority, after which demolition shall be carried out only in accordance with any mitigation measures that have been identified by the Local Planning Authority as necessary to avoid harm to Protected Species.

Reason: In the interests of the protection of bats, a European Protected Species, in accordance with policies KP16 and EN7 of the Cardiff Local Development Plan, paragraph 6.4.5 of Planning Policy Wales (edition 10), Section 6 of the Environment (Wales) Act 2016, and Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017.

12. Prior to aboveground works commencing, details of enhancement measures for nesting birds shall be submitted to, and approved in writing by, the Local Planning Authority. These details shall include, but not be limited to, the following:

- Two Swift nest boxes
- One double House Martin nest cup
- One Sparrow terrace

Reason. To ensure avoidance of harm to protected species which may be present, and to provide enhanced habitat for these species, in accordance with LDP Policy EN7, Section 6 of the Environment (Wales) Act 2016, and Regulation 9(3) of the Conservation of Habitats and

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

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

Part or all of this development site is at a height where mains water cannot be guaranteed at all times. Under the Water Industry Act 1991, Welsh Water are not obliged to provide mains water to a height greater than that it will flow by gravity from the service reservoir or tank the supply is taken.

RECOMMENDATION 4 : 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.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the demolition of an existing two storey red brick commercial building, and the construction of a 4 to 6 storey block containing 35 affordable flats. Access to the flats will be via a main stairwell and a lift that will be accessed directly off Clarence Road or a second access point via the proposed courtyard. No off street parking is proposed but 35 cycle spaces (1 per flat) will be located on the ground floor.

- 1.2 The configuration of the flats is as follows:
- | | |
|--------------|-------------------------------|
| Ground floor | 4 X 1 bed and 2 x 2 bed flats |
| First floor | 5 X 1 bed and 2 X 2 bed |
| Second floor | 5 X 1 bed and 2 X 2 bed |
| Third floor | 5 X 1 bed and 2 X 2 bed |
| Fourth floor | 4 X 1 bed |
| Fifth floor | 4 X 1 bed |

- 1.3 Scale
The four storey element would have a flat roof and would be sited along the Clarence Road frontage with a depth of 18 metres into the site. The six storey element would be sited approximately 5 metres from Clarence Road and would project along the Dumballs Road elevation and again would benefit from a flat roof. Linked to the additional two storeys would be a staircase that projects out towards Clarence Road.

- 1.4 Finish
The walls would be finished in brick with the stairwell glazed from ground floor

upwards. The balconies would be finished in safety glass

- 1.5 The plans have been amended from the original proposal that sought 49 flats within a nine storey block finished in render.
- 1.6 The application is supported by an updated bat roost assessment, a sunlight/day light assessment by McCann and Partners, and PAC assessment report.

2. DESCRIPTION OF THE SITE AND AREA

- 2.1 The application site measures 0.07 Ha (700m²) in area and is sited at the corner of Clarence Road and Dumballs Road. It contains a two storey building finished in red brick with decorative brick detailing and a hipped roof of blue/grey tiles, which has a modern first floor extension above an undercroft at the entrance into the building. The entrance is accessed via a small gated courtyard.
- 2.2 Immediately to the east of the site is an electricity substation and beyond this are a number of trees that have been planted along Dumballs Road. To the west is parking with access onto Clarence Road, and beyond this is a 5 storey block of flats (Century Wharf), of which a number have balconies and windows facing the application site. To the north is a blank four storey wall and car park that serves the Century Wharf development. Along the southern boundary is the busy Clarence Road, on the opposite side of which is a four storey block of flats with a number of windows overlooking the application site.
- 2.3 Overhanging the northern and eastern boundary of the site are trees that will be required to be trimmed.
- 2.4 The site is not a listed building and is not located within a conservation area, flood risk zone or the Central and Bay business area. The building is currently vacant.

3. PLANNING HISTORY

- 3.1 98/00727/R - Change of use from office to public house/restaurant-approved.

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
 - Planning Policy Wales (10th Ed, 2018)
 - Building Better Places: The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid 19 recovery (July 2020)
 - 4.2 Technical Advice Notes
 - 5 (Nature Conservation and Planning);
 - 12: (Design);
-

- 18: (Transportation)

4.3 Cardiff Local Development Plan 2006-2026

KEY POLICIES

KP1: LEVEL OF GROWTH
 KP5: GOOD QUALITY AND SUSTAINABLE DESIGN
 KP6: NEW INFRASTRUCTURE
 KP7: PLANNING OBLIGATIONS
 KP8: SUSTAINABLE TRANSPORT
 KP12: WASTE
 KP14: HEALTHY LIVING
 KP15: CLIMATE CHANGE

DETAILED POLICIES

HOUSING

H3: AFFORDABLE HOUSING

ECONOMY

EC3: ALTERNATIVE USE OF EMPLOYMENT LAND AND PREMISES

ENVIRONMENT

EN7: PRIORITY HABITATS AND SPECIES
 EN8: TREES, WOODLANDS AND HEDGEROWS
 EN10: WATER SENSITIVE DESIGN
 EN12: RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES
 EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION

TRANSPORT

T1: WALKING AND CYCLING
 T5: MANAGING TRANSPORT IMPACTS
 T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

COMMUNITY

C1: COMMUNITY FACILITIES
 C3: COMMUNITY SAFETY/CREATING SAFE ENVIRONMENTS
 C5: PROVISION FOR OPEN SPACE, OUTDOOR RECREATION, CHILDREN'S PLAY AND SPORT
 C6: HEALTH

WASTE

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

4.4 Supplementary Planning Guidance

- Green Infrastructure (November 2017)
- Infill Sites (November 2017)
- Locating Waste Management Facilities (Jan 2017)

- Managing Transportation Impacts (Incorporating Parking Standards)(July 2018)
- Planning for Health and Wellbeing (November 2017)
- Planning obligations (January 2017)
- Cardiff Residential Design Guide (January 2017)
- Waste Collection & Storage Facilities (October 2016)

5. INTERNAL CONSULTEE RESPONSES

5.1 *The Operational Manager (Traffic and Transportation)*: No objection to the lack of off street parking as it meets with policy. The updated cycle provision (1 space per flat) is welcomed but the design does not provide an easily useable space and a reduction in numbers or redesign is required to ensure this is achieved. This can be secured by condition.

5.2 *The Operational Manager (Waste Management)*: No objection subject to the refuse area being implemented on site.

5.3 *Neighbourhood Regeneration*: The Cardiff Planning Obligations 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.

Using the formula in the SPG, which is based on the number of bedrooms and associated occupancy figures per dwelling, it is calculated that a contribution of **£27,434.88** is required from the developer.

5.4 *The Operational Manager (Shared Regulatory Services – Pollution Control - Noise)*: Requests standard conditions relating to road traffic noise and a demolition and construction management plan, and provides a standard recommendation on construction site noise.

5.5 *The Operational Manager (Parks and Sport)*: Concerned with regard to the lack of outdoor amenity space on site. Request a financial contribution towards public open space. Based on the number and type of units (which is an estimate as outlined in paragraph 1.2 of this report) the additional population generated by the development is calculated to be 67.7. This generates an open space requirement of 0.165 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of **£51,358**

5.6 *The Operational Manager (Housing Development)*: This planning application has been submitted by one of our partner Registered Social Landlords (RSL)

(Cadwyn Housing Association). The Housing Development team will work with Cadwyn Housing Association to ensure the successful delivery of the scheme. The development will comprise 35 units of new affordable housing. To ensure the development remains affordable housing, a provision should be included within the S106 for these units to remain affordable and not to be sold as open market units. The Housing Officer also states that there are currently 804 households on the waiting list for a 1 bedroom property and 489 on the waiting list for a 2 bedroom property within this ward.

5.7 *The Operational Manager (Shared Regulatory Services – Contamination)*

In reviewing available records and the application for the proposed development, the site has been identified as formerly commercial with uses including former offices and railway station. 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. 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 advisory notes are requested relating to ground gas protection, contaminated land assessment, remediation and verification, unforeseen contamination, imported materials, use of site won materials and contaminated/unstable land.

5.8 *The Council's Trees and Landscaping officer.* The submitted details provide for little detail or opportunity for landscaping but this can be conditioned to ensure an acceptable environment

5.9 The Operational Manager (Flood & Coastal Risk Management) has been consulted; no representations have been received.

5.10 *The Council's Ecologist:* No objection subject to enhancement conditions. Given the low nature of impact, there is no requirement to re-consult NRW. A planning condition should be attached stating that surveys should be repeated if works which may affect the species concerned haven't taken place within two years of the date of the most recent survey.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 *Welsh Water:* No objection subject to a condition requiring approval of a drainage scheme prior to commencement of development. Could not support any new connections direct to the strategic brick work sewers in Hurman street or Clarence Road, No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site, and a water supply can be made available to serve this proposed development. To ensure an adequate mains water supply, 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. A storage tank will also need to be installed.

- 6.2 *Natural Resources Wales*: Expressed significant concerns regarding the impact of the proposed development on European Protected Species (bats) and stated that planning permission should only be granted if further information on bats was obtained (which has been the case - see paragraph 5.10). Further bat surveys were required in line with nationally agreed guidelines to update the information on the current bat use of the site. Furthermore, where necessary, NRW recommend mitigation proposals are prepared based on the results of the further surveys, and submitted to the LPA for approval prior to any development affecting bats commencing on site.
- 6.3 *South Wales Police*: No objection but as this is a WG funded scheme it will need to meet Gold standard "Secure by Design."

7 REPRESENTATIONS

- 7.1 The application was advertised by way of neighbour notification letters, site notices and advertisement in the local press. 30 letters of representation have been received, objecting on the following grounds:
- i. The lack of parking will exacerbate an already unacceptable on street parking problem;
 - ii. The suggestion that no off street parking could work is fanciful, where are residents, visitors or deliveries going to park/drop off?
 - iii. The proposal would adversely affect the price of adjoining properties and will residents be compensated?
 - iv. The proposal would, due to its siting and design, result in loss of light (as assessed through the 45/25 degree rule) and loss of privacy to surrounding properties, contrary to Police KP5;
 - v. The proposal would harm the wellbeing of adjoining residents contrary to the Wellbeing of Future Generations Act;
 - vi. Given COVID-19 restrictions many people are working from home and require the ability to concentrate the demolition and construction would undermine the ability for people to work from home;
 - vii. The proposal would result in the loss of access the is currently enjoyed from the car park to Clarence Road;
 - viii. Given its siting in close proximity to existing buildings/adjoining land there are concerns over maintenance of existing and proposed buildings;
 - ix. The proposal results in the loss of viable commercial premises contrary to policy EC3 of the LDP.
 - x. The proposal is sited in the wrong place for a tall building and should be located on Dumballs Road and would be contrary to the council's 'Tall Buildings' SPG.
 - xi. There are bats that fly around the area that would be affected by this proposal.
- 7.2 In addition to the above, the 550 apartments of Century Wharf are represented by Evans Jones Ltd Surveyors, who object on the following grounds:
- i. The time to respond is unreasonable and should be extended;
 - ii. The proposal removes a viable commercial premises that should be retained, contrary to policies EC3 & H6(i) of the LDP;
 - iii. The proposal results in unacceptable harm to the amenity of the

adjoining residents, contrary to policy KP5 (X)
They also point out that if the application is approved the residents would have to use legal means to ensure the development did not go ahead.

7.3 Local members have been consulted and support the objections outlined above.

8 ANALYSIS

8.1 The principal material matters for consideration are:

- the effect of the proposal upon the character of the area;
- the impact upon the amenity of neighbouring occupiers and the area;
- the amenities of future occupiers of the flats;
- the proposal's transport impact;
- planning obligations and viability.

8.2 Impact Upon the Character of the Area

Policy KP5 requires that all new development should respond *'to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals'*.

8.2.1 The amended plans ensure that the scale and massing of the building respect the context of its setting. The four storey element is consistent with surrounding buildings; the flat roof, whilst differing to surrounding development, is considered appropriate to the building. The additional two storey element is considered acceptable in responding to the corner location by adding presence on this important corner. The additional height would be seen in context with the police station sited on the opposite corner and, given their similar height, ensures that both buildings address this corner location appropriately.

8.2.2 The detailing around the windows and doors is in principle acceptable, but to ensure that the appearance of the building would be enhanced, a condition should be imposed requiring finer architectural detailing on the elevation that presents itself to the Century Wharf flats and bridge.

8.2.3 The use of brick rather than render is supported as this is the dominant material within the area. Vertical emphasis and the size of the glazing break up the mass to ensure that the development does not appear bulky.

8.2.4 Concern has been raised that the proposal is contrary to the Council's approved 'Tall Buildings' SPG. However, the SPG defines a "tall" building as:

- Within the city centre and Cardiff bay: *8 storeys+ or circa 25m+*
- Outside the city centre: *Buildings which are double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors.*

The requirements of the SPG therefore do not apply to this building, which is 4 to 6 storeys in height and is not significantly taller than any surrounding buildings.

- 8.2.5 It is considered that the proposal has due regard to the context of the area and would complement its character, and, therefore, accords with the principles of Policy KP5 of the Cardiff Local Development plan which requires developments to *“respond to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals”*.

8.3 Impact Upon the Amenity of Neighbouring Occupiers and the Area

- 8.3.1 Policy KP5 seeks to ensure that ‘no undue effect on the amenity of neighbouring occupiers’ results from development.

8.3.2 Loss of sun/daylight

The existing five storey block sited to the west of the application site (73-87 Judkin Court) is of a similar height/scale to the proposal, is sited approximately 13 metres away and has side windows facing the application site. These side windows are all bedroom windows save for living room windows at either end which also have a principal / additional window on both the north and south elevations. The flats also benefit from balconies on their southern elevation. The applicant has undertaken a sunlight study that concludes, in terms of sunlight, there is no significant impact.

- 8.3.3 Regarding the block to the north (57-72 Judkin Court) which is sited 2.99 metres from the application site, there are no windows that directly face the site (other than a balcony on the 4th floor). The block does contain a number of windows in the west elevation and, given the siting of the development to the south, these have been considered in the light assessment. This assessment concludes that the new development is not situated in such a position that there will be a significant reduction in light to these windows.

- 8.3.4 To the south of the application site is a four storey block of flats which is approximately 16 metres away from the proposed development. The applicant has considered the impact upon the habitable room windows of this block through both the “25 degree” rule and sunlight assessment. In terms of sunlight, as the proposed building is located to the north it is concluded that there is no requirement for this to be assessed. In terms of daylight, there will also be no significant reduction.

8.3.5 Impact on privacy

The block to the west (73-87 Judkin Court) benefits from side windows that serve bedrooms, and south facing balconies. Within the proposed development are a number of bedrooms on all four floors that would overlook the balconies and side windows of Judkin Court at a distance of 13 metres. However, given the angle, it is considered there would be no direct overlooking, and in line with the council's approved SPG the required separation distance can be reduced below the suggested minimum 21 metres. In this context, the proposal is

considered to accord with Policy KP5 of the adopted LDP and national design guidance set out in PPW.

- 8.3.6 To the south, and sited approximately 16 metres away, is the building known as Avondale Court. This building is a four storey block of flats that on all floors has habitable windows overlooking the application site. The proposal would, if approved, have habitable rooms and balconies that would overlook these rooms at a distance below the 21m standard set within the Council's approved SPG, and a number of objections have been received from these flats on this ground. Whilst recognising this relationship, the proposal must be considered within the urban context of a tighter relationship between buildings, where habitable room windows often face each other across streets at distances of less than 21m. The proposal is therefore, on balance, considered acceptable in terms of its impact on privacy to these flats.
- 8.3.7 There will be a loss of views from some of the existing flats towards the Millennium Centre; however, it must be recognised that the planning system cannot be used to protect private interests.
- 8.3.8 Accordingly it is considered that the proposal would not, on balance, have any undue impact upon the general amenity of neighbouring occupiers or the area, and, therefore, accords with the principles of Policy KP5.

8.4 Impact upon future occupiers

- 8.4.1 Given the limited size of the plot, there is no opportunity to provide a significant amount of outdoor amenity space for residents. However, this is not an unusual situation in an urban location. The 2 bedroom units have been located along the southern and eastern elevations to ensure that those units would be provided with balconies that would allow for limited outdoor space. Such provision is not unusual within the bay or city centre location and would accord with policy and with the residential design guide SPG which states that *'Balconies will need to be provided for apartments with no direct, safe or convenient access to a communal garden or other suitable public green spaces within their vicinity. They should be a minimum of 5m². They should be located in positions where they receive direct sunlight for some part of the day, and preferably with a southern aspect.'*
- 8.4.2 The 1 bedroom units do not benefit from any outdoor space but, again, such an arrangement is not unusual within an inner city location. However, within 100 metres, to the east, is the linear park known as Canal Park, and 240 metres to the south is Hamadryad Park. Given that both parks are within easy walkable distance for the future occupiers it is considered that this overcomes any concerns in relation to accessible outdoor amenity space.
- 8.4.3 On the ground floor it is proposed for three flats to be located facing the northern boundary. The northern boundary faces the car park that serves the adjoining gated community of Century Wharf. Given that the land to the north is a car park it is considered that, on balance, the proposed outlook and privacy of these flats is acceptable.

- 8.4.4 The adjoining roads are busy and there is an operational Police Station in close proximity, therefore, to ensure that internal noise levels are acceptable, a condition should be imposed to ensure an appropriate level is achieved.

8.5 Transport Impact

- 8.5.1 Policy KP8 seeks to achieve a 50:50 modal split between journeys by car and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy T5, supports this key policy, by seeking to ensure *'that all new development properly addresses the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes'*.
- 8.5.2 A number of objections have been raised in relation to the development providing no off street parking space and the effect this will have upon the area. In terms of the lack of off street parking, the Council's approved parking standards allow for no off street parking spaces within the bay and city centre locations because of their sustainability in that they can offer modes of transportation other than the car. This site is located within the bay area and therefore the lack of off street parking is supported in policy terms.
- 8.5.3 It is noted that, given its corner location onto busy roads, there are already existing double yellow lines around the site which will ensure that parking within the immediate vicinity is prohibited. However, a construction management plan is required to ensure the demolition and rebuilding does not harm the flow of traffic on these busy roads.
- 8.5.4 To accord with the council's active travel principles, the development is required to provide on-site cycle provision. The plans have been amended to provide 1 cycle storage space per flat, on the ground floor in close proximity to the main entrance. However, the Transportation Officer has requested a reduction in the number of spaces to ensure that the proposed space is properly useable. The reduction below the SPG requirement is considered acceptable as, located on the opposite corner, is a 'next' bike station which can be used by residents. Also, the site is in a sustainable location within walkable distance of the city centre and Cardiff Bay, as well as having good public transport links, therefore it would not be absolutely necessary for all the residents to have a cycle parking space within the development.
- 8.5.5 It is considered that, subject to conditions, the proposal would have no adverse transport impact, with only a minimal impact upon the road network, and accords with the principles of Policies KP8 and T5.

8.6 Demolition

- 8.6.1 Permission is sought to demolish the existing building, which is also a material consideration. An updated bat report has been submitted, which concludes that

a bat has been seen exiting the building and as such mitigation is required to ensure compliance with habitat regulations and with the Local Planning Authority's duty to enhance biodiversity. The proposed mitigation as suggested within the bat report has been considered by the County Ecologist and NRW (who would have to issue a licence to disturb any protected species) and is considered acceptable. To ensure that the mitigation measures are provided, a condition can be imposed on this permission.

8.6.2 The existing building is finished in red brick and has a number of design features which add to its character, but it is not listed and is not within a conservation area. Given its lack of statutory protection, there are no grounds to object to the building being demolished.

8.6.3 A condition should be imposed to ensure the demolition is undertaken in a manner that does not harm amenity. To ensure there is no duplication of the regulatory framework, the suggested condition is limited to traffic management and hoardings and does not include noise and dust suppression, which are controlled through environmental legislation.

8.7 Planning obligations

8.8.1 National Policy and CIL regulations outline the legal requirements for a valid Planning obligation. Policy KP7 is also relevant and the Council's approved Planning Obligations SPG provides further guidance.

8.8.2 With reference to the legal tests and approved SPG, contributions of **£51,358** towards public open space and **£27,434** for community facilities are sought. The applicant has agreed to the payment of these contributions via a S106 obligation.

8.8 Other Matters

8.8.1 Policies EN10 and EN14 require water sensitive design solutions that do not increase risk of flooding elsewhere to be incorporated within new developments. In this regard, insufficient information is provided on how surface or foul water will be disposed of, and therefore a condition requiring further details is recommended.

8.8.2 Policies KP15, KP16 and EN8 seek to ensure that green infrastructure is protected and the effects of climate change associated with such loss are mitigated. The principle of the proposed development in this regard is considered acceptable; however, further detail is required to ensure that appropriate landscaping is provided and that no harm results, acknowledging the limitation presented by the size of the site. A condition is recommended in this regard.

8.8.3 Policies KP16, EN6 and EN7 are principally relevant in respect of ecological concerns. The Council's Ecologist has been consulted in respect of the application and has not raised any concerns.

- 8.8.4 The construction of the proposal, including demolition, would likely result in some disturbance and inconvenience to the area in the short term but this is to be expected when such works are being undertaken. Given the size of the site a Construction Management Plan will need to be submitted. Other controls exist in respect of matters that could cause harm, including operational working hours and dust, therefore it is considered that planning controls in this regard, given the context of the site and proposal, are not warranted.
- 8.8.5 Concern has been raised over the loss of views and potential loss of value of adjoining properties. The planning system does not seek to protect these private interests and therefore they are not material to the determination of this application.
- 8.8.6 Concern raised over the loss of an existing business unit is noted; however, the site has no specific designation or allocation and is not identified in Policy EC1 as existing employment land to be protected for B use Class employment generating uses. As such the existing office premises are afforded no protection in relation to land use. Also, the surrounding area is largely mixed use in nature, with commercial and residential uses.
- 8.8.7 Policy H6 - Change of Use or Redevelopment to Residential Use - permits the change of use of redundant premises for residential use where:
- There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
 - The resulting residential accommodation and amenity will be satisfactory;
 - There will be no unacceptable impact on the operating conditions of existing businesses;
 - Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 8.8.8 In relation to policy EC3 - Alternative use of employment land and premises - the former office has formed a longstanding vacancy in the Bay and no longer forms the preferred office accommodation for potential occupiers.
- 8.8.9 Assessed against this policy framework the existing offices are vacant and are afforded no policy protection. The site is located within close proximity to Bute Street/James Street District Centre and is easily accessible by sustainable forms of transport to the city centre. Given this context, the redevelopment of the long term vacant office accommodation to residential raises no land use policy concerns.
- 8.8.10 EIA
The development has been screened in respect of the T&CP Environmental Impact Assessment Regulations (Wales) 2019 and found not to constitute EIA Development / be likely to have such significant environmental effect as to require the submission of an Environmental Statement to allow the Local Planning Authority to determine this application.

8.8.11 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.

8.8.12 Equality Act 2010

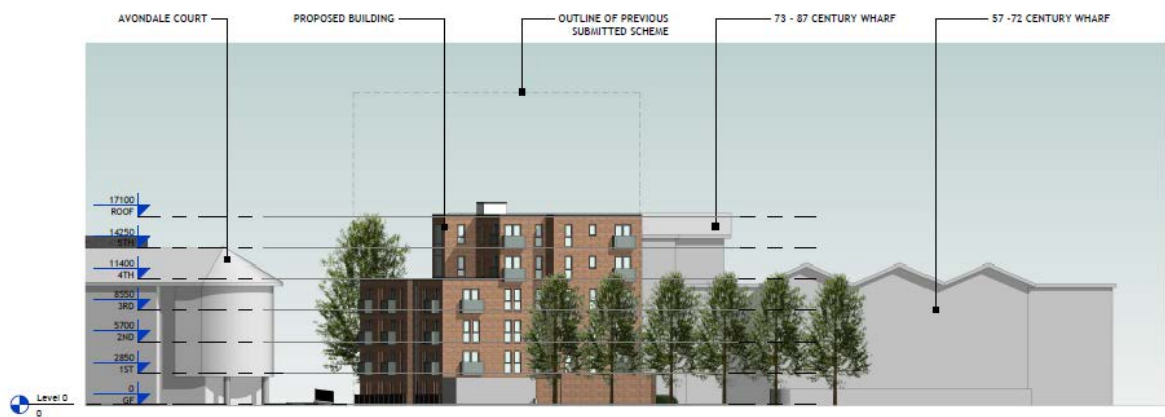
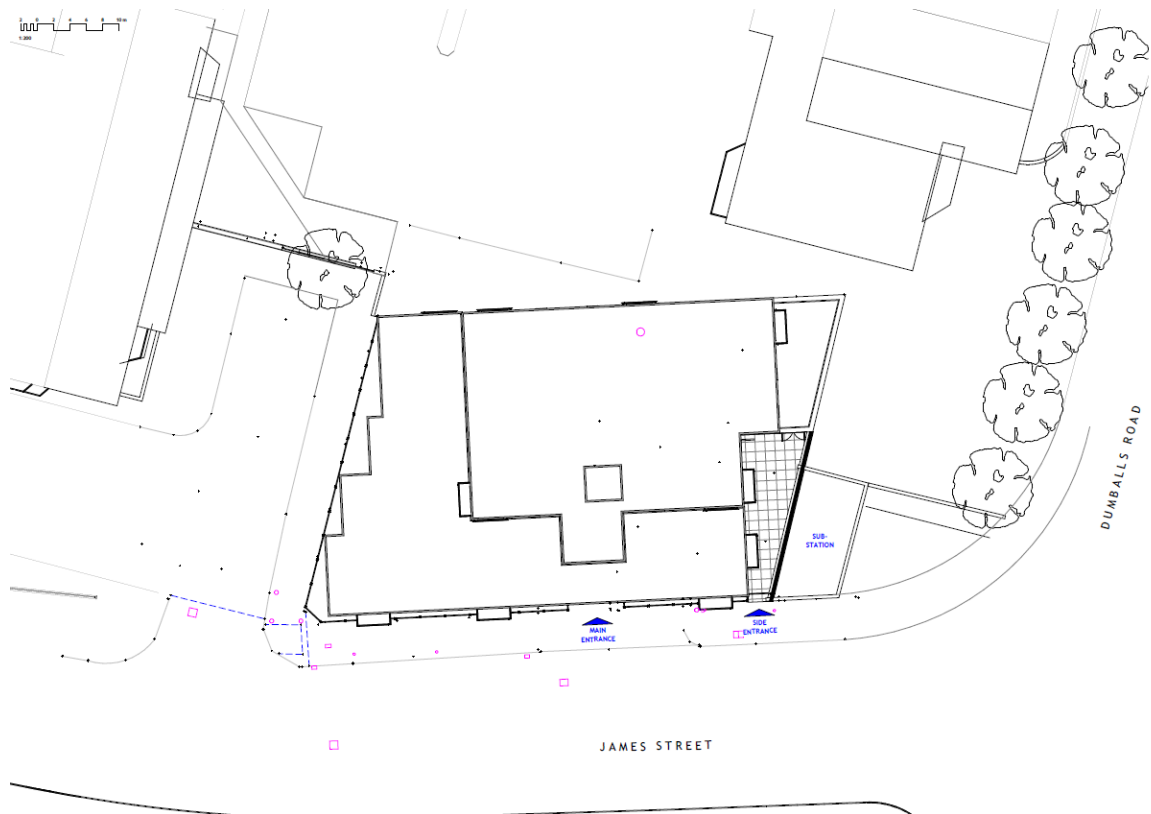
The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in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

8.8.13 Well-Being of Future Generations Act 2016

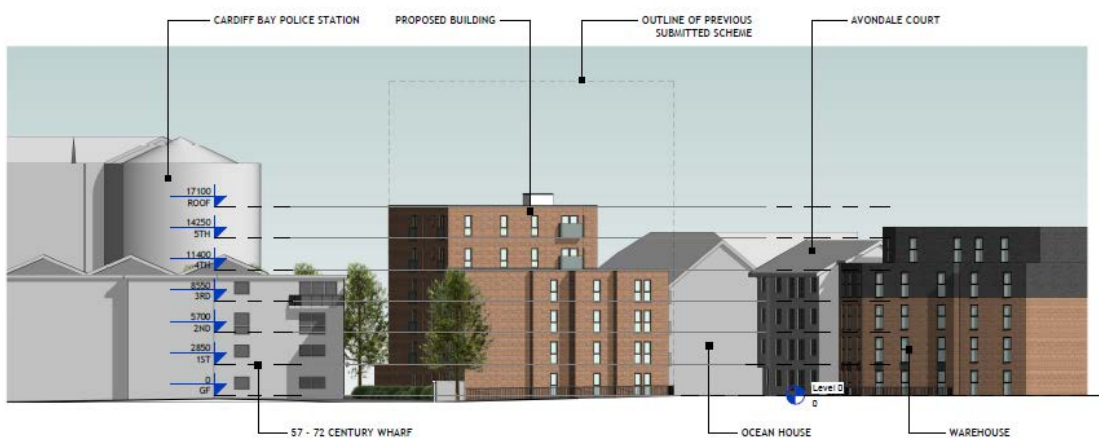
Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs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

9. **CONCLUSION**

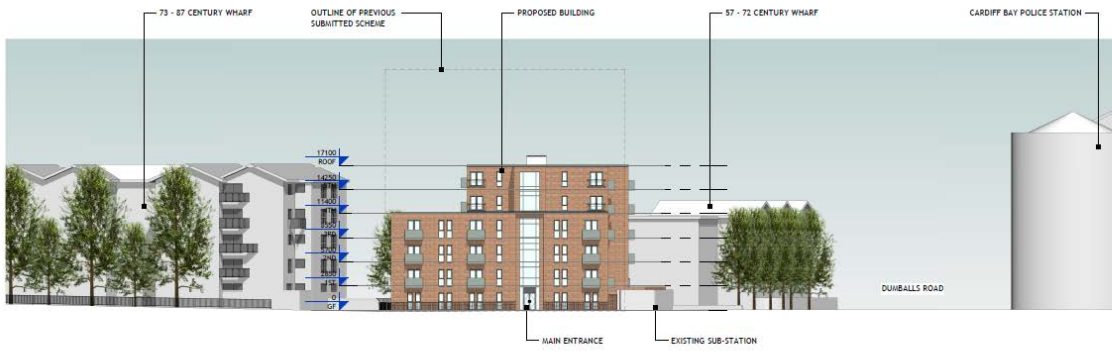
- 9.1 Having regard to the policy context above, the proposal makes efficient use of brownfield land, will have no detrimental impact on the amenities of neighbouring residents and will provide an acceptable standard of accommodation for future residents of the development. The proposal is considered acceptable and it is recommended that planning permission be granted subject to conditions and any necessary legal undertakings.



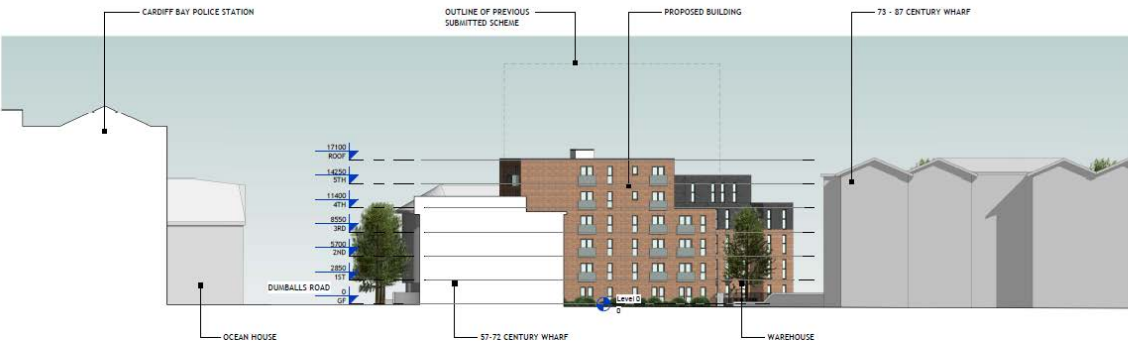
01 DUMBALLS ROAD - CONTEXT ELEVATION
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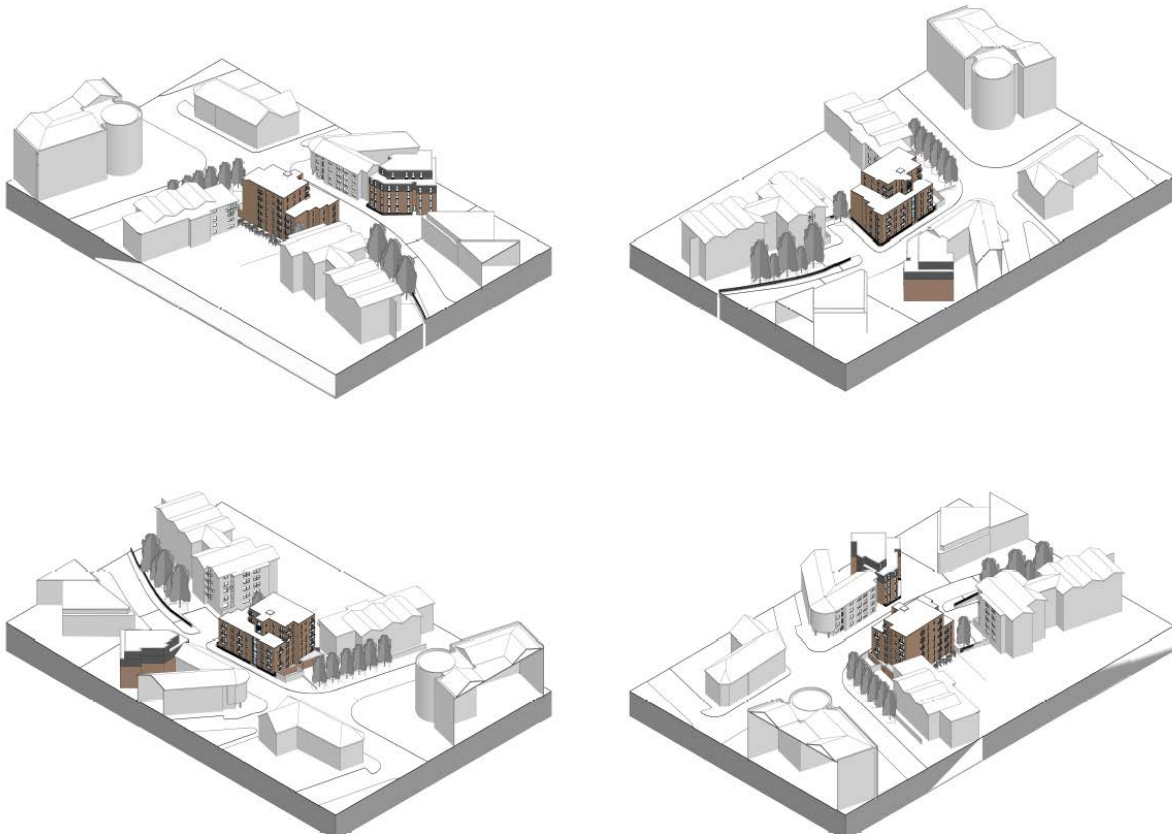
02 SIDE CONTEXT ELEVATION
1 : 200

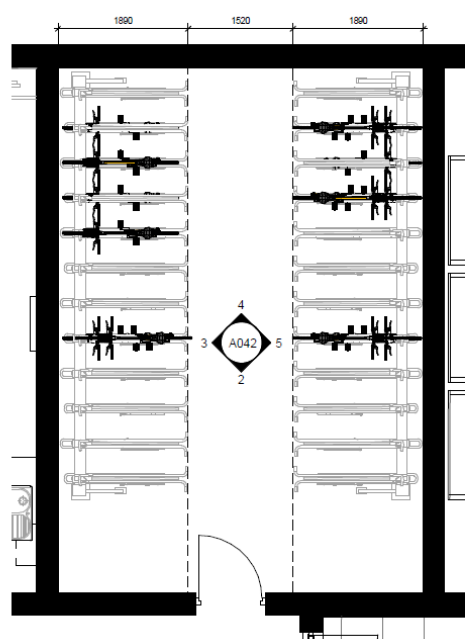


01 JAMES STREET - CONTEXT ELEVATION
1 : 200

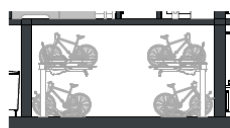


02 REAR CONTEXT ELEVATION
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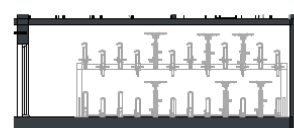




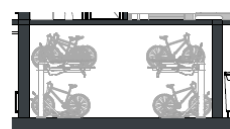
01 CYCLE STORE PLAN (48 CYCLE SPACES)
1:50



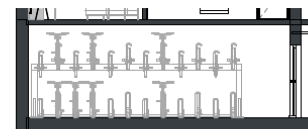
02 CYCLE STORE - ELEVATION A
1:100



03 CYCLE STORE - ELEVATION B
1:100



04 CYCLE STORE - ELEVATION C
1:100



05 CYCLE STORE - ELEVATION D
1:100

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PLANNING APPLICATION SUBMITTED BY CURRENT ELECTED MEMBER OF COUNCIL

COMMITTEE DATE: 19/08/2020

APPLICATION No. **20/01165/MNR** APPLICATION DATE: 14/07/2020

ED: **FAIRWATER**

APP: TYPE: Full Planning Permission
 APPLICANT: MR SEAN DRISCOLL
 LOCATION: 4 CHESTNUT ROAD, FAIRWATER, CARDIFF, CF5 3HR
 PROPOSAL: PROPOSED ALTERATIONS AND SIDE/REAR EXTENSION TO EXISTING SHOP, NEW SHOPFRONT AND REPOSITIONING OF EXISTING EXTERNAL STAIRCASE

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

1. The development permitted shall be commenced before the expiration of five years from the date of this planning permission.
 Reason: In accordance with the provisions of Sec. 91(1)(b) of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans and details unless otherwise expressly required by the ensuing Conditions:
 - AL(01)01 – Proposed Plans and Elevations
 Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system
3. Prior to beneficial use of the extension, hereby approved, 2 undercover and secure staff cycle parking spaces and 1 visitor cycle parking space shall be provided in accordance with details which shall be approved by the Local Planning Authority.
 Reason: In the interests of promoting sustainable modes of transport in accordance with Policies KP8, T1 and T5 of the Cardiff Local Development Plan 2006-2026.
4. Prior to beneficial use of the extension, hereby approved, facilities for the storage of waste and recycling shall be provided in accordance with details which shall be approved by the Local Planning Authority.
 Reason: In the interests of an orderly form of development and to ensure adequate provision in accordance with Policy W2 of the Cardiff Local Development Plan 2006-2026.

5. The development, hereby approved, shall not be occupied until such time as a drainage scheme, incorporating where viable sustainable drainage techniques, has been implemented in accordance with details that have been approved by the Local Authority.

Reason: In the interests of water cycle management and averting flood risk in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

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.

RECOMMENDATION 3: On the 7th January 2019 Schedule 3 of the Flood and Water Management Act 2010 was enacted. This effects all new developments where the construction area is of 100m² or more. Cardiff Council is aware that your application for planning permission was validated after the recent legislative change in which Schedule 3 of the Flood and Water Management Act was enacted and therefore may be subject to surface water drainage proposals under the SAB application process.

It is recommended that the developer engage in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Cardiff Council are aware that this is new legislation and as such we are offering a free pre-application service for the first year. To arrange discussion regarding this please contact SAB@cardiff.gov.uk

In the meantime if you require further information please review our website: <https://www.cardiff.gov.uk/ENG/resident/planning-and-suds/suds-approval-body/>

Or, alternatively you can review the legislation set by Welsh Government here: <https://gweddi.gov.wales/topics/environmentcountryside/epq/flooding/drainage/>

RECOMMENDATION 4: The planning permission, hereby approved, does not extend to the adverts shown on the submitted drawings. An application for advertisement consent may be required for advertisements that do not benefit from an exemption or deemed consent.

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

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

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

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

RECOMMENDATION 5: By law (Environmental Protection Act, 1990, section 34) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. Owners or developers of commercial developments/properties who require Cardiff City Council to collect and dispose of their waste can contact the commercial services department c.services@cardiff.gov.uk

RECOMMENDATION 6: Welsh Water advise:

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts us on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

If you have any queries please contact Developer Services on 0800 917 2652 or via email at developer.services@dwrcymru.com

1. DESCRIPTION OF THE SITE AND AREA

- 1.1 The application site consists of a commercial property (A1) comprised within a three storey block and located at the end of a row of similar units comprising

ground floor shops with residential accommodation above. The site benefits from a flat roofed single storey annex to the side. There is an enclosed yard to the rear, access to the yard and residential accommodation being via the rear of the building.

- 1.2 Aspect from the front of the building is over Fairwater Green an area of open space forming the focal point of the immediately surrounding mixed-use residential and commercial area that forms a Local Centre. To the side and rear of the site there are three storey flats dating from the same period as the shops (circa. 1960's). There are further shops, other commercial uses and residential properties on the opposite side of St Fagans Road. The wider area is predominately characterised by two storey dwellinghouses.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The existing single storey flat roof annex would be demolished and replaced with a marginally wider extension in terms of width, height and depth. An existing external staircase, providing access to upper floor residential units, would be relocated and renewed to the rear of the proposed extension.
- 2.2 The shop existing shop front is to be replaced, including removal of a stall riser, with full height powder coated aluminium windows and doors which would be duplicated within the extended element of the proposal.
- 2.3 Planning permission (ref: 11/00299/DCO) was previously granted for an identical scheme on the 11th April 2011.

3. PLANNING HISTORY OF RELEVANCE

Application No :	11/00299/DCO
Proposal :	PROPOSED ALTERATIONS AND EXTENSION TO EXISTING SHOP, NEW SHOPFRONT AND REPOSITIONING OF EXISTING EXTERNAL STAIRCASE
Application Type:	FUL
Decision :	PER
Decision Date :	11/04/2011

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
- Planning Policy Wales (10th Ed, 2018)
 - Technical Advice Note 11: Noise (1997)
 - Technical Advice Note 12: Design (2016)
 - Technical Advice Note 15: Development and Flood Risk (2004)
 - Technical Advice Note 18: Transport (2007)
 - Technical Advice Note 20: Planning and the Welsh Language (2017)
 - Technical Advice Note 23: Economic Development (2014)
- 4.2 Cardiff Local Development Plan 2006-2026
- Policy KP1: Level of Growth

- Policy KP3(B): Settlement Boundaries
- Policy KP5: Good Quality and Sustainable Design
- Policy KP8: Sustainable Transport
- Policy KP19: Responding to Evidenced Economic Needs
- Policy KP14: Healthy Living
- Policy KP15: Climate Change
- Policy R5: Local Centres
- Policy EN10: Water Sensitive Design
- Policy EN13: Air, Noise, Light Pollution and Land Contamination
- Policy EN14: Flood Risk
- Policy T1: Walking and Cycling
- Policy T5: Managing Transport Impacts
- Policy T6: Impact on Transport Networks and Services
- Policy C3: Community Safety/Creating Safe Environments
- Policy W2: Provision for Waste Management Facilities in Development

4.3 Supplementary Planning Guidance

- Managing Transportation Impacts (July 2018)
- Shopfronts and Signage (June 2019)
- Waste Collection and Storage (October 2016)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager (Flood & Coastal Risk Management) has been consulted, no representations have been received.
- 5.2 The Operational Manager (Traffic and Transportation) has been consulted, no representations have been received.
- 5.3 The Operational Manager (Waste Management) advises that the extension in floor space may lead to an increase in waste production. This should be reflected in an increase in refuse storage capacity or the frequency of collections. General advice is provided in regard to commercial waste.
- 5.4 The Operational Manager (Shared Regulatory Services – Noise & Air Pollution) has been consulted, no representations have been received.
- 5.5 The Operational Manager (Shared Regulatory Services – Environment Team) raise no objection to the proposal an advisory note is recommended.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Welsh Water raise no objection, advisory notes are recommended.

7. **REPRESENTATIONS**

- 7.1 The application was advertised by way of neighbour consultation letters, no representations have been received.

- 7.2 Local Ward Members have been consulted, no representations have been received.

8. ANALYSIS

8.1 Introduction

- 8.1.1 The application site lies within the defined settlement boundary and within the Fairwater Green Local Centre. Policy KP3(B) is a generally permissive policy that favours development within the settlement boundary and the proposal accords with the principles of Policy R5 which seeks to promote and protect the shopping role of local centres.
- 8.1.2 Accordingly, the principle of the proposed development is considered to be acceptable and the matters for consideration are the effect of the proposed extensions and alterations upon:
- the character of the area;
 - the amenities of the area and neighbouring occupiers;
 - the transport network.

8.2 Impact Upon the Character of the Area

- 8.2.1 Policy KP5 requires that all new development should respond *‘to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals’*. Policy R5 supports retail development within Local Centres subject to *‘the proposal being of a scale appropriate to the particular centre’*.
- 8.2.2 The proposed extension and associated alterations are subservient additions that have regard for the character and scale of the parade of shops which it forms and the general context of the area.
- 8.2.3 Accordingly it is considered that the proposal would have no adverse impact upon the character of the area and accords with the principles of Policies KP5 and R5 of the Cardiff Local Development plan.

8.3 Impact Upon the Amenity of Neighbouring Occupiers and the Area

- 8.3.1 Policy KP5 seeks to ensure that *‘no undue effect on the amenity of neighbouring occupiers’* results from development. Policy EN13 details development will not be permitted where it would cause or result in unacceptable harm to health or local amenity because of air, noise, light pollution or the presence of unacceptable levels of contaminated land.
- 8.3.2 Given the nature and siting of the proposal relevant to neighbouring properties and the existing context there are no concerns in this regard.
- 8.3.3 Accordingly it is considered that the proposal would have no adverse impact

upon the amenity of the area or neighbouring occupiers and accords with the principles of Policies KP5 and EN13.

8.4 Transport Impact

- 8.4.1 Policy KP8 seeks to achieve a 50:50 modal split between journeys by car and other more sustainable means and, therefore, seeks to reduce reliance on the private car as a means of transport in favour of more sustainable methods. Policy T5, supports this key policy, by seeking to ensure *'that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes'*. Whilst Policy T6 details that *'development will not be permitted which would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks'*.
- 8.4.2 Car parking for the proposal would be supplied by means of existing parking within the area and no additional parking would be required.
- 8.4.3 Bicycle parking spaces, in the interests of promoting sustainable modes of travel, are required for staff and visitors a condition is recommended in this regard.
- 8.4.4 Accordingly, it is considered, subject to conditions, that the proposal would have no adverse transport impact having a minimal impact upon the road network and accords with the principles of Policies KP8, T1, T5 and T6.

8.5 Other Matters

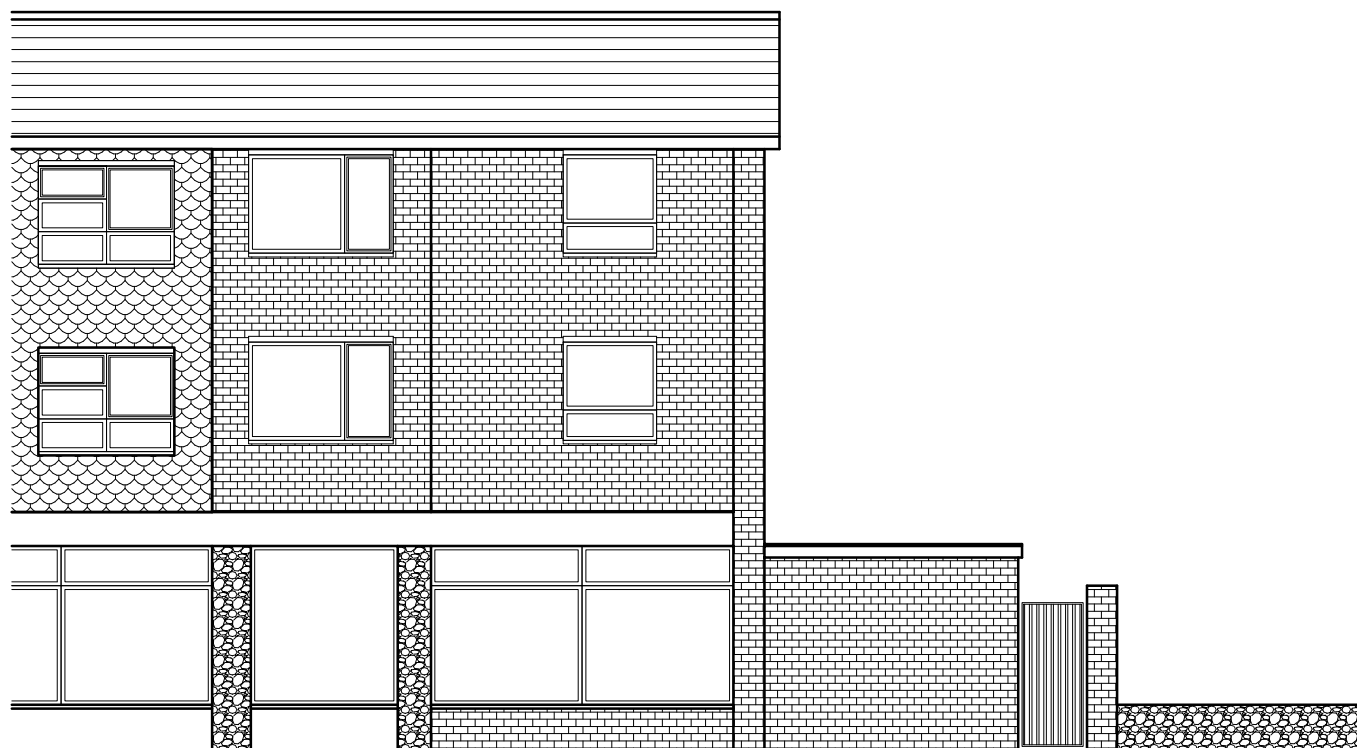
- 8.5.1 Policy EN10 and EN14 require water sensitive design solutions that do not increase risk of flooding elsewhere are incorporated within new developments, a condition is recommended in this regard.
- 8.5.2 Crime and Disorder Act 1998 - Section 17(1) of the Crime and Disorder Act 1998 imposes a duty 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.
- 8.5.3 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 Councils 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.
- 8.5.4 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 on the achievement of wellbeing objectives as a result of the recommended decision.

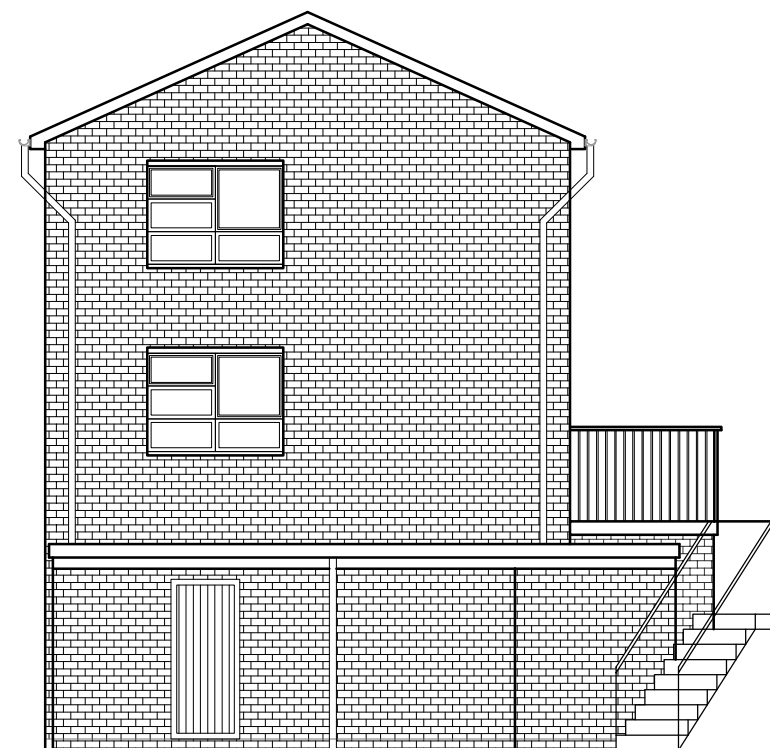
- 8.5.5 Environment (Wales) Act 2016 – The Environment (Wales) Act 2016 imposes a duty on the Local Authority to seek to maintain and enhance biodiversity in the proper exercise of its functions and in doing so to promote the resilience of ecosystems. It is considered that the proposed development does not have any significant implications for, or effect on, biodiversity.
- 8.5.6 Flood and Water Management Act 2010 – Section 12 (3) of the Flood and Water Management Act 2010 places a duty on risk management authorities (e.g. a county council for the area) to have regard to the national and local strategies and guidance when exercising any other function in a manner which may affect a flood risk or coastal erosion risk. The relevant strategies and guidance have been taken into consideration in the determination of this application.
- 8.5.7 It should be noted that the value of property is not a material planning consideration.

9. CONCLUSION

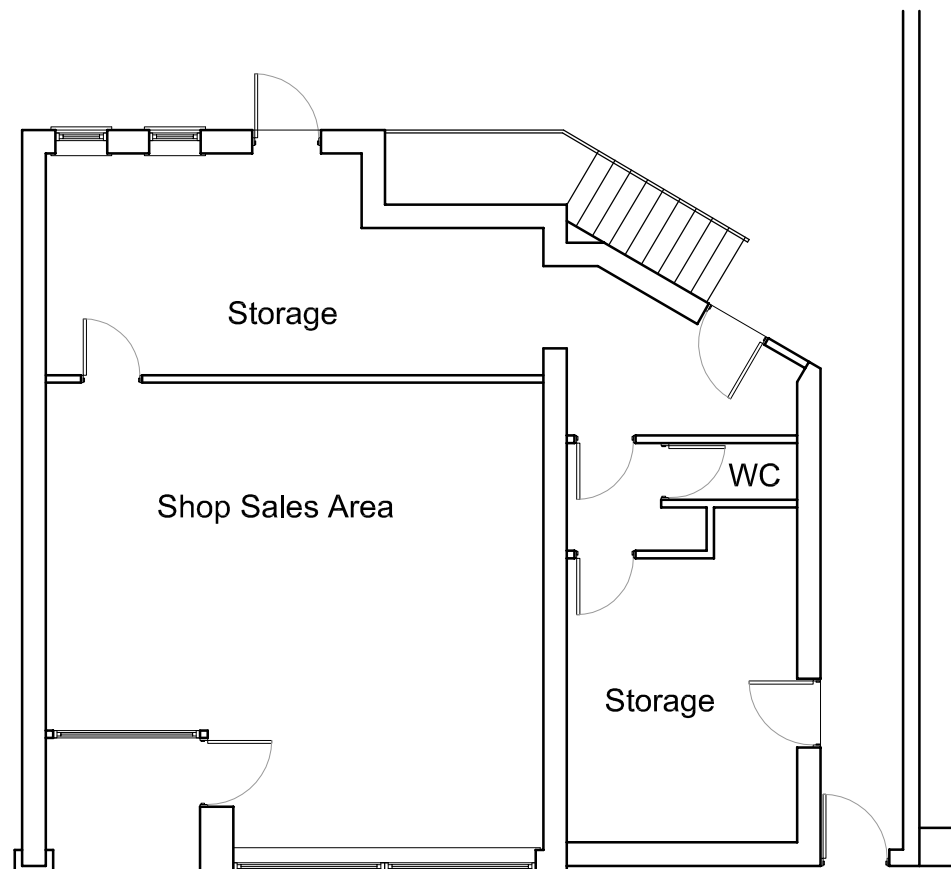
- 9.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended, subject to conditions, that planning permission be granted.



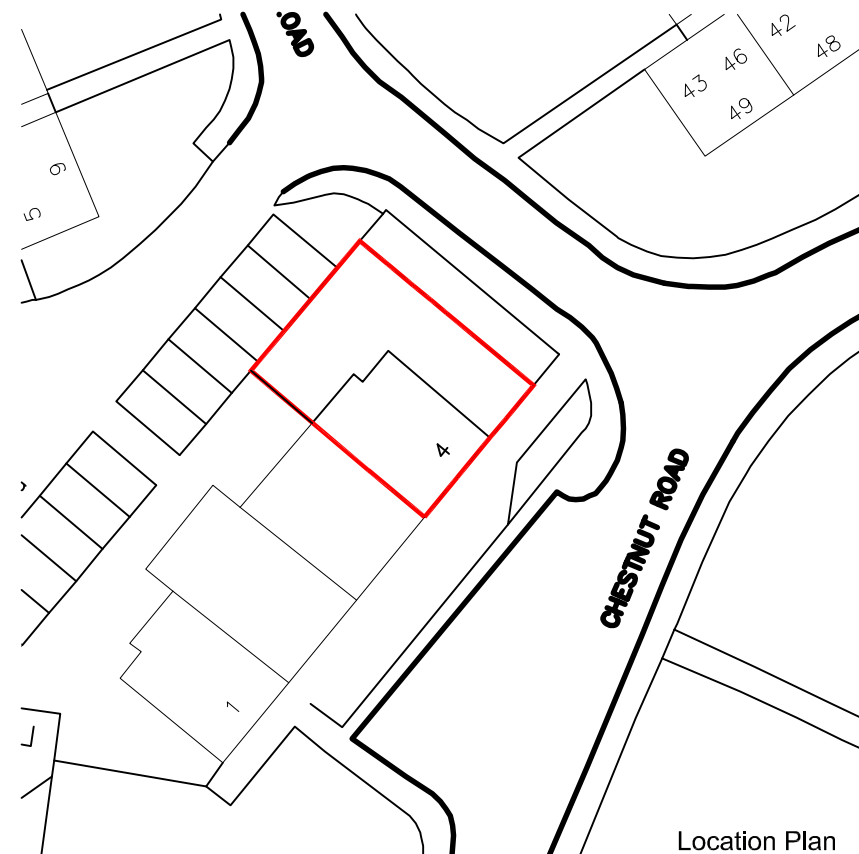
Front Elevation



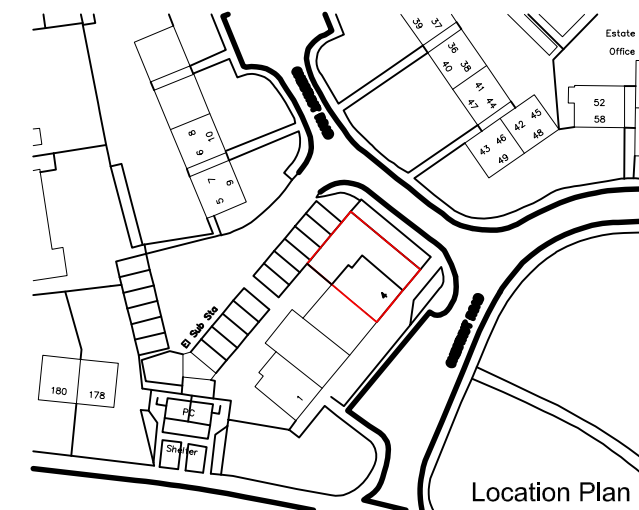
Side Elevation



Ground Floor




Location Plan
1:500



Location Plan
1:1250

Extension 4 Chestnut Road Cardiff		Job No. 10_067
Title Existing Plans & Elevations		Dwg No. AL(00)01
Date 09/02/11	Drawn ***	Scale 1:100/500/1250 @ A3



Architects · **Town planners**
Environmental & Urban design

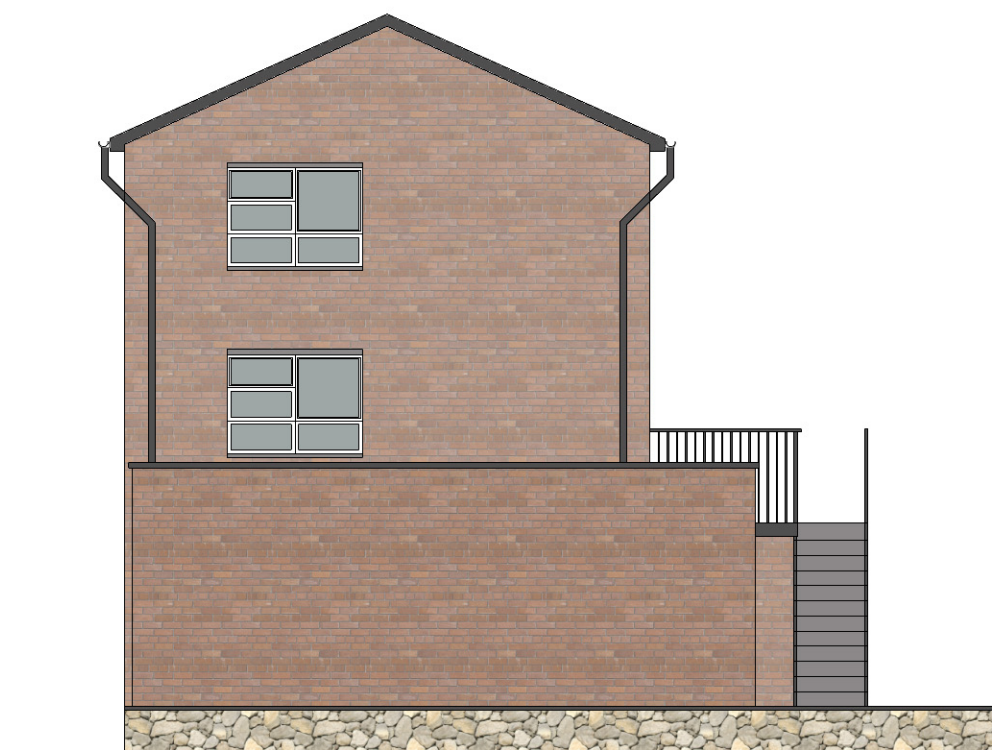
Unit 1A, Compass Business Park,
Pacific Road, Cardiff. CF24 5HL

www.cjarchitects.co.uk
tel: 029 20452100



Front Elevation

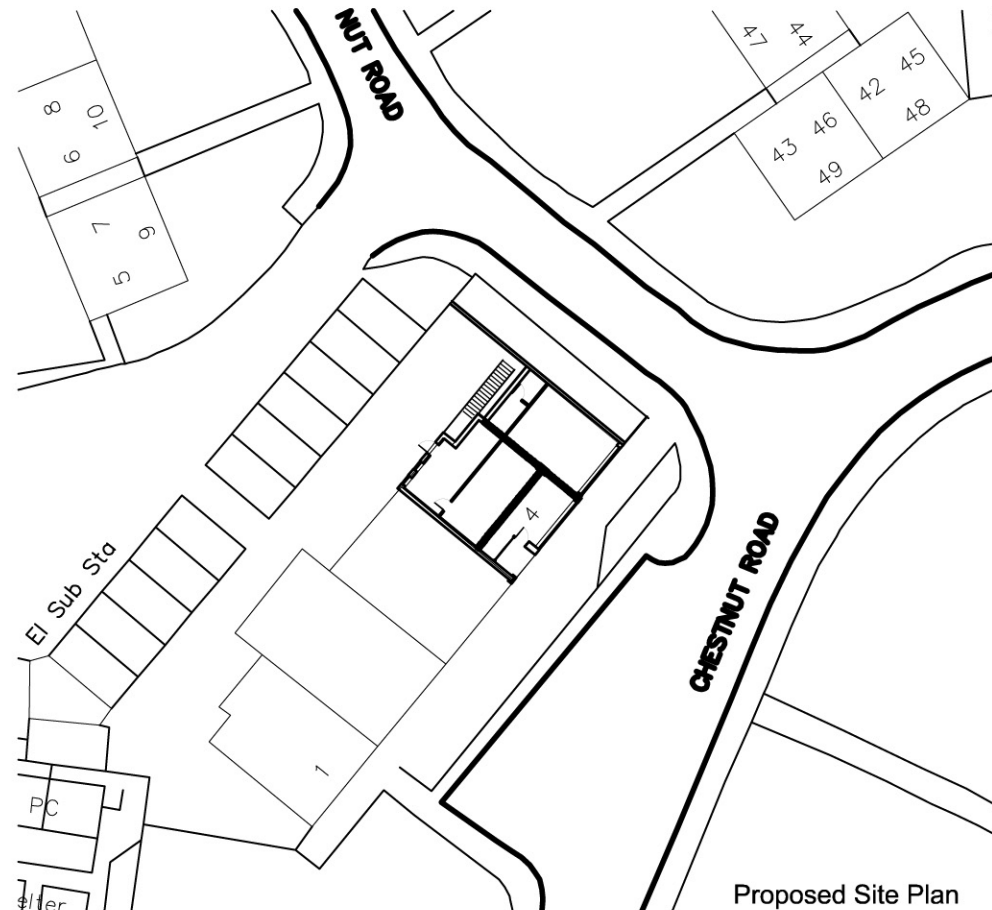
Powder coated aluminium
windows and doors
colour tbc



Side Elevation



Ground Floor



Proposed Site Plan
1:500

Extension 4 Chestnut Road Cardiff		Job No. 10_067
Title Proposed Plans & Elevations		Dwg No. AL(01)01
Date 09/02/11	Drawn ***	Scale 1:100/500 @ A3

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Pacific Road, Cardiff. CF24 5HL

www.cjarchitects.co.uk
tel: 029 20452100

**CYNGOR CAERDYDD
CARDIFF COUNCIL**

PLANNING COMMITTEE:

19 August 2020

**REPORT OF THE DIRECTOR OF PLANNING, TRANSPORT &
ENVIRONMENT**

**Diversion Order for Public Footpath Pentyrch No. 25, Section
119 Highways Act 1980**

Reason for this Report

1. Planning Committee to approve the s.119 Diversion Application to allow the Public Rights of Way Team to instruct Legal Services to process a Legal Order for public consultation.

Background

2. The farm fields are currently used for grazing livestock therefore the realignment of the footpath provides better use of land management.

The landowner of the farm has also sold a small holding of land to extend the property of 13 Tyn-Y-Coed Road, Pentyrch. This new land boundary requires the diversion of the footpath to allow them to fence their garden.

The proposed diversion is a minor realignment and is proposed to follow the edge of the mature trees around the field boundary. There is an existing stile entering the top field which will be replaced with a kissing gate to improve access for walkers.

Issues

3. The landowner of 13 Tyn-Y-Coed Road will be affected if the diversion application is not processed and confirmed as they will have purchased land which cannot be enclosed.

Overall, the proposed diversion is only a minor realignment and has minimal impact on the overall path network therefore no other known issues have been raised.

Consultation

4. Written consultation was sent on March 3, 2020 and no objections or concerns were received by the consultees:

Ward Member: Cllr Gavin Hill-John
Pentyrch Community Council
Adjacent landowners
Utility Companies:

- Virgin
- BT Openreach,
- Welsh Water
- Western Power

User Groups (Statutory Consultees):

- Ramblers,
- Auto Cycling Union,
- British Horse Society,
- Byways and Bridleways Trust,
- Open Spaces Society,
- Cycling UK
- Welsh Trail Riders Association

Reason for Recommendations

5. The confirmed Legal Order will allow the footpath to be realigned around the boundary of the farm field and once the Legal Order is confirmed, the Definitive Map and Statement can be modified to reflect this change.

Financial Implications

6. None.
The landowner has paid an application fee which includes the Legal Order advertisements in the paper and staff resources provided by Highways Officers and Legal Services Officers.

Legal Implications (including Equality Impact Assessment where appropriate)

7. None.

HR Implications

8. None

RECOMMENDATIONS

9. Planning Committee to approve the Section 119 Diversion Application to allow the Public Rights of Way Team to instruct Legal Services to process the Legal Order

ANDREW GREGORY

DIRECTOR OF PLANNING, TRANSPORT & ENVIRONMENT

13 July 2020

The following appendices are attached:

Appendix A – Proposed Diversion and Land Boundaries

Section 119 Diversion Application

Appendix A: Location Map showing the existing footpath and proposed diversion

Signed Officer Decision Report

EIAF Report

The following background papers have been taken into account:

Section 119 Diversion Application

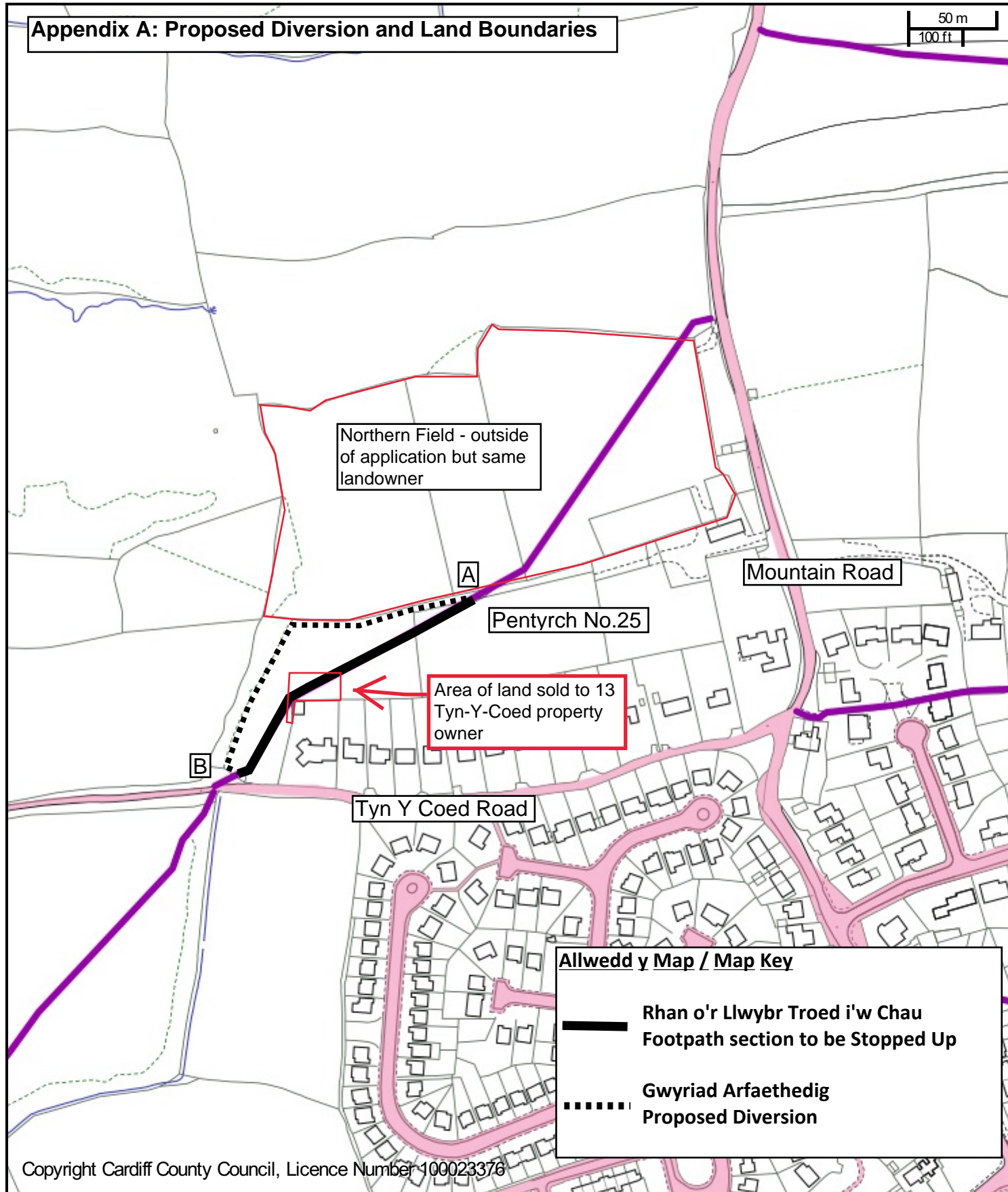
Signed Officer Decision Report

EIAF Report

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Appendix A: Proposed Diversion and Land Boundaries

50 m
100 ft



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CHIEF EXECUTIVE

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

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

Cyngor Caerdydd

Cardiff Council



Pentyrch 25

Scale: 1:3000

Date: 3/2/2020 at 9:51 AM

Coordinates:

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Ordnance Survey 100023376 (2014).

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Applications decided by Delegated Powers between 01/07/2020 and 31/07/2020

Total Count of Applications: 235

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00948/MNR	19/05/2020	N.R.L Cardiff Constructions Ltd	DEMOLITION OF EXISTING REAR ATTACHED STRUCTURES AND CONSTRUCTION OF SINGLE AND DOUBLE STOREY REAR EXTENSION WITH RETENTION OF GROUND FLOOR FRONTAL COMMERCIAL UNIT AND CONVERSION OF REAR GROUND FLOOR AND FIRST FLOOR TO FORM 3NO. SELF-CONTAINED FLATS	19 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1PX	71	False	Permission be granted	29/07/2020

BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00958/MJR	26/05/2020	Opto Property Group	DISCHARGE OF CONDITION 17 (BIRD BOX DETAILS) OF 19/02684/MJR	1 EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4BA	57	False	Full Discharge of Condition	22/07/2020
20/00810/MJR	04/05/2020	Opto Property Group	DISCHARGE OF CONDITION 22 (PROTECTION METHOD STATEMENT FOR CENTRAL LINK FLYOVER) OF 19/02684/MJR	1 EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4BA	65	False	Partial Discharge of Condition (s)	08/07/2020
20/00957/MJR	21/05/2020	Opto Property Group	DISCHARGE OF CONDITION 13 (POTABLE WATER SCHEME) OF 19/02684/MJR	1 EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4BA	48	True	Full Discharge of Condition	08/07/2020
20/00801/MJR	04/05/2020	Opto Property Group	DISCHARGE OF CONDITION 20 (CONSTRUCTION METHOD STATEMENT) OF 19/02684/MJR	1 EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4BA	73	False	Full Discharge of Condition	16/07/2020

20/01332/MJR	13/07/2020	Viridis Real Estate Services Ltd	REMOVAL OF THE ALUMINIUM COMPOSITE MATERIAL (ACM) CLADDING AND REPLACEMENT WITH SOLID ALUMINIUM CLADDING PANELS IN THE SAME COLOURS AS THE EXISTING PREVIOUSLY APPROVED UNDER 13/00130/DCI	LUMIS STUDENT LIVING NORTH AND SOUTH BLOCKS, CAPITAL QUARTER, TYNDALL STREET, ATLANTIC WHARF, CARDIFF, CF10 4BQ	18	True	Permission be granted	31/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
PRAP/20/00029/MNR	15/05/2020	HUTCHISON 3G UK LTD	PROPOSED TELECOMMUNICATIONS INSTALLATION: PROPOSED 20M PHASE 8 MONOPOLE C/W WRAPROUND CABINET AT BASE AND ASSOCIATED ANCILLARY WORKS	LAND AT EAST BAY CLOSE, ATLANTIC WHARF, CARDIFF	53	True	No Prior Approval required	03/07/2020
19/01856/MNR	28/06/2019	Capital Properties Ltd	CONVERSION AND EXTENSION OF LISTED BUILDING TO PROVIDE 9NO. PRIVATE DWELLINGS (FLATS). CHANGE OF USE CLASS FROM A2 (FINANCIAL & PROFESSIONAL SERVICES) TO C3 (DWELLING HOUSES)	MOUNT STUART HOUSE, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5FQ	392	False	Permission be granted	24/07/2020
19/01857/MNR	28/06/2019	Capital Properties Ltd	CONVERSION AND EXTENSION OF LISTED BUILDING TO PROVIDE 9NO. PRIVATE DWELLINGS (FLATS). CHANGE OF USE CLASS FROM A2 (FINANCIAL & PROFESSIONAL SERVICES) TO C3 (DWELLING HOUSES)	MOUNT STUART HOUSE, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5FQ	392	False	Permission be granted	24/07/2020
A/19/00156/MNR	31/12/2019	Lockyer	STATIC POST MOUNTED DIGITAL LED SCREEN	1 CASPIAN POINT, CASPIAN WAY, CARDIFF BAY, CARDIFF, CF10 4DQ	206	False	Permission be granted	24/07/2020
PRAP/20/00035/MNR	16/06/2020	HUTCHISON 3G UK LTD	PROPOSED TELECOMMUNICATIONS INSTALLATION: PROPOSED 20M PHASE 8 MONOPOLE C/W WRAPROUND CABINET AT BASE AND ASSOCIATED ANCILLARY WORKS	JUNCTION OF TRESILLIAN WAY AND PENARTH ROAD, GRANGETOWN, CARDIFF	49	True	No Prior Approval required	30/07/2020

20/01050/MJR	05/06/2020	First Inn Ventures	MINOR ALTERATIONS TO APPROVED DRAWINGS RELOCATING CHILLER PLANT AND RETURN OF ROOF TERRACE TO ORIGINAL WIDTH, ALTERATIONS TO EXTERNAL MATERIALS, AND THE REWORDING OF CONDITION 18 TO REFER TO "PRIOR TO OCCUPATION" RATHER THAN "PRIOR TO COMMENCEMENT" - PREVIOUSLY APPROVED UNDER 18/00455/MJR	HOLIDAY INN EXPRESS, LONGUEIL CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4EE	28	True	Permission be granted	03/07/2020
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CAER

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00826/MJR	08/07/2020	Wates Residential	MINOR AMENDMENTS TO HARD LANDSCAPING FINISHES - PREVIOUSLY APPROVED UNDER 17/00969/MJR	FORMER TY NEWYDD CARE HOME, 343 HEOL TRELAI, CAERAU, CARDIFF, CF5 5LJ	7	True	Permission be granted	15/07/2020

CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00609/DCH	21/05/2020	Gregory	CONVERSION OF GARAGE TO CREATE LIVING SPACE	83 VERALLO DRIVE, CANTON, CARDIFF, CF11 8DT	56	True	Permission be granted	16/07/2020
20/00809/DCH	19/05/2020	Kellar	CONSTRUCTION OF A REAR DORMER ROOF EXTENSION AND INSERTION OF A ROOFLIGHT TO FRONT ELEVATION	9 WELBY ROAD, CANTON, CARDIFF, CF5 1PA	58	False	Permission be granted	16/07/2020
20/00689/DCH	18/05/2020	Morgan	REAR DORMER ROOF EXTENSION	50 PEMBROKE ROAD, CANTON, CARDIFF, CF5 1QR	59	False	Permission be granted	16/07/2020

20/00819/DCH	16/04/2020	Gibson	LIFTING LEAN-TO ROOF AND CONSTRUCTING SECTIONS OF WALL AS NECESSARY	13 IVY STREET, CANTON, CARDIFF, CF5 1ER	76	False	Permission be granted	01/07/2020
20/00922/DCH	18/05/2020	Morgan Lloyd	GROUND FLOOR REAR EXTENSION	18 GROSVENOR STREET, CANTON, CARDIFF, CF5 1NH	45	True	Permission be granted	02/07/2020
20/00770/DCH	18/05/2020	Pathak	SINGLE STOREY REAR EXTENSION	3 SUDCROFT STREET, CANTON, CARDIFF, CF11 8DF	73	False	Permission be granted	30/07/2020
20/00990/DCH	27/05/2020	Beynon	SINGLE STOREY REAR EXTENSION	43 PENCISELY CRESCENT, CANTON, CARDIFF, CF5 1DS	58	False	Permission be granted	24/07/2020
20/01023/DCH	03/06/2020	Rees	FIRST FLOOR SIDE EXTENSION	146A PEMBROKE ROAD, CANTON, CARDIFF, CF5 1QQ	58	False	Planning Permission be refused	31/07/2020
20/01027/DCH	06/07/2020	Downie	CONSERVATORY AND SIDE EXTENSION	109 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1PS	14	True	Permission be granted	20/07/2020
20/01092/DCH	10/06/2020	Morgan	TO SUBSTITUTE THE PITCHED ROOF AND CONTINUOUS SLOPING ROOF LIGHT FOR A FLAT ROOF WITH LANTERN ROOF LIGHTS - PREVIOUSLY APPROVED UNDER 19/02744/DCH	16A CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ	30	True	Permission be granted	10/07/2020
20/00997/DCH	27/05/2020	Haghbin	REAR DORMER ROOF EXTENSION	11 LECKWITH CLOSE, CANTON, CARDIFF, CF11 8AH	35	True	Permission be granted	01/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00758/MJR	05/05/2020	Quin & Co Ltd	DISCHARGE OF CONDITION 12 (LANDSCAPING) OF 18/01064/MJR	CANTON FAMILY CENTRE SUFFOLK HOUSE, ROMILLY ROAD, CANTON	83	False	Full Discharge of Condition	27/07/2020

19/03206/MJR	10/12/2019	Ely Mill Development Company	APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION 18/01190/MNR FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR 137 RESIDENTIAL UNITS ALONG WITH 500 M2 COMMUNITY FLOORSACE (USE CLASS C1) AND 169 M2 COMMERCIAL FLOORSACE (USE CLASS A1/A2/A3 AND B1) IN PHASES D AND E.	PHASES D AND E, FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	211	False	Permission be granted	08/07/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00915/MNR	20/05/2020	MCQUADE CONCEPT LTD	CONVERSION TO TWO FLATS WITH GROUND FLOOR REAR EXTENSION AND REAR DORMER LOFT EXTENSION	11 ROMILLY ROAD WEST, CANTON, CARDIFF, CF5 1FT	63	False	Permission be granted	22/07/2020

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00802/DCH	18/05/2020	Gambarini	PROPOSED ROOF EXTENSION WITH DORMERS TO EXISTING GARAGE STRUCTURE TO ACCOMMODATE A GRANNY ANNEX	30 QUEEN ANNE SQUARE, CATHAYS PARK, CARDIFF, CF10 3ED	60	False	Planning Permission be refused	17/07/2020

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00899/MJR	01/05/2020	Rightacres Property Company Limited	PARTIAL DISCHARGE OF CONDITION 7 (DRAINAGE SCHEME) OF 19/02140/MJR	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CARDIFF	76	False	Full Discharge of Condition	16/07/2020

20/01280/MJR	06/07/2020	Rightacres Property Company Limited	DISCHARGE OF CONDITION 7 (CONTAMINATION LAND MEASURES - REMEDIATION AND VERIFICATION PLAN) AND CONDITION 8 (CONTAMINATION LAND MEASURES - REMEDIATION AND VERIFICATION) OF 19/01538/MJR	PARKGATE HOUSE, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	21	True	Full Discharge of Condition	27/07/2020
20/01295/MJR	07/07/2020	Lime Property Fund	EXTERNAL AMENDMENTS TO THE SCHEME PREVIOUSLY APPROVED UNDER 17/01906/MJR	FORMER CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	24	True	Permission be granted	31/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00982/MNR	26/05/2020	Price	CONVERSION OF SINGLE DWELLING INTO TWO FLATS WITH SINGLE STOREY REAR EXTENSIONS AND DORMER LOFT EXTENSION	65 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HT	62	False	Planning Permission be refused	27/07/2020
20/00775/MNR	19/05/2020	mirzo	INSTALL A PERMANENT ROOFED ENCLOSURE AROUND THE BOUNDARY OF AN OUTSIDE SEATING AREA	11 CHARLES STREET, CITY CENTRE, CARDIFF, CF10 2GA	72	False	Planning Permission be refused	30/07/2020
20/00503/MNR	20/03/2020	White	REPLACEMENT OF EXISTING SINGLE GLAZED STEEL WINDOWS ON FRONT ELEVATION WITH REPLICA ALUMINIUM DOUBLE GLAZED WINDOWS - EXCLUDING GROUND FLOOR SHOP FRONT	WESTMINSTER HOUSE, 95-97 ST MARY STREET, CITY CENTRE	132	False	Permission be granted	30/07/2020
PRAP/20/00032/MNR	17/06/2020	Telefonica (UK) Ltd	REPLACEMENT ELECTRONIC COMMUNICATIONS ANTENNAS AND ASSOCIATED APPARATUS	STADIUM HOUSE, PARK STREET, CITY CENTRE, CARDIFF, CF10 1NT	49	True	No Prior Approval required	20/07/2020
20/00869/MNR	12/05/2020	Hoare	CHANGE OF USE OF UPPER FLOORS FROM OFFICES/STORAGE TO A3 USE (FOOD AND DRINK)	3-4 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AT	71	False	Permission be granted	22/07/2020

20/00871/MNR	28/05/2020	TSB Bank	INSTALLATION OF 2NO. CCTV DOME CAMERAS TO FRONT ELEVATION	2-3 WORKING STREET, CITY CENTRE, CARDIFF, CF10 1GN	49	True	Permission be granted	16/07/2020
20/00017/MNR	03/02/2020	hassan	CHANGE OF USE OF GROUND FLOOR FROM COMMERCIAL TO TWO FLATS WITH REAR SINGLE STOREY EXTENSION	57 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NE	163	False	Permission be granted	15/07/2020
20/00718/MNR	20/03/2020	Conventional District of St Teilo	ALTERATIONS TO BOUNDARY WALL TO CREATE NEW LEVEL ACCESS OPENING. REMOVAL OF RAILINGS AND LOCAL LOWERING OF WALL TO SEATING HEIGHT. RE-PAVING TO ENTRANCE AREA	ST TEILO'S CHURCH, WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4EP	116	False	Permission be granted	14/07/2020
PRAP/20/00027/MNR	21/05/2020	Clarke Telecoms Ltd	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3 NO. REMOTE RADIO UNITS (RRUS)	LAND AT ALLENSBANK ROAD, HEATH, CARDIFF	53	True	No Prior Approval required	13/07/2020
20/00784/MNR	06/04/2020	Legal & General Investment Management	REMOVAL OF TIMBER HANDRAILS TO BASEMENT AND REPLACEMENT WITH NEW CIRCULAR POLYESTER POWDER COATED (PPC) HANDRAIL AND FIXINGS	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	86	False	Permission be granted	01/07/2020
A/20/00041/MNR	09/07/2020	Legal & General Investment Management	TEMPORARY ADVERT TO REAR OF BUILDING TO ADVERTISE OFFICE SPACE TO LET	HODGE HOUSE, GUILDHALL PLACE, CITY CENTRE, CARDIFF, CF10 1EB	21	True	Permission be granted	30/07/2020

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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20/00812/DCH	18/05/2020	Owen	SINGLE STOREY GLASS ROOM EXTENSION TO REAR ELEVATION	COURT COTTAGE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DW	45	True	Permission be granted	02/07/2020
20/00835/DCH	18/05/2020	Roberts	VARIATION OF CONDITION 1 OF 15/01749/DCH TO EXTEND THE TIME PERIOD FOR IMPLEMENTATION OF THE PLANNING PERMISSION	THE GABLES, STATION ROAD, CREIGIAU, CARDIFF, CF15 9NT	45	True	Permission be granted	02/07/2020
19/03257/DCH	17/12/2019	Rankin	ERECTION OF A SUMMERHOUSE, HAY AND TACK ROOM OUTBUILDING	DAN Y GRAIG, HOLDINGS LANE, CAPEL LLANILLTERN, CARDIFF, CF5 6JA	199	False	Planning Permission be refused	03/07/2020
20/00759/DCH	19/05/2020	Richards	REPLACEMENT OF CONSERVATORY WITH SINGLE STOREY REAR EXTENSION	8 DEEPFIELD CLOSE, ST FAGANS, CARDIFF, CF5 4SH	58	False	Permission be granted	16/07/2020
20/00846/DCH	20/05/2020	Tudor	SINGLE STOREY SIDE EXTENSION TO REPLACE EXISTING SUN ROOM	48 PARC CASTELL-Y-MYNACH, CREIGIAU, CARDIFF, CF15 9NZ	71	False	Permission be granted	30/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00237/MJR	03/02/2020	Redrow Homes (South Wales), St Fagans no1 & 2 Trust and St Fagans	PARTIAL DISCHARGE OF CONDITION 47 (PUBLIC ART) OF 14/02733/MJR	PLASDWR, NORTH WEST CARDIFF	163	False	Partial Discharge of Condition (s)	15/07/2020
20/01231/MJR	29/06/2020	Persimmon Homes East Wales	MINOR AMENDMENTS TO THE POSITION OF PLOTS 125, 126, 145 - 151, 195 - 203, 236, 237, 278 - 281, 283 - 294, 294 - 299, WITH CONSEQUENTIAL AMENDMENTS TO PLOT BOUNDARIES AND DRIVEWAYS, AND THE SUBSTITUTION OF THE HANBURY HOUSE TYPE FOR THE ALNWICK HOUSE TYPE AT PLOTS 145 & 146 - PREVIOUSLY APPROVED UNDER 18/00696/MJR	PHASE 1 AND 2, M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	30	True	Permission be granted	29/07/2020

20/01205/MJR	30/07/2020	Persimmon Homes East Wales	AMENDMENTS TO ELEVATIONS, FLOOR PLANS AND BOUNDARY TREATMENTS - PREVIOUSLY APPROVED UNDER 18/00696/MJR	PHASE 1 AND 2, M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	-7	True	Permission be granted	23/07/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00971/DCH	19/05/2020	Critchely	PROPOSED FIRST FLOOR EXTENSION WITH REAR FLAT ROOF DORMER AND FRONT ROOF LIGHTS	19 PADARN CLOSE, LAKESIDE, CARDIFF, CF23 6ER	44	True	Permission be granted	02/07/2020
20/00337/DCH	13/02/2020	Thomas	HIP TO GABLE ROOF EXTENSIONS, FRONT AND REAR DORMERS AND GROUND FLOOR SIDE EXTENSION INCLUDING FULL HEIGHT GABLE END ROOF, INCREASE IN RIDGE HEIGHT TO FRONT PROJECTION GABLE AND OTHER ALTERATIONS	5 DAN-Y-COED RISE, CYNCOED, CARDIFF, CF23 6NN	141	False	Permission be granted	03/07/2020
20/00890/DCH	19/05/2020	Adams	DEMOLITION OF EXISTING REAR LEAN-TO EXTENSION AND DETACHED SINGLE GARAGE AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION AND REAR DORMER LOFT EXTENSION	59 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JF	44	True	Permission be granted	02/07/2020
20/00836/DCH	19/05/2020	Rehman	ALTERATIONS TO MATERIALS USED FOR PROPOSED WORKS AND RELOCATION OF ENTRANCE DOOR TO SHED - PREVIOUSLY APPROVED UNDER 19/01902/DCH	12 PADARN CLOSE, LAKESIDE, CARDIFF, CF23 6ER	50	True	Permission be granted	08/07/2020
20/00730/DCH	01/04/2020	McBratney	TWO STOREY EXTENSION TO SIDE AND REAR	16 CYNCOED RISE, CYNCOED, CARDIFF, CF23 6SF	99	False	Planning Permission be refused	09/07/2020
20/00825/MNR	18/05/2020	Newman	DEMOLITION OF EXISTING BUNGALOW & CONSTRUCTION OF NEW FIVE BEDROOM DWELLING	16 ALLTMAWR ROAD, CYNCOED, CARDIFF, CF23 6NQ	74	False	Permission be granted	31/07/2020

20/01193/DCH	26/06/2020	Miller	RETENTION OF INSTALLED DECKING IN REAR GARDEN	32 WINDERMERE AVENUE, ROATH PARK, CARDIFF, CF23 5PR	28	True	Permission be granted	24/07/2020
20/01297/DCH	07/07/2020	Williams	REDUCTION IN SIZE OF EXTENSION PREVIOUSLY APPROVED UNDER 19/01745/DCH	131 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5PJ	17	True	Permission be granted	24/07/2020
20/01204/DCH	24/06/2020	John	MINOR CHANGES TO DESIGN - PREVIOUSLY APPROVED UNDER 20/00096/DCH	16 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JG	26	True	Permission be granted	20/07/2020
20/01206/DCH	29/06/2020	Musthafa	VARIATION OF CONDITIONS 2 AND 3 OF 19/02544/DCH TO ALTER APPROVED PLANS AND TO INTRODUCE TIMBER CLADDING AT THE REAR	21 RANNOCH DRIVE, LAKESIDE, CARDIFF, CF23 6LP	23	True	Permission be granted	22/07/2020

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20/00806/MJR	18/05/2020	Scimitar Homes (Cyncoed) Ltd	VARIATION OF CONDITION 2 TO ALLOW FOR MINOR ALTERATIONS RESULTING IN THE REDUCTION IN THE NUMBER OF UNITS FROM 12NO. APARTMENTS TO 9NO. APARTMENTS - PREVIOUSLY APPROVED UNDER 18/03013/MJR	8 CEFN COED ROAD, CYNCOED, CARDIFF, CF23 6AQ	72	False	Permission be granted	29/07/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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PRAP/20/00024/MJR	21/05/2020	Clarke Telecom Ltd	THE INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3 NO. REMOTE RADIO UNITS (RRUS)	OPPOSITE COMMUNICATION STATION, CYNCOED ROAD, CYNCOED, CARDIFF	54	True	Permission Required	14/07/2020
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20/01007/MNR	01/06/2020	Din	DISCHARGE OF CONDITIONS 3 (OUTBUILDING LAYOUT), 4 (CAR PARKING SPACES) AND 5 (SITE ENCLOSURE) OF 16/02706/MNR	LAND ADJACENT TO 81 FIDLAS ROAD, CYNCOED	42	True	Refuse to Discharge	13/07/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00726/MNR	23/03/2020	Cardiff Council	REFURBISHMENT AND ALTERATIONS TO INFANT'S BLOCK, NEW BUILD EXTENSION AT THE FRONT OF THE SCHOOL TO ACCOMMODATE RELOCATED NURSERY, CONVERSION OF EXISTING PARKING AT THE FRONT OF SCHOOL INTO AN OUTDOOR PLAY AREA FOR THE NURSERY AND NEW OUTDOOR AREA AT THE REAR WITH AND ANCILLARY WORKS	ST FRANCIS PRIMARY SCHOOL, WILSON ROAD, ELY, CARDIFF, CF5 4JL	129	False	Permission be granted	30/07/2020

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00980/DCH	21/05/2020	Treharne	SINGLE STOREY REAR EXTENSION	2 GORSE PLACE, FAIRWATER, CARDIFF, CF5 3HP	53	True	Permission be granted	13/07/2020
20/00738/DCH	16/04/2020	Cray	SINGLE STOREY REAR EXTENSION	1 KIRTON CLOSE, FAIRWATER, CARDIFF, CF5 2NB	88	False	Permission be granted	13/07/2020
20/00408/DCH	19/02/2020	Thomas	SINGLE STOREY SIDE EXTENSION, FIRST FLOOR REAR EXTENSION AND CONSTRUCTION OF A FRONT PORCH	2 TUDOR CLOSE, FAIRWATER, CARDIFF, CF5 3DE	142	False	Planning Permission be refused	10/07/2020

20/00940/DCH	18/05/2020	KOON	SINGLE STOREY SIDE EXTENSION AND DRIVE WAY WITH DROP DOWN CURVE	4 TUDOR CLOSE, FAIRWATER, CARDIFF, CF5 3DE	45	True	Permission be granted	02/07/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/01293/MJR	06/07/2020	Wates Residential	RETROSPECTIVE NON-MATERIAL AMENDMENT TO CONDITION 4 TO REGULARISE THE UNDERTAKING OF TREE WORKS - PREVIOUSLY APPROVED UNDER 17/01691/MJR	BRIARDENE DEVELOPMENT SITE, NORTH ROAD, GABALFA	25	True	Permission be granted	31/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
PRAP/20/00026/MNR	27/05/2020	Clarke Telecoms Ltd	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3 NO. REMOTE RADIO UNITS (RRUS)	JUNCTION OF EXCELSIOR ROAD AND WESTERN AVENUE, GABALFA, CARDIFF	52	True	No Prior Approval required	12/07/2020
PRAP/20/00018/MNR	27/05/2020	Clarke Telecom Ltd	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6NO. ANTENNAS, 2NO. TRANSMISSION DISHES, 2NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3NO. REMOTE RADIO HEADS (RRHS)	LAND OFF MYNACHDY ROAD, MYNACHDY	54	True	No Prior Approval required	14/07/2020
20/01010/MNR	29/05/2020	Companies House	REPLACEMENT OF THE EXISTING REVOLVING DOOR LOBBY WITH A NEW SLIDING DOOR LOBBY	COMPANIES HOUSE, CROWN WAY, MAINDY, CARDIFF, CF14 3UZ	48	True	Permission be granted	16/07/2020

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/01251/DCH	01/07/2020	Moore	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF DOUBLE STOREY REAR EXTENSION	7 WATERHOUSE DRIVE, LECKWITH, CARDIFF, CF11 8AY	29	True	Permission be granted	30/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00443/MJR	12/03/2020	Hale Construction	DISCHARGE OF CONDITION 8 (CYCLE PARKING DETAILS) OF 17/02936/MJR	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN	132	False	Full Discharge of Condition	22/07/2020
20/00638/MJR	12/03/2020	Cardiff City House of Sport	DISCHARGE OF CONDITION 9 (AGGREGATES) OF 19/01567/MNR	HOUSE OF SPORT, CLOS PARC MORGANNWG, LECKWITH, CARDIFF, CF11 8AW	119	False	Full Discharge of Condition	09/07/2020
20/01167/MJR	19/06/2020	Hale Construction Ltd	SUBSTITUTION OF APPROVED PLAN NUMBERS SET OUT IN CONDITION 2 TO ALLOW FOR CONSTRUCTION OF SOLAR PANEL INVERTER AND METER STORE AND LOSS OF 2 NO. CAR PARKING SPACES - PREVIOUSLY APPROVED UNDER 18/00529/MJR	LAND AT JUNCTION OF FERRY ROAD AND CLIVE LANE, GRANGETOWN, CARDIFF	28	True	Permission be granted	17/07/2020
20/01211/MJR	25/06/2020	PMB&SC Limited (trading as Cardiff Bay Yacht Club)	TO ADD A CONDITION IMPOSING A TIME PERIOD FOR THE IMPLEMENTATION OF PLANNING APPLICATION 15/02088/MJR	CARDIFF BAY YACHT CLUB, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JL	8	True	Permission be granted	03/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

PRAP/20/00019/MNR	16/05/2020	Clarke Telecom Ltd	THE INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6NO. ANTENNAS, 2NO. TRANSMISSION DISHES, 1NO. EQUIPMENT CABINET AND ANCILLARY DEVELOPMENT THERETO INCLUDING 3NO. REMOTE RADIO UNITS (RRUS)	LAND OFF NEWTON ROAD, CANTON	55	True	No Prior Approval required	12/07/2020
20/00821/MNR	16/04/2020	Lepore	CONVERSION OF EXISTING HOUSE IN MULTIPLE OCCUPANCY INTO FIVE SELF-CONTAINED FLATS WITH REAR DORMER EXTENSIONS	223 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FR	76	False	Planning Permission be refused	01/07/2020
20/00852/MNR	05/05/2020	Abbey Garages (Cardiff) Limited	DISCHARGE OF CONDITION 3 (VERIFICATION REPORT) OF 15/01417/MNR	FORDTHORNE, 281 PENARTH ROAD, LECKWITH, CARDIFF, CF11 8YZ	78	False	Full Discharge of Condition	22/07/2020
20/00754/MNR	19/05/2020	Tesco	CONSTRUCTION OF SINGLE STOREY SIDE MODULAR EXTENSION AND REPLACE/RELOCATE PLANT EQUIPMENT	2A CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AT	71	False	Permission be granted	29/07/2020
A/20/00038/MNR	09/06/2020	ASDA Stored Ltd	NEW SIGNS	ASDA SUPERSTORE, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	50	True	Split decision (part app./part ref.)	29/07/2020
20/01030/MNR	04/06/2020	Imtiaz	EXTERNAL ALTERATIONS IN THE FORM OF REMOVING TWO ROLLER SHUTTERS	COACH HOUSE REAR OF 35 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AN	34	True	Permission be granted	08/07/2020

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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20/00896/DCH	18/05/2020	MIAH	PART SINGLE AND PART DOUBLE SIDE AND REAR EXTENSION WITH LOFT CONVERSION TO EXISTING BUNGALOW AND CONSTRUCTION OF GABLE ROOF TO FRONT ELEVATION PORCH	3 CAE MAEN, BIRCHGROVE, CARDIFF, CF14 1UP	73	False	Planning Permission be refused	30/07/2020
20/01025/DCH	02/06/2020	Rouch	PROPOSED SINGLE STOREY REAR/SIDE EXTENSION	1A ST AGNES ROAD, HEATH, CARDIFF, CF14 4AN	58	False	Permission be granted	30/07/2020
20/01057/DCH	04/06/2020	Bevan	PROPOSED REAR SINGLE STOREY EXTENSION	34 MURRAYFIELD ROAD, BIRCHGROVE, CARDIFF, CF14 4QW	56	True	Permission be granted	30/07/2020
20/00189/DCH	18/05/2020	Phillips	DEMOLITION OF GARAGE AND ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION	65 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JN	44	True	Permission be granted	01/07/2020
20/00666/DCH	19/03/2020	O'brien	SINGLE STOREY REAR EXTENSION AND HIP TO GABLE LOFT EXTENSION WITH REAR DORMER	175 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BN	104	False	Permission be granted	01/07/2020
20/00837/DCH	27/04/2020	James	SINGLE STOREY EXTENSION AND ALTERATIONS TO INCORPORATING STORE INTO DWELLING	82A MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RL	66	False	Permission be granted	02/07/2020
20/00536/DCH	02/03/2020	Souto	DEMOLITION OF REAR EXTENSION AND GARAGE AND CONSTRUCTION OF NEW TWO STOREY EXTENSION	8 ST ANTHONY ROAD, HEATH, CARDIFF, CF14 4DH	123	False	Permission be granted	03/07/2020
20/00388/DCH	19/02/2020	Sprudd	SINGLE STOREY REAR AND SIDE EXTENSION WITH DORMER ROOF EXTENSIONS TO SIDE ELEVATIONS	138 KING GEORGE V DRIVE NORTH, HEATH, CARDIFF, CF14 4EL	142	False	Planning Permission be refused	10/07/2020
20/00725/DCH	24/03/2020	Mrs V Bux	SINGLE STOREY REAR EXTENSION INCORPORATING AMENDMENTS TO CURRENTLY UNAUTHORISED AS-BUILT EXTENSION	6 ST HELEN'S ROAD, HEATH, CARDIFF, CF14 4AR	107	False	Permission be granted	09/07/2020
20/00654/DCH	19/03/2020	O'Rourke	DEMOLITION OF REAR SINGLE STOREY ANNEXE AND CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR AND SIDE EXTENSION AND REAR DORMER EXTENSION	35 KYLE AVENUE, WHITCHURCH, CARDIFF, CF14 1SR	106	False	Permission be granted	03/07/2020
20/00721/DCH	23/03/2020	Scheeres	SINGLE STOREY REAR EXTENSION WITH RAISED PATIO AREA PROVIDING RAMPS TO REAR GARDEN AND SIDE DRIVEWAY	70 TY'N-Y-PARC ROAD, WHITCHURCH, CARDIFF, CF14 6BQ	115	False	Permission be granted	16/07/2020

20/00894/DCH	20/05/2020	Martin	REAR SINGLE STOREY EXTENSION	6 NANT Y FEDW, BIRCHGROVE, CARDIFF, CF14 1SD	55	True	Permission be granted	14/07/2020
20/00924/DCH	18/05/2020	Williams	GROUND FLOOR REAR EXTENSION	28 ST GOWAN AVENUE, HEATH, CARDIFF, CF14 4JX	57	False	Permission be granted	14/07/2020
20/00680/DCH	17/03/2020	Tibbitt	SINGLE STOREY REAR EXTENSION & LOFT CONVERSION WITH REAR DORMER, HIP TO GABLE ROOF AND EXTERNAL ALTERATIONS	5 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1ST	121	False	Permission be granted	16/07/2020
20/00701/DCH	19/03/2020	Hinchly	DEMOLITION OF EXISTING REAR EXTENSION AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION AND HIP-TO-GABLE ROOF EXTENSION	13 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4JL	116	False	Planning Permission be refused	13/07/2020
20/00447/DCH	24/02/2020	Wheeler	TWO STOREY SIDE EXTENSION	141 PANTBACH ROAD, BIRCHGROVE, CARDIFF, CF14 1TY	141	False	Planning Permission be refused	14/07/2020
20/01012/DCH	29/05/2020	Smith	CONSTRUCTION OF A TWO STOREY SIDE EXTENSION AND A REAR DORMER ROOF EXTENSION	26 ST AUGUSTINE ROAD, HEATH, CARDIFF, CF14 4BE	34	True	Permission be granted	02/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00796/MNR	08/04/2020	Verghese	CONSTRUCTION OF THREE BEDROOM ATTACHED DWELLING	PART OF LAND AT 12 HEATH PARK CRESCENT, HEATH, CARDIFF, CF14 3RL	84	False	Planning Permission be refused	01/07/2020
20/00742/MNR	26/05/2020	WEEKLEY	CONVERSION OF EXISTING VACANT GYM INTO 2NO. APARTMENTS	FIRST FLOOR, 2 HAMPTON ROAD, BIRCHGROVE, CARDIFF, CF14 4AH	38	True	Planning Permission be refused	03/07/2020

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19/01338/DCH	08/05/2019	Hogg	PROPOSED REMOVAL OF EXISTING RENDER AND RE RENDER. REPLACEMENT OF PLASTIC RAINWATER GOODS WITH CAST IRON	85 MILL ROAD, LISVANE, CARDIFF, CF14 0UG	435	False	Permission be granted	16/07/2020
20/00927/DCH	18/05/2020	David Ellis	PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE AND GARAGE CONVERSION	3 IVYDALE, LISVANE, CARDIFF, CF14 0RT	67	False	Permission be granted	24/07/2020
20/01051/DCH	05/06/2020	Reynolds	PROPOSED CONSTRUCTION OF DETACHED SINGLE-STOREY GYM BUILDING	LISVANE HOUSE, 66 MILL ROAD, LISVANE, CARDIFF, CF14 0XN	47	True	Permission be granted	22/07/2020
20/00656/DCH	24/03/2020	HUEY	SINGLE STOREY REAR EXTENSION	4 LONGHOUSE CLOSE, LISVANE, CARDIFF, CF14 0XR	122	False	Permission be granted	24/07/2020
20/01046/DCH	03/06/2020	Griffiths	CONSTRUCTION OF A FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	6 LARCH GROVE, LISVANE, CARDIFF, CF14 0TH	35	True	Permission be granted	08/07/2020

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20/00917/MJR	07/05/2020	Waterstone Homes Ltd	DISCHARGE OF CONDITIONS 6 (SAFE ZONES), 7 (EXTERNAL FINISHING MATERIALS), 8 (SURFACE FINISHES), 10 (BOUNDARY AND DECORATIVE WALLS), 11 (REFUSE STORAGE) AND 12 (PUMPING STATION) OF 18/01439/MJR	MOOR LYNCH, RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	74	False	Full Discharge of Condition	20/07/2020

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20/01084/DCH	09/06/2020	Parfitt	HIP TO GABLE WITH REAR DORMER LOFT EXTENSION	123 JOHNSTON ROAD, LLANISHEN, CARDIFF, CF14 5HJ	41	True	Permission be granted	20/07/2020
20/00873/DCH	27/04/2020	Muhyeddin	DISABLED ADAPTATIONS TO CREATE A TWO STOREY REAR EXTENSION FOR THROUGH-FLOOR LIFT FACILITIES	125 TATHAM ROAD, LLANISHEN, CARDIFF, CF14 5FD	77	False	Permission be granted	13/07/2020
20/00714/DCH	20/03/2020	Mr Mial Jones	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION INCLUDING ALTERATION TO EXISTING BOUNDARY HEDGE AREA TO THE SIDE ELEVATION OF THE SITE	116 HEOL HIR, LLANISHEN, CARDIFF, CF14 5AD	104	False	Permission be granted	02/07/2020
20/01122/DCH	11/06/2020	Jenkins	SINGLE STOREY REAR EXTENSION	8 MAYHILL CLOSE, THORNHILL, CARDIFF, CF14 9DT	48	True	Permission be granted	29/07/2020
20/01126/DCH	16/06/2020	Lunagaria	SINGLE STOREY REAR EXTENSION	40 HEOL Y BARCUD, THORNHILL, CARDIFF, CF14 9JB	44	True	Planning Permission be refused	30/07/2020
20/01054/DCH	08/06/2020	Mitchell	SINGLE AND TWO STOREY EXTENSION INCLUDING THE CONVERSION OF EXISTING CAR PORT AND GARAGE	21 OLD VICARAGE CLOSE, LLANISHEN, CARDIFF, CF14 5UZ	38	True	Permission be granted	16/07/2020

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PRAP/20/00031/M20	20/05/2020	MBNL (EE (UK) Ltd and H3G (UK) Ltd)	MONOPOLE AND EQUIPMENT CABINETS	REAR OF LLANISHEN LEISURE CENTRE, TY GLAS AVENUE, LLANISHEN, CARDIFF, CF14 5DW	55	True	Permission Required	22/07/2020

PRAP/20/00025/MN/21/05/2020	Clarke Telecom Ltd	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3 NO. REMOTE RADIO HEADS (RRHS)	JUNCTION OF CHERRY ORCHARD ROAD AND EXCALIBUR DRIVE, LLANISHEN, CARDIFF	53	True	No Prior Approval required	13/07/2020
PRAP/20/00034/MN/02/06/2020	MBNL (EE (UK) Ltd and H3G (UK) Ltd)	MONOPOLE AND EQUIPMENT CABINETS	LLANISHEN CAR PARK, HEOL HIR, LLANISHEN, CARDIFF, CF14 5AE	44	True	No Prior Approval required	16/07/2020

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20/00891/DCH	22/05/2020	Liddington	SINGLE STOREY EXTENSION TO FRONT ELEVATION INCLUDING CONSTRUCTION OF PITCHED ROOF ACROSS PROPOSED EXTENSION AND NEIGHBOUR'S PORCH (AT NO. 79 HEOL URBAN)	81 HEOL URBAN, DANESCOURT, CARDIFF, CF5 2QP	55	True	Permission be granted	16/07/2020
20/00928/DCH	11/05/2020	Lewis	REPLACEMENT OF FRONT DOOR	6 CATHEDRAL CLOSE, LLANDAFF, CARDIFF, CF5 2ED	51	True	Permission be granted	01/07/2020
20/00246/DCH	03/02/2020	Jones	RAISE REAR RIDGE TO AID IN GARAGE CONVERSION	164 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AD	158	False	Permission be granted	10/07/2020
20/00637/DCH	11/03/2020	Staniforth	DEMOLITION OF EXISTING GARAGE, REAR EXTENSION AND CONSERVATORY. CONSTRUCTION OF PART SINGLE AND PART TWO STOREY REAR AND SIDE EXTENSION WITH LOFT CONVERSION	138 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DR	133	False	Permission be granted	22/07/2020
20/00854/DCH	21/05/2020	James	SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	12 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DG	61	False	Permission be granted	21/07/2020

20/00733/DCH	19/05/2020	gardner	SINGLE STOREY REAR EXTENSION AND EXTENDED BASEMENT	50 BRIDGE STREET, LLANDAFF, CARDIFF, CF5 2EN	73	False	Permission be granted	31/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
PRAP/20/00033/MNR	17/06/2020	Mobile Broadband Network Limited (MBNL) on behalf of	THE INSTALLATION OF A NEW 20.00M MONOPOLE SUPPORTING 6 NO. ANTENNAS WITH A WRAP AROUND EQUIPMENT CABINET AT THE BASE OF THE COLUMN, INSTALLATION OF 3 NO. NEW EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO	COMMUNICATION STATION OUTSIDE CARDIFF MET, WESTERN AVENUE, LLANDAFF, CARDIFF	53	True	Permission Required	24/07/2020
20/00348/MNR	12/02/2020	Chim UK Catering Ltd	REPLACEMENT OF KITCHEN EXTRACTION EQUIPMENT	SUMMER PALACE, 2-4 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DZ	152	False	Permission be granted	13/07/2020
20/00349/MNR	12/02/2020	Chim UK Catering Ltd	REPLACEMENT OF KITCHEN EXTRACTION EQUIPMENT	SUMMER PALACE, 2-4 HIGH STREET, LLANDAFF, CARDIFF, CF5 2DZ	152	False	Permission be granted	13/07/2020

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20/00961/DCH	19/05/2020	Nichols	REAR SINGLE STOREY AND SIDE TWO STOREY EXTENSION	3 CLYRO PLACE, LLANDAFF NORTH, CARDIFF, CF14 2LT	59	False	Permission be granted	17/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

PRAP/20/00022/MNR	17/05/2020	Clarke Telecom Ltd	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6NO. ANTENNAS, 2NO. TRANSMISSION DISHES, 2NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3NO. REMOTE RADIO HEADS (RRHS)	LAND AT HAILEY COURT, LLANDAFF NORTH	55	True	Permission Required	15/07/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00840/DCH	12/05/2020	Cassley	PROPOSED FIRST FLOOR EXTENSION	41 WORLE AVENUE, LLANRUMNEY, CARDIFF, CF3 4DA	51	True	Permission be granted	02/07/2020
20/01132/DCH	17/06/2020	Trevett	SINGLE STOREY SIDE AND REAR EXTENSION	21 LANGPORT AVENUE, LLANRUMNEY, CARDIFF, CF3 5TL	42	True	Permission be granted	29/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00580/MNR	04/03/2020	Ms Julie Lane	TAKE DOWN SINGLE STOREY REAR BUILDING AND CONSTRUCT A TWO STOREY SIDE EXTENSION TO FORM 2 SELF CONTAINED FLATS WITH EXTERNAL ALTERATIONS	LAND AT 28 WITHYCOMBE ROAD, LLANRUMNEY, CARDIFF, CF3 5QF	126	False	Planning Permission be refused	08/07/2020

20/00799/MNR	27/05/2020	TANC Estates Ltd	CHANGE OF USE OF GROUND FLOOR FROM CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO A MIXED CLASS A1/A3 USE TOGETHER WITH NEW SHOP FRONT AND ASSOCIATED WORKS AND CHANGE OF USE OF FIRST FLOOR FROM CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO CLASS C3 (DWELLING) FLAT AND ASSOCIATED WORKS	763 NEWPORT ROAD, LLANRUMNEY, CARDIFF, CF3 4AY	47	True	Permission be granted	13/07/2020
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00736/DCH	23/03/2020	Ackerman	SINGLE STOREY EXTENSION TO THE FRONT ELEVATION	74 WELLWOOD, LLANEDEYRN, CARDIFF, CF23 9JR	119	False	Permission be granted	20/07/2020
20/00953/DCH	18/05/2020	Fergusson	PROPOSED GROUND AND FIRST FLOOR SIDE/REAR EXTENSION	72 PANT GLAS, PENTWYN, CARDIFF, CF23 7EW	45	True	Permission be granted	02/07/2020
20/01198/DCH	24/06/2020	Cleary	SINGLE STOREY REAR EXTENSION	19 GLENWOOD, LLANEDEYRN, CARDIFF, CF23 6UR	35	True	Permission be granted	29/07/2020

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20/00779/MNR	01/05/2020	Davies	CHANGE OF USE FROM OPEN SPACE TO GARDEN LAND	LAND ADJACENT TO 97 ROUND WOOD, LLANEDEYRN, CARDIFF, CF23 9PH	74	False	Permission be granted	14/07/2020

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20/00773/DCH	24/04/2020	Newman	CREATION OF AN IN/OUT DRIVEWAY AND ADDITIONAL PARKING IN FRONT GARDEN AREA	18 LAKE ROAD EAST, PENYLAN, CARDIFF, CF23 5NN	80	False	Permission be granted	13/07/2020
20/00705/DCH	18/05/2020	Dr William G Herrenden-Harker	DEMOLITION OF EXISTING REAR DETACHED STORE ROOM BUILDING AND THE CONSTRUCTION OF A REAR SINGLE STOREY EXTENSION TO PROVIDE GARDEN/UTILITY ROOM AND ASSOCIATED COVERED ACCESS LINK LOBBY	COTSWOLD, 16 LAKE ROAD EAST, PENYLAN, CARDIFF, CF23 5NN	57	False	Permission be granted	14/07/2020
20/00681/DCH	19/03/2020	Mills	RENEWAL OF 14/02143/DCH FOR A TWO STOREY SIDE EXTENSION	43 FFORDD CWELLYN, PENYLAN, CARDIFF, CF23 5NB	120	False	Permission be granted	17/07/2020
20/00906/DCH	19/05/2020	Howe	REAR DORMER ROOF EXTENSIONS	8 MAFEKING ROAD, PENYLAN, CARDIFF, CF23 5DQ	58	False	Permission be granted	16/07/2020
20/00419/DCH	20/02/2020	SINGH	TAKE DOWN EXISTING GARAGE AND ERECT SINGLE STOREY AND TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER AND EXTERNAL ALTERATIONS INCLUDING RAISED DECKING	25 ENNERDALE CLOSE, PENYLAN, CARDIFF, CF23 5NZ	133	False	Permission be granted	02/07/2020
20/00932/DCH	18/05/2020	Love	VARIATION OF CONDITION 2 OF 20/00025/DCH TO ALTER APPROVED PLANS	10 GREENLAWNS, PENYLAN, CARDIFF, CF23 6AW	51	True	Permission be granted	08/07/2020

19/02186/DCH	07/08/2019	van der Walt	PROPOSED DOUBLE STOREY EXTENSION TO SIDE, ENLARGEMENT OF THE KITCHEN AREA AT THE REAR WITH TERRACE OVER AND ROOF SPACE CONVERSION TO FORM MASTER BEDROOM WITH EN-SUITE BATHROOM AND REAR DORMER ROOF EXTENSION WITH JULIET BALCONY. ALTERATIONS TO REAR GARDEN TO CREATE RAISED PATIO AREA. DEMOLITION OF EXISTING GARAGE	56 MELROSE AVENUE, PENYLAN, CARDIFF, CF23 9AS	341	False	Planning Permission be refused	13/07/2020
20/00882/DCH	19/05/2020	jones	REAR SINGLE STOREY EXTENSION	3 QUEENWOOD CLOSE, PENYLAN, CARDIFF, CF23 9JH	71	False	Permission be granted	29/07/2020
20/00790/DCH	19/05/2020	Laxton	DEMOLITION OF EXISTING CONSERVATORY, SINGLE STOREY REAR EXTENSION, TWO STOREY FRONT AND SIDE EXTENSION AND RAISING OF THE ROOF WITH REAR DORMER EXTENSIONS	9 CLOS DERWEN, PENYLAN, CARDIFF, CF23 5HJ	73	False	Planning Permission be refused	31/07/2020
20/01103/DCH	12/06/2020	Armstrong	DEMOLITION OF EXISTING REAR CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION	1 BABER CLOSE, PENYLAN, CARDIFF, CF23 9BX	40	True	Permission be granted	22/07/2020
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20/00743/MJR	19/05/2020	W. Wing Yip (London) Ltd	ALTERATIONS TO SITE LAYOUT AND APPROVED UNITS - PREVIOUSLY APPROVED UNDER 18/02910/MJR	507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	66	False	Permission be granted	24/07/2020
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20/00787/MNR	11/06/2020	KHAN	CONVERSION OF DWELLING TO FORM 4NO TOWN HOUSES WITH PROPOSED DOUBLE STOREY EXTENSION TO FRONT ELEVATION & SINGLE AND DOUBLE STOREY EXTENSIONS TO REAR ELEVATION	THE DINGLE, 4 TY-GWYN AVENUE, PENYLAN, CARDIFF, CF23 5JJ	46	True	Planning Permission be refused	27/07/2020
20/01134/MNR	16/06/2020	Far Horizon Properties Ltd.	CHANGE OF USE FROM C3 DWELLING HOUSE TO C4 HOUSE IN MULTIPLE OCCUPATION	313 NEWPORT ROAD, ROATH, CARDIFF, CF24 1RJ	37	True	Planning Permission be refused	23/07/2020

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20/01033/DCH	02/06/2020	Omar	SINGLE STOREY REAR EXTENSION	8 BANGOR STREET, ROATH, CARDIFF, CF24 3LR	59	False	Permission be granted	31/07/2020
20/00889/DCH	20/05/2020	QURESHI	SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING ANNEX BUILDING	129 INVERNESS PLACE, ROATH, CARDIFF, CF24 4RW	58	False	Planning Permission be refused	17/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00933/MJR	19/05/2020	J G Hale Construction	DISCHARGE OF CONDITIONS 5 (FOOTWAY IMPROVEMENTS) AND 14 (MATERIAL SAMPLES) OF 19/03022/MJR	FORMER BLUE DRAGON HOTEL, 179-185 NEWPORT ROAD, ROATH, CARDIFF, CF24 1AH	51	True	Partial Discharge of Condition (s)	09/07/2020

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20/00532/DCH	28/02/2020	Turner	PROPOSED FIRST FLOOR EXTENSION AND REAR FLAT ROOF DORMER LOFT EXTENSION	29 CRANBOURNE WAY, PONTPRENNAU, CARDIFF, CF23 8SL	133	False	Permission be granted	10/07/2020
20/00965/DCH	18/05/2020	WIGLEY	THE PROPOSED SINGLE STOREY REAR EXTENSION COMPLIES WITH THE REQUIREMENTS WITHIN THE LATEST LPA POLICY TO CONSTITUTE PERMITTED DEVELOPMENT	1 CLOS CWM CREUNANT, PONTPRENNAU, CARDIFF, CF23 8LA	59	False	Permission be granted	16/07/2020
20/00811/DCH	19/05/2020	Humphris	PROPOSED SINGLE STOREY EXTENSION TO EXISTING DETACHED GARAGE	1 THE MALTINGS, PONTPRENNAU, CARDIFF, CF23 8EP	58	False	Permission be granted	16/07/2020
20/00690/DCH	30/03/2020	Walsh	TWO STOREY SIDE EXTENSION	CELYNNAU, TY-DRAW ROAD, PONTPRENNAU, CARDIFF, CF14 0PF	105	False	Permission be granted	13/07/2020
20/00963/DCH	19/05/2020	FLOWER	DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF REAR SINGLE STOREY EXTENSION	19 CLOS NANT Y COR, PONTPRENNAU, CARDIFF, CF23 8LD	56	True	Permission be granted	14/07/2020
20/01100/DCH	16/06/2020	Smith	SINGLE STOREY ORANGERY EXTENSION TO REAR	26 COTTINGHAM DRIVE, PONTPRENNAU, CARDIFF, CF23 8QG	45	True	Permission be granted	31/07/2020
20/00092/DCH	16/01/2020	Mr&Mrs Alexander Fergusson	PROPOSED ENLARGEMENT OF FIRST FLOOR SIDE ELEVATION ABOVE GARAGE WITH VERTICAL EXTENSION TO SECOND FLOOR	14 CLOS DOL HEULOG, PONTPRENNAU, CARDIFF, CF23 8AT	188	False	Permission be granted	22/07/2020
20/01064/DCH	08/06/2020	Sainsbury	SINGLE STOREY EXTENSION TO FRONT ELEVATION	33 CLONAKILTY WAY, PONTPRENNAU, CARDIFF, CF23 8PR	49	True	Permission be granted	27/07/2020
20/00941/DCH	14/07/2020	Woods	VARIATION OF CONDITIONS 2 AND 3 OF 19/01161/DCH TO ALLOW THE USE OF RENDER IN PARTS OF CONSTRUCTION	72 CRANBOURNE WAY, PONTPRENNAU, CARDIFF, CF23 8SL	6	True	Permission be granted	20/07/2020

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19/03314/MJR	06/01/2020	Persimmon Homes (East Wales)	PARTIAL DISCHARGE OF CONDITION 20 (PLAY EQUIPMENT AND PUBLIC EQUIPMENT) OF 13/00578/DCO	LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	203	False	Full Discharge of Condition	27/07/2020
20/01400/MJR	23/07/2020	Persimmon Homes (East Wales)	AMENDMENT TO EXCLUDE TWO SMALL AREAS OF GRASS SO AS TO RATIONALISE THE BOUNDARY OF THE PLAY PARK - PREVIOUSLY APPROVED UNDER CONDITION 20 OF 13/00578/DCO	PHASE 1, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	6	True	Permission be granted	29/07/2020
20/01365/MJR	23/07/2020	Persimmon Homes	AMENDMENT TO MATERIAL TREATMENT LAYOUT PREVIOUSLY APPROVED UNDER 19/03238/MJR	PHASE 5, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	8	True	Permission be granted	31/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00868/MNR	19/05/2020	Simpson	DEMOLITION OF EXISTING ANCILLARY BUILDINGS WITH EXTENSIONS TO EXISTING DWELLING AND CONSTRUCTION OF A SEMI-DETACHED TWO STOREY RESIDENTIAL DWELLING	THE CHASE, BEGAN ROAD, PONTPRENNAU, CARDIFF, CF3 6XL	72	False	Planning Permission be refused	30/07/2020
20/01062/MNR	08/06/2020	Ramadan	TEMPORARY (12 MONTHS) CHANGE OF USE OF SOFT GOLF AND ADVENTURE GOLF FACILITY TO B1/B8 USES	BEGAN PARK GOLF CENTRE, BEGAN ROAD, OLD ST MELLONS, CARDIFF, CF3 6XJ	52	True	Permission be granted	30/07/2020
PRAP/20/00021/MNR	20/05/2020	Telefonica UK Limited (on behalf of Cornerstone)	A 20 METRE MONOPOLE, ACCOMMODATING 6NO. ANTENNAS, 2NO. MICROWAVE DISHES, THE INSTALLATION OF 1NO. EQUIPMENT CABINET, ALONG WITH ANCILLARY WORKS	LAND OFF LLANEWRWG WAY ADJACENT TO NEWPORT ROAD, PONTPRENNAU/OLD ST MELLONS, CARDIFF	54	True	No Prior Approval required	13/07/2020

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00620/DCH	10/03/2020	Matthews	REAR SINGLE STOREY EXTENSION AND GARAGE CONVERSION	PENRHIW, 10B PENUEL ROAD, PENTYRCH, CARDIFF, CF15 9QJ	125	False	Permission be granted	13/07/2020
20/00780/DCH	19/05/2020	Ryall	SINGLE STOREY SIDE EXTENSION	6 PENFFORDD, PENTYRCH, CARDIFF, CF15 9TJ	56	True	Permission be granted	14/07/2020
20/00789/DCH	19/05/2020	Zengin	PROPOSED REAR EXTENSION, CONSERVATORY & FRONT PORCH	12 PENFFORDD, PENTYRCH, CARDIFF, CF15 9TJ	56	True	Permission be granted	14/07/2020
19/01929/DCH	08/07/2019	Martin	RAISED DECKING TO THE REAR OF THE PROPERTY	FOXLEA, LON Y GOCH, PENTYRCH, CARDIFF, CF15 9LG	389	False	Permission be granted	31/07/2020

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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/01142/DCH	17/06/2020	Hayman	SINGLE STOREY REAR EXTENSION	26 WOODFIELD AVENUE, RADYR, CARDIFF, CF15 8EF	44	True	Permission be granted	31/07/2020
20/01053/DCH	04/06/2020	Lewis	SINGLE STOREY REAR EXTENSION	15 PINE TREE CLOSE, RADYR, CARDIFF, CF15 8RQ	56	True	Permission be granted	30/07/2020
20/00942/DCH	02/06/2020	Carrol	SINGLE STOREY REAR EXTENSION	19 ST PHILBERT STREET, RADYR, CARDIFF, CF15 8GW	55	True	Permission be granted	27/07/2020
20/00843/DCH	29/04/2020	Richards	REPLACEMENT OF GARAGE DOOR WITH WINDOW	4 HEOL Y CWM, MORGANSTOWN, CARDIFF, CF15 8FG	89	False	Permission be granted	27/07/2020
20/00988/DCH	04/06/2020	Williams	SINGLE STOREY REAR EXTENSION	26 ST PHILBERT STREET, RADYR, CARDIFF, CF15 8GW	48	True	Permission be granted	22/07/2020

20/00845/DCH	19/05/2020	Canta	SINGLE STOREY EXTENSION TO FRONT ELEVATION WITH HIPPED PITCHED ROOF TO MATCH EXISTING DWELLING	4 CRAIG HIR, RADYR, CARDIFF, CF15 8RB	56	True	Permission be granted	14/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00513/MJR	27/02/2020	Redrow Homes (South Wales)	DISCHARGE OF CONDITIONS 46 (ENERGY STRATEGY) AND 65 (DETAILED POTABLE WATER SCHEME) OF 14/02733/MJR IN RESPECT OF AREA COVERED BY RESERVED MATTER APPLICATION 19/03279/MJR (PARCEL 2B OF PHASE 1)	PLASDWR, NORTH WEST CARDIFF	151	False	Full Discharge of Condition	27/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00489/MNR	11/03/2020	McGregor	PROPOSED CONVERSION OF DETACHED DOUBLE STOREY GARAGE INTO RESIDENTIAL DWELLING	24 STATION ROAD, RADYR, CARDIFF, CF15 8AA	142	False	Planning Permission be refused	31/07/2020
RHIW								
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00631/DCH	11/03/2020	REES	REAR SINGLE STOREY EXTENSION TO SIDE OF EXISTING EXTENSION AND HIP TO GABLE ROOF EXTENSION WITH FRONT AND REAR DORMER EXTENSIONS	109 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BL	138	False	Permission be granted	27/07/2020

20/01002/DCH	28/05/2020	Williams	INSTALLATION OF 2NO. REPLACEMENT FRONT WINDOWS AND FRONT DOOR	19 LON ISA, RHIWBINA, CARDIFF, CF14 6ED	54	True	Permission be granted	21/07/2020
20/00289/DCH	21/05/2020	Morgan	SINGLE STOREY REAR EXTENSION	94 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LZ	56	True	Permission be granted	16/07/2020
20/00934/DCH	12/05/2020	Metcalfe	REAR EXTENSION & LOFT CONVERSION INCLUDING FRONT HIPPED GABLE DORMER	28 HEOL NANT CASTAN, RHIWBINA, CARDIFF, CF14 6RP	65	False	Permission be granted	16/07/2020
20/01003/DCH	28/05/2020	Williams	INSTALLATION OF 2NO. REPLACEMENT FRONT WINDOWS AND FRONT DOOR	19 LON ISA, RHIWBINA, CARDIFF, CF14 6ED	53	True	Permission be granted	20/07/2020
20/00765/DCH	02/04/2020	Boyle	SINGLE STOREY REAR EXTENSION, REAR INFILL EXTENSION AT FIRST FLOOR LEVEL TO EXISTING TERRACE AND EXTENSION TO EXISTING FRONT PORCH ADJOINING TO EXISTING GARAGE	111 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HE	109	False	Permission be granted	20/07/2020
19/03324/DCH	31/12/2019	Webber	GROUND FLOOR SIDE EXTENSION WITH DEMOLITION & RE-BUILD OF GARAGE	121 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HE	192	False	Permission be granted	10/07/2020
20/00722/DCH	26/03/2020	Salim	SINGLE STOREY SELF CONTAINED GRANNY ANNEXE AT REAR	77 TY'N-Y-PARC ROAD, RHIWBINA, CARDIFF, CF14 6BJ	99	False	Planning Permission be refused	03/07/2020
20/00342/DCH	25/02/2020	Thomas	PROPOSED FRONT RETAINING WALL	ELMWOOD, 5 RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UE	128	False	Permission be granted	02/07/2020
20/00947/DCH	18/05/2020	Gareth Reynolds	REMOVE EXISTING GARAGE DOOR AND REAR WINDOW AND INSERT WINDOW TO FRONT ELEVATION AND DOORS TO REAR ELEVATION	5 LON-Y-MYNYDD, RHIWBINA, CARDIFF, CF14 6NZ	44	True	Permission be granted	01/07/2020
20/00905/DCH	19/05/2020	Thomas	PROPOSED BOUNDARY FENCE WITH ACCESS GATE	175 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 6AD	43	True	Permission be granted	01/07/2020
20/00662/DCH	13/03/2020	Webb	SINGLE STOREY REAR EXTENSION	55 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HD	111	False	Permission be granted	02/07/2020

20/00781/DCH	01/07/2020	Haslam	SINGLE STOREY REAR EXTENSION	49 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7HP	29	True	Permission be granted	30/07/2020
20/01113/DCH	15/06/2020	THOMAS	REAR SINGLE STOREY EXTENSION	56 HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HT	31	True	Permission be granted	16/07/2020

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20/00201/MNR	30/01/2020	Peritus CSL	CONVERSION OF SINGLE STOREY BUNGALOW INTO A SEMI DETACHED PROPERTY COMPRISING TWO UNITS WITH DORMER ROOM IN THE ROOF FIRST FLOOR TO EACH	14 CLOS Y BRYN, RHIWBINA, CARDIFF, CF14 6TR	162	False	Permission be granted	10/07/2020
20/00987/MNR	26/05/2020	The Gray House Lettings & Property Management Limited	CHANGE OF USE FROM A1 USE CLASS (RETAIL) TO A2 USE CLASS (PROFESSIONAL SERVICES - LETTING AGENT)	14A BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LX	48	True	Permission be granted	13/07/2020

RIVE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00814/DCH	19/05/2020	Roberts	PROPOSED LOFT CONVERSION WITH INSTALLATION OF ROOF LIGHTS TO REAR ELEVATION	66 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HJ	58	False	Permission be granted	16/07/2020
20/00650/DCH	12/03/2020	GLAISTER	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND CONVERSION OF GROUND FLOOR AND FIRST FLOOR FLATS BACK INTO DWELLING	2 PITMAN STREET, PONTCANNA, CARDIFF, CF11 9DJ	113	False	Permission be granted	03/07/2020
20/00590/DCH	10/03/2020	bowling	REAR/SIDE SINGLE STOREY EXTENSION	192 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DF	114	False	Permission be granted	02/07/2020

20/00168/DCH	27/01/2020	Perkins	PROPOSED SIDE EXTENSION	58 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HH	184	False	Permission be granted	29/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
19/02241/MNR	12/09/2019	Tufail	RETENTION OF GROUND FLOOR AND FIRST FLOOR REAR EXTENSION, REAR DORMER ROOF EXTENSION AND THE CHANGE OF USE FROM 2 FLATS TO 3 FLATS	136 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6JE	322	False	Permission be granted	30/07/2020
20/00376/MNR	14/02/2020	c/o Agent	DEMOLITION OF EXISTING GARAGE/STORE OUTBUILDING AND ERECTION OF DETACHED MONO PITCH DWELLING (PART SINGLE PART TWO STOREY)	PART OF LAND AT THE REAR OF 59 CONWAY ROAD, PONTCANNA, CARDIFF, CF11 9NU	167	False	Permission be granted	30/07/2020
PRAP/20/00028/MNR	06/06/2020	Clarke Telecoms Ltd	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3 NO. REMOTE RADIO UNITS (RRUS)	JUNCTION AT PEN-HILL ROAD AND LLANDAFF ROAD, PONTCANNA, CARDIFF	53	True	Permission Required	24/07/2020
20/00229/MNR	04/02/2020	Pacifico Ltd	RENOVATION OF WORKSHOP & OFFICES TO FORM TWO 2 BED MAISONETTES AND REAR DORMER EXTENSION	73 SEVERN ROAD, PONTCANNA, CARDIFF, CF11 9EA	160	False	Planning Permission be refused	13/07/2020

RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00864/DCH	01/05/2020	Fairweather-Tall	CONVERSION OF GARAGE TO RESIDENTIAL ACCOMODATION	22 BRACHDY ROAD, RUMNEY, CARDIFF, CF3 3BG	68	False	Permission be granted	08/07/2020

20/00778/DCH	19/05/2020	Sellick	RETENTION OF DORMER EXTENSION TO FRONT ELEVATION	52 BARMOUTH ROAD, RUMNEY, CARDIFF, CF3 3LA	50	True	Planning Permission be refused	08/07/2020
20/00952/DCH	18/05/2020	Morgan	REAR SINGLE STOREY EXTENSION	644 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FE	59	False	Permission be granted	16/07/2020
20/00929/DCH	18/05/2020	Pele-Brewster	LEAN TO EXTENSIONS TO FRONT AND REAR, TWO STOREY EXTENSION TO SIDE AND REAR DORMER ROOF EXTENSION AND ROOF LIGHT TO FRONT	2 GOODWICK ROAD, RUMNEY, CARDIFF, CF3 3HW	63	False	Permission be granted	20/07/2020
20/00935/DCH	12/05/2020	Price	REPOSITIONING OF EXISTING GARAGE TO PROVIDE PATIO AND ALTERATIONS TO FIRST FLOOR WINDOWS TO PROVIDE GUARDED EGRESS	PWLL MAWR COTTAGE, WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 2EN	69	False	Permission be granted	20/07/2020
20/01233/DCH	29/06/2020	Smith	PROPOSED REAR SINGLE STOREY EXTENSION	734 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FF	31	True	Permission be granted	30/07/2020

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20/00865/MJR	16/06/2020	Cardiff Council and Wates Residential	DISCHARGE OF CONDITION 32 (ROAD DETAILS) OF 18/02519/MJR	FORMER EASTERN HIGH SCHOOL, NEWPORT ROAD, RUMNEY, CARDIFF, CF3 3XG	45	True	Full Discharge of Condition	31/07/2020
20/00461/MJR	26/02/2020	Cardiff Council and Wates Residential	DISCHARGE OF CONDITION 15 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN) OF 18/02519/MJR	FORMER EASTERN HIGH SCHOOL, NEWPORT ROAD, RUMNEY, CARDIFF, CF3 3XG	128	False	Full Discharge of Condition	03/07/2020
20/01213/MJR	25/06/2020	BECT	DISCHARGE OF CONDITION 8 (WASTE STORAGE) OF 14/02823/MJR	LAND AT, LAMBY WAY, WENTLOOG	20	True	Full Discharge of Condition	15/07/2020

SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00996/DCH	28/05/2020	Gerrard	REAR DORMER EXTENSION WITH 1NO. ROOF WINDOW TO FRONT ELEVATION	176 CARLISLE STREET, SPLOTT, CARDIFF, CF24 2PH	49	True	Permission be granted	16/07/2020
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00367/MNR	20/02/2020	Spectrum Internet	INSTALLATION OF COMMUNICATIONS CABINET FOR THE DELIVERY OF BROADBAND IN THE AREA	LAND AT OCEAN WAY, SPLOTT	133	False	Permission be granted	02/07/2020
20/00964/MJR	15/05/2020	Welsh Water	MARINE LICENCE UNDER PART 4 OF THE MARINE AND COASTAL ACCESS ACT 2009 CARDIFF OUTFALL CLEARANCE	LAND AT ROVER WAY, CARDIFF BAY, CARDIFF	47	True	Raise No Objection	01/07/2020
20/00697/MNR	20/03/2020	The Property Blockchain Company Ltd	CONVERSION OF FLAT AND WORKSHOP TO FOUR FLATS AND DEMOLITION OF REAR EXTENSION AND PROVIDING POST SUPPORT STRUCTURE TO BALCONY OVER	71A HABERSHON STREET, SPLOTT, CARDIFF, CF24 2DW	105	False	Planning Permission be refused	03/07/2020

TROW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00731/DCH	31/03/2020	Jones	ALTERATIONS TO FENESTRATION TO THE FRONT AND SIDE ELEVATIONS OF GRANNY ANNEXE - PREVIOUSLY APPROVED UNDER 19/00136/DCH	15 SALVIA CLOSE, ST MELLONS, CARDIFF, CF3 0JF	115	False	Permission be granted	24/07/2020

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20/01089/MJR	19/06/2020	Encon Construction	DISCHARGE OF CONDITIONS 6 (IMPORTED SOIL) AND 7 (IMPORTED AGGREGATES) OF 18/00089/MJR	LAND AT, HARRISON DRIVE, ST MELLONS	12	True	Full Discharge of Condition	01/07/2020

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PRAP/20/00023/MJR	21/05/2020	Clarke Telecom Ltd	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3 NO. REMOTE RADIO HEADS (RRHS)	LAND OFF WILLOWBROOK DRIVE, ST MELLONS, CARDIFF	53	True	No Prior Approval required	13/07/2020

WHI

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
20/00970/DCH	20/05/2020	O' Rourke	TWO STOREY SIDE EXTENSION	1 PANTMAWR ROAD, WHITCHURCH, CARDIFF, CF14 7TA	55	True	Permission be granted	14/07/2020
20/00907/DCH	04/05/2020	Malcolm	CONSTRUCTION OF DETACHED SINGLE GARAGE	HOLLIES, HEOL DON, WHITCHURCH, CARDIFF, CF14 2AR	71	False	Planning Permission be refused	14/07/2020
20/00761/DCH	18/05/2020	Nicol-Hughes	CONSTRUCTION OF REAR DORMER ROOF EXTENSION	12 MERVYN ROAD, WHITCHURCH, CARDIFF, CF14 1PQ	44	True	Permission be granted	01/07/2020

20/00974/DCH	20/05/2020	Rizzo	DEMOLITION OF GARAGE TO BE REPLACED WITH STORAGE ROOM/SHED. DEMOLITION OF SINGLE STOREY SIDE EXTENSION AND CONSTRUCTION OF SINGLE STOREY SIDE/REAR EXTENSION	13 THE PARADE, WHITCHURCH, CARDIFF, CF14 2EF	43	True	Permission be granted	02/07/2020
20/00976/DCH	20/05/2020	Patchell	SINGLE STOREY REAR EXTENSION	12 THE PARADE, WHITCHURCH, CARDIFF, CF14 2EF	43	True	Permission be granted	02/07/2020
20/00054/DCH	10/01/2020	Cousins	CONSTRUCTION OF DETACHED SINGLE STOREY GARAGE	4 HANBURY CLOSE, WHITCHURCH, CARDIFF, CF14 2TB	175	False	Planning Permission be refused	03/07/2020
20/00815/DCH	19/05/2020	Kelly	REPLACEMENT FRONT PORCH AND SINGLE STOREY REAR EXTENSION	17 ALFREDA ROAD, WHITCHURCH, CARDIFF, CF14 2EH	44	True	Permission be granted	02/07/2020
20/00734/DCH	16/04/2020	Brereton	SINGLE STOREY REAR EXTENSION, PORCH TO FRONT ELEVATION AND OTHER ALTERATIONS	108 HEOL GABRIEL, WHITCHURCH, CARDIFF, CF14 1JX	82	False	Permission be granted	07/07/2020
20/00832/DCH	20/05/2020	Davies	SINGLE STOREY FLAT ROOF EXTENSION TO REAR	56 HEOL-Y-FORLAN, WHITCHURCH, CARDIFF, CF14 1BA	48	True	Permission be granted	07/07/2020
20/00926/DCH	19/05/2020	Fox	REAR SINGLE STOREY EXTENSION	49 HEOL-Y-FORLAN, WHITCHURCH, CARDIFF, CF14 1AY	69	False	Permission be granted	27/07/2020
20/00786/DCH	18/05/2020	Cray	REMOVAL OF EXISTING ATTACHED GARAGE AND CONSTRUCTION OF DETACHED GARAGE AND POOL HOUSE AT REAR	1 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF, CF14 2BL	66	False	Permission be granted	23/07/2020
20/00649/DCH	30/03/2020	Triggs	CONSTRUCTION OF A BRICK INFILL WALL TO AN EXISTING OPENING AT THE FRONT ELEVATION AND THE INSTALLATION OF A WINDOW TO EXISTING OPENING ON RETURN ELEVATION	30 CASTELL COCH VIEW, TONGWYNLAIS, CARDIFF, CF15 7LA	123	False	Permission be granted	31/07/2020

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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20/00867/MNR	19/05/2020	Miah	ALTERATIONS TO FRONT ELEVATION	69 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DD	48	True	Permission be granted	06/07/2020
20/00719/MNR	26/03/2020	Whitchurch Medical Centre	TEMPORARY PLANNING PERMISSION (PART-RETROSPECTIVE) FOR THE INSTALLATION OF A MODULAR BUILDING FOR 260 WEEKS	PARK ROAD SURGERY, PARK ROAD, WHITCHURCH, CARDIFF, CF14 7EZ	98	False	Permission be granted	02/07/2020
PRAP/20/00017/MNR	21/05/2020	Clarke Telecom Limited	THE INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 3 NO. REMOTE RADIO HEADS (RRHS).	OUTSIDE 5-9 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DA	53	True	Permission Required	13/07/2020
20/00984/MNR	21/05/2020	Smith	CONSTRUCTION OF A DETACHED DORMER BUNGALOW	CHARWIN, HEOL Y GORS, WHITCHURCH, CARDIFF, CF14 1HE	57	False	Planning Permission be refused	17/07/2020

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