



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

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

AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 21 APRIL 2021, 1.30 PM
Venue	REMOTE MEETING VIA MS TEAMS
Membership	Councillor K Jones (Chair) Councillors Stubbs, Ahmed, Asghar Ali, Gordon, Hudson, Jacobsen, Jones-Pritchard, Keith Parry, Sattar and Wong

1 Apologies for Absence

2 Minutes

To approve as a correct record the minutes of the meeting held on 17 February 2021

3 Declarations of Interest

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

4 Petitions

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

20/01580/MJR, RUMNEY CONSERVATIVE CLUB, 633 NEWPORT ROAD, RUMNEY, CARDIFF

21/00337/MNR, 53 WELLFIELD ROAD, ROATH, CARDIFF

5 Development Control Applications

a 20/01543/MJR, ANCHOR INDUSTRIAL ESTATE, DUMBALLS ROAD, BUTETOWN, CARDIFF

b 20/01580/MJR, RUMNEY CONSERVATIVE CLUB, 633 NEWPORT ROAD, RUMNEY, CARDIFF

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- c 21/00337/MNR, 53 WELLFIELD ROAD, ROATH, CARDIFF
- d 20/02068/MJR, IORWERTH JONES HOME FOR THE ELDERLY, TRENCHARD DRIVE, LLANISHEN, CARDIFF
- 6 **Applications decided by Delegated Powers - February 2021 and March 2021**
- 7 **Urgent Items (if any)**
- 8 **Date of the Next Meeting - 19 May 2021**

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 15 April 2021

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

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PLANNING COMMITTEE

17 FEBRUARY 2021

Present: Councillor K Jones(Chairperson)
Councillors Stubbs, Ahmed, Gordon, Hudson, Jacobsen, Jones-
Pritchard and Wong

20 : APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Abdul Sattar and Keith Parry.

Councillor Asghar Ali did not attend the meeting.

21 : DECLARATIONS OF INTEREST

Councillor Iona Gordon declared a prejudicial interest in respect of item 4 on the basis that she had previously expressed a view in relation to land to the North West of Whitchurch Hospital.

22 : MINUTES

The minutes of the meeting on 27 January 2021 were approved and signed by the Chair as a correct record.

23 : SECTION 53 MODIFICATION ORDER, WILDLIFE AND COUNTRYSIDE
ACT 1981 (WHITCHURCH MEADOWS)

Councillor Iona Gordon reaffirmed her prejudicial interest and left the meeting during discussion of this item.

Councillor Mike Jones-Pritchard raised a point of personal explanation; he advised the Chair and Committee that, whilst his name is referred to in the report under Local Member Consultation, at no stage did he respond to the consultation.

The Committee noted that a Planning Application (17/01735/MJR) for the Velindre Cancer Centre was submitted to Cardiff Council in July 2017 and approved in March 2018. This application includes the primary access from Coryton Interchange, emergency access via the Hollybush Estate, temporary construction accesses, landscape works, pedestrian paths and Maggie's Centre.

The trigger for this Section 53 application from the public to claim the footpaths was the Planning Application 20/01110/MJR, which was submitted June 2020. This was to undertake temporary construction of the access routes for the construction of the approved Velindre Cancer Centre. The proposal is for works to be undertaken over the next four years and will require the fields to be closed off to the public during certain phases of the construction including the disused railway track.

The Section 53 Application was submitted to the PRoW Team in July 2020 to request the Definitive Map is amended to record the footpaths crossing the site as Public Rights of Way.

RESOLVED – That the Committee AGREED to refuse the application based on the evidence demonstrating that the public have used the paths for 20+ years but not as of right.

24 : SECTION 257 TOWN AND COUNTRY PLANNING ACT 1990 (DIVERSION OF FOOTPATH AT CAE'R CASTELL, CARDIFF)

The Committee considered an application in accordance with Section 257 Town and Country Planning Act 1990.

Planning permission has been granted for Application No. 18/02519/MJR for a housing development on the old Eastern High school site. This requires a realignment of the footpath from Cae'r Castell Place to Newport Road, currently a linear route.

RESOLVED – that the Planning Committee approves the application to modify the Definitive Map and Statement and that the Director of Governance and Legal Services and Monitoring Officer be instructed to process the appropriate legal orders.

25 : APPLICATIONS DECIDED BY DELEGATED POWERS - JANUARY 2021

RESOLVED – that the Committee notes the delegated decisions for January 2021.

26 : DATE OF THE NEXT MEETING - 17 MARCH 2021

To note the next meeting of the Planning Committee as Wednesday 17 March 2021.

The meeting terminated at 2.55 pm

COMMITTEE DATE: 21/04/2021

APPLICATION No. **20/01543/MJR** APPLICATION DATE: 10/08/2020

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: Angelo Gordon / Ridgeback Group

LOCATION: ANCHOR INDUSTRIAL ESTATE, DUMBALLS ROAD,
BUTETOWN, CARDIFF, CF10 5FF

PROPOSAL: DEMOLITION OF EXISTING INDUSTRIAL UNITS AND
ERECTION OF MIXED USE DEVELOPMENT
COMPRISING RESIDENTIAL APARTMENTS ARRANGED
OVER TWO BUILDINGS INCLUDING INDOOR AND
OUTDOOR SHARED AMENITY SPACES FOR
RESIDENTIAL USE, A PUBLIC SQUARE, ON-SITE
PARKING, GROUND FLOOR COMMERCIAL UNITS
POTENTIALLY COMPRISING USE CLASSES A1/A2/A3
AND ASSOCIATED LANDSCAPING AND ENGINEERING _
WORKS

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of a **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraphs 9.6 and 9.7 of this report, planning permission be **GRANTED** subject to the following conditions:

PART 1 - TIME LIMIT AND PLANS

1. CO1 Statutory Time Limit

PLAN AND DETAILS SPECIFICATION

2. The development shall be carried out in accordance with the following approved plans and details unless otherwise expressly required by the ensuing conditions:

Plans

- a) Site Location Plan - SP556 P100 RevA
- b) Demolitions Plan - SP556 P101 RevA
- c) Existing Site Plan - SP556 P01 RevA
- d) Proposed Site Plan - SP556 P02 RevB
- e) Proposed Ground Floor Plan - SP556 P03 RevA
- f) Proposed 1st Floor Plan - SP556 P04 RevA
- g) Proposed 2nd – 6th Floor Plan - SP556 P05 RevC
- h) Proposed 7th Floor Plan - SP556 P06 RevA
- i) Proposed 8th Floor Plan - SP556 P07 RevA
- j) Proposed 9th – 15th Floor Plans - SP556 P08 RevA
- k) Proposed Roof Plan - SP556 P09 RevA
- l) Proposed Elevation to Dumballs Rd - SP556 P10 RevA

- m) Proposed Elevation to Private Gardens (South Facing) - SP556 P11 RevB
- n) Proposed Elevation / Section to Canal Industrial Estate - SP556 P12 RevB
- o) Proposed Elevations_1 (Block 2) - SP556 P13 RevB
- p) Proposed Elevations_2 (Block 2) - SP556 P14 RevA
- q) Proposed Elevations_3 (Block 2) - SP556 P15 RevB
- r) Proposed Elevation to Canal Park - SP556 P16 RevA
- s) Proposed Elevation to City Centre - SP556 P17 RevB
- t) Proposed Tower Elevations - SP556 P18 RevB
- u) Proposed Building Heights Plan - SP556 P19
- v) Proposed Refuse Strategy Plan - SP556 P20
- w) Proposed Boundary Treatments - SP556 P21
- x) Proposed Cycle Parking / Storage - SP556 P22
- y) Architectural Detailing: Proposed Bay Studies - SP556 P23
- z) Amenity and Privacy Sections - SP556 P24
- aa) Proposed Land Use Strategy Plan - SP556 P25
- bb) Proposed Landscape Strategy Plan - SP556 P26

Reports and other documents

- cc) Flood Consequence Assessment, report by Jubb, dated June 2020, report ref 20182-FCA-01
- dd) 'Preliminary Ecological Appraisal and Bat Surveys', report by Acer Ecology, dated July 2020, Revision 1.0.
- ee) Reptile Survey, report by Acer Ecology, dated June 2020, Revision 1.0
- ff) Green Infrastructure Statement (Broad Principles) Issue 1
- gg) Green Infrastructure Masterplan Issue 1
- hh) Preliminary Environmental Noise Assessment, report dated 16/11/20 by Hunter Acoustics, ref 5967/PRELIM_ENS1
- ii) Sustainability & Energy Statement, report dated 15.12.20, by Vitec, Issue 2.
- jj) Arboricultural Report, by ArbTS, report date 21.06.2020
- kk) Wind Microclimate Assessment – Anchor Works, Dumballs Rd, Cardiff, by BRE, dated 01.12.2020, report ref P118691-1000 Issue:2
- ll) Applicant Statement on Future Wales Policy 13 requirements in respect of gigabit capable broadband infrastructure (email from Christopher Allen dated 02/03/21 timed 12:54)

PART 2: CONDITIONS TO BE DISCHARGED

CEMP

3. Prior to the commencement of development, including any works of demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:
 - (i) site hoarding and enclosure including facilities for public viewing
 - (ii) site access
 - (iii) the parking of vehicles of site operatives and visitors
 - (iv) loading and unloading of plant and materials

- (v) storage of plant and materials (which shall avoid any areas proposed for attenuation and SuDS features, and avoid harm to trees)
- (vi) diesel and oil tank storage areas and bunds
- (vii) wheel washing facilities
- (viii) measures to control the emission of dust, smoke, other air borne pollutants and dirt during demolition and construction,
- (ix) measures to protect the DCWW 250mm DICL 1995 watermain during construction and
- (x) a scheme for the re-use/recycling/disposal of waste resulting from demolition and construction works
- (xi) lighting, including the use of security lighting on site outside of normal construction hours
- (xii) odour management and mitigation
- (xiii) a system for the management of complaints from local residents which shall include a reporting system.

Additionally, the precautionary method statement contained in section 5.2.2 of the 'Preliminary Ecological Appraisal and Bat Surveys', report by Acer Ecology, dated July 2020, Revision 1.0, shall be implemented in full during the demolition phase. The approved CEMP shall be adhered to in full throughout the demolition and construction period. Reason: To manage the impact of construction in the interests of highway safety, protection of the environment and public amenity and to secure the protection of bats, in accordance with policies KP5, T6, EN6, EN7 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026) of the adopted City of Cardiff Local Development Plan (2006-2026) and Regulation 9 of the Conservation of Habitats and Species Regulations 2017.

TREE PROTECTION

4. Notwithstanding the provisions of condition 2, no development, including demolition, shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:
 - A finalised **Arboricultural Method Statement (AMS)** detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting. The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, which shall be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.
 - A finalised **Tree Protection Plan (TPP)** in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically. The finalised layout shall take into account

and be consistent with the details of ground level landscaping required by condition 5 (GROUND LEVEL LANDSCAPING).

The development shall be carried out in full conformity with the approved AMS and TPP through the demolition and construction phase. Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses in accordance with policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).

GROUND LEVEL LANDSCAPING

5. Notwithstanding the provisions of condition 2, no development shall commence, except for demolition, until full details of hard and soft landscape works at ground level have been submitted to and approved in writing by the local planning authority. The submitted details shall omit the proposed 2m footway to Canal Park proposed between Blocks 1 and 2 and shown on Proposed Site Plan - SP556 P02 RevB and shall in its place show an expanded residents' garden. The submitted details shall take into account and be consistent with the layout details required by condition 4 (TREE PROTECTION) and 7 (ACCESS JUNCTIONS AND DUMBALLS ROAD WORKS), and shall include the following details:

- proposed finished ground and floor levels
- hard surfacing materials
- ducting for gigabit capable broadband infrastructure
- the 3.5m easement required by DCWW either side of centreline of water main 250mm DICL 1995
- evidence to demonstrate that existing and proposed services/ducting and any respective easements, lighting, CCTV, drainage and visibility splays will not conflict with proposed hard and soft landscaping
- litter bins, which shall be located in the public plaza and in the vicinity of the Block 1 and 2 commercial units
- seating, including seating within the residents' garden at ground level which shall include any required mitigation measures to alleviate windy conditions with reference to the findings of the BRE Wind Microclimate Assessment referenced in condition 2
- scaled planting plans (noting schedules of plants, species, plant sizes and proposed numbers/densities)
- in the case of trees, tree pit section and plan views for each tree pit type, and details of access to root available soil for each tree
- Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report

demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling, amelioration and placement

- planting methodology and post-planting aftercare methodology, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications
- details of management and maintenance
- an implementation programme.

The landscaping shall be completed in full accordance with the approved details and implementation programme and shall be managed and maintained thereafter in accordance with the approved details. Reason: To maintain and improve the amenity and environmental value of the area, and to monitor compliance, in accordance with policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026).

ROOF TERRACE LANDSCAPING

6. No works to the eighth floor residents roof terraces on block 1 and block 2 shall take place until details of roof terrace hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscape details shall include the following details: hard surfacing materials, scaled planting plans (noting schedules of plants, species, plant sizes and proposed numbers/densities), and in the case of trees, tree pit section and plan views for each tree pit type, top soil and sub soil specifications, details of access to root available soil, planting and aftercare methodology and an implementation programme. The roof terrace landscaping shall be completed in full accordance with the approved details prior to the beneficial occupation of any of the dwellings hereby approved and shall be managed and maintained thereafter in accordance with the approved details. Reason: To maintain and improve the amenity and environmental value of the area, and to monitor compliance, in accordance with policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026).

ACCESS JUNCTIONS AND DUMBALLS ROAD WORKS

7. Notwithstanding the provisions of condition 2, no development shall commence, except for demolition, until details of the proposed access junctions and Dumballs Road improvement works have been submitted to and approved in writing by the Local Planning Authority, and which shall include details of: surfacing, edging, dropped kerbs, pedestrian footway improvements, modified/removed vehicle crossovers, zebra crossings, bus stop facilities/shelters, street furniture, soft landscaping, public realm works, and parking restrictions / TROs required as a consequence of the scheme. The details shall also show the proposed and existing functional services above and below ground including DCWW water main 250mm DICL 1995 (and its 3.5m easement required either side of centreline) and foul sewer. The details shall take

into account and be consistent with the layout details required in respect of conditions 4 (TREE PROTECTION) and 5 (GROUND LEVEL LANDSCAPING). The approved details shall be implemented in full prior to beneficial occupation of the site. Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility, in accordance with policies T1, T5 and T6 of the adopted Cardiff Local Development Plan (2006-2026).

CYCLE PARKING

8. Notwithstanding the provisions of condition 2, no development shall commence, except for demolition, until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose. Reason: To ensure that adequate provision is made for the sheltered and secure parking of cycles, in accordance with policies T1 and T5 of the adopted Cardiff Local Development Plan (2006-2026).

REFUSE/SERVICING/PARKING STRATEGY

9. Notwithstanding the provisions of condition 2, no development shall commence, except for demolition, until a scheme showing details of the refuse/servicing/parking strategy for the site has been submitted to and approved in writing by the Local Planning Authority, to include information on allocation of car parking spaces, and the proposed operation/control of refuse collection and deliveries. The approved details shall be implemented prior to the beneficial use of the development and shall be thereafter retained / remain in force whilst the site is in beneficial occupation. Reason: To ensure that deliveries, refuse access and parking are suitably controlled and managed, in accordance with policies T6 and KP12 of the adopted Cardiff Local Development Plan (2006-2026).

RESIDENTIAL TRAVEL PLAN

10. No part of the development hereby permitted shall be occupied until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan shall set out proposals and targets to limit or reduce the number of single occupancy car journeys to and from the site, and to promote travel by sustainable modes. The Residential Travel Plan shall also set out proposals to implement and manage the Travel Plan for a minimum period of 5 years from first residential occupation, through a designated Travel Plan Coordinator and shall also include details of a surveying, annual monitoring and reporting strategy. The Residential Travel Plan shall be implemented in accordance with the approved details from first beneficial occupation of any dwelling hereby permitted for a minimum period of five years. Reason: To encourage sustainable transport and effect modal shift to non-car modes, in accordance with policies T1, T5 and T6 and KP5 of the adopted Cardiff Local Development Plan (2006-2026).

BAT AND SWIFT BOXES

11. Notwithstanding the provisions of condition 2 and the recommendations set out in section 5.3.1 (Nesting Bird Enhancement) and 5.3.2 (Roosting Bat Enhancement) of the 'Preliminary Ecological Appraisal and Bat Surveys' report by Acer Ecology, dated July 2020 and subject to the provisions of condition 12 (BAT AND REPTILE SURVEY DATA SHELF LIFE) below, no development shall commence, except for demolition, until a scheme showing the design, location and maintenance proposals for the following features has been submitted to and approved by the Local Planning Authority in writing:

- 10 x bat boxes for crevice-dwelling bats
- 10 x Swift nest boxes (two groups of 5)
- 5 x double House Martin cup, and
- 5 x House Sparrow terrace

The scheme shall be implemented in accordance with the approved details prior to first beneficial occupation of the development and the facilities shall be retained and maintained thereafter in accordance with the approved details. Reason: To maintain and enhance biodiversity, to secure the protection of bats, which are European Protected Species, in accordance with Regulation 9 of the Conservation of Habitats and Species Regulations 2017 and to promote the resilience of ecosystems in accordance with policy EN7 of the adopted Cardiff Local Development Plan (January 2016).

BAT AND REPTILE SURVEY DATA SHELF LIFE

12. If site clearance in respect of the development hereby approved does not commence within 24 months from the date of the most recent survey for bats and reptiles, the approved ecological measures recommended in 'Preliminary Ecological Appraisal and Bat Surveys', report by Acer Ecology, dated July 2020, Revision 1.0 and the above condition (BAT AND SWIFT BOXES) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of bats and reptiles and ii) identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original ecological recommendations and measures shall be revised and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development, including demolition. The development and works shall be carried out in full compliance with the approved details and implementation timetable. Reason. To ensure that measures incorporated to mitigate the impact of the proposed development upon habitats and species are appropriate at the time that site clearance takes place, in accordance with Regulation 9 of the Conservation of Habitats and Species Regulations 2017 and to

promote the resilience of ecosystems in accordance with policy EN7 of the adopted Cardiff Local Development Plan (January 2016).

MATERIALS

13. Notwithstanding the provisions of condition 2, no above-ground development shall take place, except for demolition, until samples of the external finishing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation of the development. Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

ARCHITECTURAL DETAILING

14. Notwithstanding the provisions of condition 2, no above-ground development shall take place, except for demolition, until a scheme showing the architectural detailing of the buildings has been 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. Reason: To ensure a satisfactory finished appearance to the development, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

PRIVACY MEASURES

15. Notwithstanding the provisions of condition 2, details of privacy fins - designed to prevent unacceptable loss of privacy from in-looking between facing flats in Block 1 and 2 where the elevations turn through 90 degrees – shall be submitted to and approved in writing by the Local Planning Authority. The details shall include plans and elevation drawings of the fins at 1:50 and plan(s) showing which windows the fins will be fixed to. In addition, details of balcony privacy screens – designed to prevent unacceptable loss of privacy from in-looking into facing/adjacent flats / balconies – shall be submitted to and approved in writing by the Local Planning Authority. The approved privacy measures shall be implemented in full prior to beneficial occupation of the affected dwellings and shall be retained thereafter. Reason: To protect the amenities of future residents, in accordance with policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

GROUND GAS PROTECTION

16. Prior to the commencement of any development works, except demolition, 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 and approved in writing by the Local Planning Authority. Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be

submitted to and approved in writing by the Local Planning Authority. If no protection measures are required then no further actions will be required. All required gas protection measures shall be installed and appropriately verified before beneficial occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required. * 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments. Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

CONTAMINATED LAND MEASURES – ASSESSMENT

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

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

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation. * A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land,

neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

CONTAMINATED LAND MEASURES– REMEDIATION & VERIFICATION PLAN

18. No development shall commence, except for demolition, until a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2012), unless the Local Planning Authority agrees to any variation. 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 adopted Cardiff Local Development Plan (2006-2026).

CONTAMINATED LAND MEASURES – REMEDIATION AND VERIFICATION

19. The remediation scheme approved by the above condition shall be fully undertaken in accordance with its terms prior to the beneficial occupation of any part of the development hereby permitted. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2012), unless the Local Planning Authority agrees to any variation. 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 adopted Cardiff Local Development Plan (2006-2026).

CONTAMINATED LAND MEASURES – UNFORSEEN CONTAMINATION

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing within 2 days to the Local Planning Authority, all associated works shall stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment shall be undertaken and, where remediation is necessary, a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be submitted to the LPA for approval within 2 weeks of the discovery of any unsuspected contamination. Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN13 of the adopted Cardiff Local Development Plan (2006-2026).

IMPORTED SOIL

21. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale which shall be first submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the safety of future occupiers is not prejudiced.

IMPORTED AGGREGATES

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

measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale which shall be first submitted to and agreed in writing by the Local Planning Authority. Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

USE OF SITE WON MATERIALS

23. 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.

PILING

24. No development shall commence, except for demolition, until details of any proposed piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority, in consultation with Natural Resources Wales. The piling/ foundation designs shall be implemented in accordance with the approved details. Reason: To ensure that there is no unacceptable risk to groundwater during construction, in accordance with policies EN10 and EN13 of the Cardiff Local Development Plan.

NOISE ASSESSMENT AND REPORT

25. Notwithstanding the provisions of condition 2, no above ground development shall commence, except for demolition, until a noise report has been submitted to and approved in writing by the Local Planning Authority, which shall include an assessment of noise levels and a scheme of sound insulation and ventilation measures for the residential development hereby approved. The assessment and scheme shall consider noise at each residential storey of the development hereby proposed from road traffic, existing and proposed nearby clubs/public houses (including any associated plant and equipment), the 3G pitch approved in Canal Park, and noise emitted from proposed fixed plant and equipment on site (including air handling units proposed for the residential units and commercial units). The submitted scheme shall provide that all habitable rooms shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 35 dB $L_{Aeq,16hr}$ during the day [07.00 to 23.00 hours] and 30 dB $L_{Aeq,8hr}$ at night [23.00 to 07.00 hours]. 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 –

- a) 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
- b) a lower rate of between 10 and 17 litres per second against zero back pressure.

The development shall be implemented in accordance with the approved details prior to beneficial occupation, and no habitable room shall be occupied until the approved scheme of sound insulation and ventilation measures have been installed. The noise emitted from fixed plant and equipment on the site shall achieve a rating noise level of background – (minus) 10 dB(A) at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014+A1:2019 (or any British Standard amending or superseding that standard). Reason: To ensure that the amenities of future occupiers are protected, in accordance with policy EN13 of the Cardiff Local Development Plan.

NOISE VALIDATION SURVEY

26. Prior to the occupation of the residential units, a pre-occupation noise validation survey shall be undertaken to demonstrate that the internal noise levels meet the requirements of condition 25 above, the survey methodology for which shall first be submitted to the Local Planning Authority for approval in writing in partial discharge of this condition. A report of the findings of the survey, together with a validated certificate of compliance by an approved acoustic assessor shall be submitted to the Local Planning Authority for approval in writing prior to first beneficial occupation of any of the residential units hereby approved. Reason: To ensure that the amenities of future occupiers are protected, in accordance with policy EN13 of the Cardiff Local Development Plan.

SOUND INSULATION

27. No above ground development shall commence, except for demolition, until a scheme of sound insulation works to the floor/ceiling structure between the proposed ground floor commercial units/ residents' gym/ home-working space and the first floor residential accommodation has been submitted to and agreed by the Local Planning Authority in writing. The scheme shall be implemented in full accordance with the approved details prior to beneficial occupation of the commercial units and first floor accommodation. Reason: To ensure that the amenities of future occupiers are protected, in accordance with policy EN13 of the Cardiff Local Development Plan.

FUTURE KITCHEN EXTRACTION

28. If at any time the use of any of the proposed commercial premises is to involve the preparation and cooking of hot food, the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment shall be submitted to the Local Planning Authority for approval in writing and the approved details shall be installed prior to the commencement of use of the premises for the cooking of hot food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policies KP5 and EN13 of the adopted City of Cardiff Local Development Plan (2006-2026).

DRAINAGE

29. Notwithstanding the provisions of condition 2, no development, except for demolition, shall commence until details of a scheme for the disposal of foul, surface and land water has been submitted to and agreed in writing by the Local Planning Authority, in consultation with DCWW and NRW. The scheme shall:

- demonstrate how the site will be effectively drained
- indicate how foul flows will communicate to the public sewerage system
- indicate the means of disposal of surface water and include a surface water removal strategy to deliver compensation for the foul flows from the proposed development site
- demonstrate that there is no resultant unacceptable risk to controlled waters arising from any infiltration of surface water into the ground
- be consistent with the details of ground level landscaping required by condition 5 (GROUND LEVEL LANDSCAPING).

The scheme shall be implemented in accordance with the approved details prior to the beneficial occupation of any building on the site and shall be maintained and retained in perpetuity and no further surface water, foul or land drainage shall be allowed to connect directly or indirectly with the public sewerage system. Reason: To prevent flooding, 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/controlled waters, in accordance with policies EN10, EN11 and EN14 of the adopted Cardiff Local Development Plan (2006-2026).

PART 3: COMPLIANCE CONDITIONS

NESTING BIRDS

30. No removal of hedgerows, trees, scrub or shrubs shall take place between 1st March and 15th August inclusive 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, in accordance with policy EN7 of the adopted Cardiff Local Development Plan (2006-2026).

BAT MITIGATION DURING DEMOLITION

31. The precautionary method statement contained in section 5.2.2 of the 'Preliminary Ecological Appraisal and Bat Surveys', report by Acer Ecology, dated July 2020, Revision 1.0, shall be implemented in full during the demolition phase. Reason: To secure the protection of bats, which are European Protected Species, in accordance with Regulation 9 of the Conservation of Habitats and Species Regulations 2017 and in accordance with policy EN7 of the adopted Cardiff Local Development Plan (2006-2026).

FINISHED FLOOR LEVELS

32. The Finished Floor Level of each of the ground floor residential units shall be set at a minimum level of 8.91mAOD prior to occupation and that finished floor level shall be maintained at that minimum level thereafter. Reason: In line with the recommendations of the approved Flood Consequences Assessment to safeguard against flood risk.

FLOOD ACCEPTABILITY MEASURES

33. Prior to beneficial occupation of any dwelling, new residents shall be advised of the flood risks and consequences, flood emergency plans and procedures, and the NRW early flood warning alert system. Flood emergency plans and procedures shall be put in place for future occupiers prior to occupation of the first residential unit and shall be made available to new occupiers thereafter. Reason: To ensure that new residents are aware of the potential for the property to be affected in the scenario of an extreme flooding event, in accordance with policy EN14 of the adopted Cardiff Local Development Plan (2006-2026).

WATERMAIN AND SEWER EASEMENT

34. Notwithstanding the provisions of condition 2, no structure shall be sited within a minimum distance of 3.5m either side of the centreline of the watermain 250mm DICL 1995 or within a minimum distance of 3m either side of the public sewer that crosses the site, unless otherwise agreed in writing by the Local Planning Authority in consultation with DCWW in discharge of this condition. Reason: To protect Dwr Cymru Welsh Water's public sewer and watermain assets and to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment/controlled waters, in accordance with policies EN10, EN11 and EN14 of the adopted Cardiff Local Development Plan (2006-2026).

FLEXIBLE USES

35. The commercial premises shall only be used for the following uses:
 - Unit 1 Class A1/A2/A3 (194m²)
 - Unit 2 Class A1/A2/A3 (178m²)

Unit 3 Class A1/A3 (140m²)

Notwithstanding the submitted plans, flexibility in the size of units is permitted providing that the Class A1, A2 and A3 uses hereby permitted shall not exceed a combined total floorspace of 512 sq m (gross) and shall be accommodated in up to 6 no commercial units. Reason: In accordance with the submitted details and in accordance with policy R6 of the Cardiff Local Development Plan (2006-2026).

FOOD AND DRINK FLOORSPACE

36. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any Order amending, revoking or re-enacting that Order with or without modification), any Class A3 (Food & Drink) floorspace shall be used as a restaurant, café or coffee shop and for no other purpose within Use Class A3 (Food & Drink). Reason: To prevent the use of the premises as a drinking establishment where the primary purpose is the sale and consumption of alcoholic drink on the premises and protect the amenities of adjacent occupiers, in accordance with policy KP5 of the Cardiff Local Development Plan (2006-2026).

SHOP FLOORSPACE

37. Class A1 (Shop) floorspace proposed in any of the ground floor commercial units shall not be used for purposes other than the sale of convenience goods, including those set out in Class A1 of the Schedule for the Town and Country Planning (Use Classes) Order 1987 (or any Order amending, revoking or re-enacting that Order with or without modification). For the avoidance of doubt "convenience goods" shall be taken to mean: food, drink, tobacco, non-durable household goods, newspapers and magazines. Reason: To prevent changes to the type and scale of retail floorspace which may prejudice the retail strategy of the development plan and/or government planning guidance, in accordance with policy R6 of the Cardiff Local Development Plan (2006-2026).

GROUND FLOOR WINDOWS

38. Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any Order amending, revoking or re-enacting that Order with or without modification), the ground floor windows of the commercial units shall allow an open and unrestricted view of a window display or the trading area or floorspace within the premises and the windows shall not be painted, covered over or otherwise obscured without the prior written consent of the Local Planning Authority. Reason: In the interests of visual amenity, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

NO HOT FOOD TAKEAWAY

39. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) no sale of hot food for consumption off the

premises shall take place from any of the commercial premises. Reason: To ensure that the amenities of future occupiers are protected, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

OPENING HOURS

40. No member of the public shall be admitted to or allowed to remain on any ground floor commercial premises between the hours of 23:00 hrs and 08:00 hrs on any day. Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

DELIVERY TIMES

41. There shall be no arrival, departure, loading or unloading of delivery vehicles to any of the ground floor commercial units between the hours of 19:00 hrs and 08:00hrs on any day. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

WASTE COLLECTION TIMES

42. There shall be no collection of commercial trade waste between the hours of 19:00 hrs and 08:00hrs on any day. Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policy KP5 of the adopted City of Cardiff Local Development Plan (2006-2026).

SUSTAINABILITY AND ENERGY MEASURES

43. The sustainability and energy measures proposed in the Sustainability & Energy Statement, report dated 15.12.20, by Vitec, Issue 2, hereby approved, and comprising the use of all electric for central hot water, electric panel heaters, MVHR for ventilation and photovoltaics shall be delivered in full prior to beneficial occupation of the development. The number of PV panels shall accord with the number of panels proposed on the approved plans. Reason: To create a sustainable development and promote energy efficiency, in line with policies KP5, KP15 and EN12 of the adopted Cardiff Local Development Plan (2006-2026).

ELECTRIC VEHICLE CHARGING

44. At least 20 parking bays shall be provided with dedicated electric vehicle weatherproof charging points prior to first beneficial occupation of the development hereby permitted. Reason: To promote the use of electric vehicles in accordance with policy KP5 and KP15 of the adopted Cardiff Local Development Plan (2006-2026) and in accordance with the submitted Proposed Site Plan.

LANDSCAPING IMPLEMENTATION

45. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously

damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation. Proposals for replacement planting including an implementation timetable shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented in full in accordance with the approved details. Reason: To maintain and improve the amenity of the area, in accordance with LDP Policies KP5 and EN8 of the adopted City of Cardiff Local Development Plan (2006-2026).

TREE WORK TO BRITISH STANDARD

46. Any pruning necessary to implement the planning permission shall be undertaken in accordance with British Standard 3998: 2010 'Tree Work' or any Standard that replaces it. Reason: The trees are of value in the local environment and should be protected and maintained in good condition, in accordance with LDP policies KP5 and EN8 of the adopted City of Cardiff Local Development Plan (2006-2026).

PART 4: ADVISORY NOTES / INFORMATIVES

RECOMMENDATION 2: The applicant is advised that the highway works and any other works to existing or proposed adopted public highway are to be subject to an agreement under Section 38 and/or Section 278 Highways Act 1980 between the developer and Local Highway Authority

RECOMMENDATION 3: To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. Should there be a requirement to undertake foundation or other piling or drilling on site Shared Regulatory Services (SRS) must be notified **in advance** and these operations should be restricted to: Monday – Friday 8:00 until 17:00 and at no time on Saturdays, Sundays or Bank Holidays.

RECOMMENDATION 4: R4 CONTAMINATION AND UNSTABLE LAND
ADVISORY NOTICE

RECOMMENDATION 5: That the developer be advised of the advice from South Wales Police, dated 25/08/20, a copy of which was sent to the Agent.

RECOMMENDATION 6: That the developer be advised of the following advice from NRW in their consultation response dated 24/08/2020, a copy of which was sent to the Agent:

- The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.
- Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.
- Developers should ensure that all contaminated materials are adequately characterized both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

RECOMMENDATION 7: That the developer be advised of the following advice from DCWW in their consultation response dated 28/08/2020, a copy of which was sent to the Agent:

- 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. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
- The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

RECOMMENDATION 8: That the developer be advised of the following advice from South Wales Fire and Rescue Service, dated 13/01/2020. Please refer to the letter for full details, a copy of which was sent to the Agent.

RECOMMENDATION 9: New developments where the area covered by construction work exceeds 100 square metres also require approval from the

SuDS Approval Body (SAB) before construction can commence. Adoption and management arrangements, including a funding mechanism for maintenance of SuDS infrastructure and all drainage elements are to be agreed by the SAB as part of this approval. This will ensure that SuDS infrastructure is properly maintained and functions effectively for its design life. The developer is reminded to obtain all necessary approvals ahead of the commencement of development. It is recommended that the developer engages in consultation with the Cardiff Council SAB team, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. To arrange discussion regarding this please contact SAB@cardiff.gov.uk if you require further information

RECOMMENDATION 10: Please remind the agent/applicant that a commercial contract is required for the collection and disposal of all commercial waste. 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 County Council to collect and dispose of their waste can contact the commercial services department on c.services@cardiff.gov.uk

RECOMMENDATION 11: Prior to the commencement of development, the developers shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016

RECOMMENDATION 12: The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that: (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area, (2) during the construction phase, on site marketing information (i.e. text on construction hoardings / flags / banners – as consented) be provided bilingually and (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.

RECOMMENDATION 13: The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal.

In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended that: (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area, (2) during the construction phase, on site marketing information (i.e. text on construction hoardings / flags / banners – as consented) be provided bilingually and (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application, as amended, seeks full planning permission for the demolition of existing industrial units and the redevelopment of the site to provide a residential-led, mixed use development, comprising 432 residential apartments and ground floor commercial units, arranged over two buildings and including indoor and outdoor amenity spaces for future residents, a public square, on-site parking in two separate car parks, landscaping and engineering works. The apartments would comprise 252 x one-bed flats and 180 x two-bed flats.
- 1.2 The two buildings would be arranged around a central public square and residents' garden. Block 1, to the north, would have elements rising to 7, 8 and 9 storeys, with a 16 storey tower proposed at the northern end of the site, adjacent to Dumballs Rd (approx 49.5m high and 53m high to top of lift shaft). Block 2, to the south, rises to 9 storeys within the site, but is mainly 7 and 8 storeys. With the exception of the tower, both blocks address Dumballs Rd with 7 storeys (approx 22m high), with a setback 8th storey (approx 25m high). Both blocks address Canal Park with 7 storeys (approx 22m high). The buildings would be strongly articulated, modern in appearance, mainly finished in facing brick (dark and buff), with large format glazing, balconies and Juliette balconies.
- 1.3 Block 1 to the North would contain 241 flats, with a Class A1/A2/A3 retail unit (194m²), a residents-only gym (196m²) and home-working space (140m²), cycle and refuse storage at ground floor, and a residents-only roof garden (427m²) and lounge on the 8th floor. Block 2 would contain 191 flats, with a Class A1/A2/A3 retail unit (178m²) and A1/A3 coffee shop (140m²), cycle and refuse storage at ground floor, and a residents-only roof garden (350m²) and lounge on the 8th floor.
- 1.4 Each building would have a car park positioned to its rear, away from public view. Sixty five car parking spaces would be provided overall, which would be allocated to residents and include 20 spaces with EV charging and 2 disabled spaces. The existing substation along the northern boundary of the site would be retained within the Block 1 car park. The development would provide 602

secure and sheltered residential cycle parking spaces. Visitor cycle parking is proposed within the central plaza, close to the retail/ commercial units (28 no spaces).

- 1.5 Vehicle access to the site would be provided from Dumballs Rd, with two vehicular crossovers providing access to the two car parks. Servicing /refuse collection would take place from the front of the development at Dumballs Rd. A 3m wide pedestrian/ cycle link from Dumballs Rd through to Canal Park is proposed to the south of Block 2, providing a route through to Loudon Square local centre. A second 1.8m wide pedestrian-only link into Canal Park is proposed between the two blocks and adjacent to the private central garden.
- 1.6 Further pedestrian facilities are proposed in the form of two zebra crossings on Dumballs Rd; one to the north of the northern access and the second to the south of the southern access. The Applicant has also agreed to provide bus stop facilities / shelters on Dumballs Rd, the detail of which would be agreed and secured by a condition encompassing a package of public realm and highway improvements.
- 1.7 Key landscape features include the central public plaza, the central residents' garden (aprox 450m²), the two roof terraces (427m² and 350m²) and the two links through to Canal Park, referred to above. Fifty three new trees are proposed at ground level and a further 10 on the residents' roof terraces. These are proposed, in part, as mitigation for the removal of a group of 3no B category (moderate quality) Silver Birch trees, located within the site adjacent to Dumballs Rd, and the removal of two diseased Ash trees, within the park that are showing signs of ash dieback disease (assessed as U category /poor quality and C category/ low quality). The public plaza would be hard landscaped, with raised planted beds, rain gardens, benches and 4 new trees. The southern link through to Canal Park would also be enhanced with new 7 trees and the central pedestrian link, with 6. The residents' garden is illustrated with an undulating lawn, a swale and 3 new trees. A soft landscaped edge to Canal Park is proposed with 4 no new trees and rain gardens, with the boundary formed by a 2.1m high green weldmesh fencing. SuDS proposals including raingardens and 12 new trees are also proposed within the car parks, to break up the hard surfacing, as well as providing sustainable drainage opportunities. In addition, a widened pedestrian environment is proposed along Dumballs Rd, created by the buildings' 5 – 7m set back from Dumballs Rd. This would be enhanced by public realm improvements, including repaving and a line of 17 new street trees, forming a further key landscape feature of the site that would continue the avenue of trees secured through other developments further north along Dumballs Rd.
- 1.8 With regards residents' access to amenity space, 157 upper floor flats would have a balcony or terrace, and all flats, a Juliette balcony unless they have access to a balcony or terrace. The 18 ground floor flats would each have a private terrace, raised to 1m above general ground level and protected by a box hedge and front railings for security and privacy. The two roof terraces, lounges and the central private garden would be available for communal use,

whilst the scheme would also deliver a public plaza and direct access to Canal Park to the rear, to the further benefit of future residents.

- 1.9 The Sustainability and Energy Statement requested as part of the application confirms the scheme is proposing to use all electric for central hot water, electric panel heaters, MVHR for ventilation (mechanical ventilation with heat recovery) and Photovoltaics (PVs). The plans propose 438 PV panels overall, albeit that the Statement indicates 426no, subject to 'final design stage calculations'.
- 1.10 The demolition of the existing industrial buildings would result in the loss of 3,850m² of existing employment floorspace. A total of 512 m² of commercial floorspace is proposed. Whilst three ground floor commercial units are shown on the plans and noted above, flexibility is sought both in terms of their use, being available for Class A1, A2 or A3 use, and how the floorspace might be subdivided. This flexibility would be controlled by condition.
- 1.11 The application is supported by:
 - Design and Access Statement, August 2020
 - PAC report, July 2020
 - Flood Consequence Assessment, Jubb, June 2020
 - Transport Statement, Vectos, June 2020
 - Interim Travel Plan, Vectos, June 2020
 - Transport Technical Note addressing feedback from CCC (205359-TN-V1) and annexed tracking diagrams for standard design vehicle, large car and 7.5t Box Van
 - Preliminary Ecological Appraisal and Bat Surveys, Acer Ecology, July 2020
 - Reptile Survey, Acer Ecology, June 2020
 - Arboricultural Report, including Tree Survey, Tree Constraints Plan, Arboricultural Assessment, Tree Protection Plan and Arboricultural Method Statement, ArbTS, 21st June 2020
 - Schedule of Accommodation
 - Sun Path Analysis
 - Green Infrastructure Statement and Masterplan
 - Daylight / Sunlight Analysis, Melin, dated 27/10/2020
 - Wind Microclimate Assessment, BRE, dated 1/12/20
 - Preliminary Environmental Noise Assessment, report dated 16/11/20 by Hunter Acoustics
 - Assessment of 3G Pitch Noise, report dated 12/02/21 by Hunter Acoustics
 - Anchor Industrial Estate Lighting Pollution Assessment from 3G Sports Pitch, dated 05/03/2021
 - Sustainability & Energy Statement, Vitec, dated 15/12/20
 - Geotechnical & Geo-environmental Site Investigation Report, Terra Firma, June 2020
 - Viability Report, October 2020 and updated in January 2021.

1.12 Amended plans and additional information were submitted in September 2020, December 2020, January 2021 and February 2021, summarised as follows:

September 2020

- New Building Heights plan colour coded to clearly show building heights
- Amended elevation drawings – drawn area extended to include existing buildings and street sections to provide further context
- Sun path analysis

December 2020

- Transport Technical Note addressing feedback from CCC (205359-TN-V1) and annexed tracking diagrams for standard design vehicle, large car and 7.5t Box Van
- Green Infrastructure Statement and Masterplan, Issue 1, December 2020
- Wind Microclimate Assessment, BRE, dated 1/12/20
- Daylight / Sunlight Analysis, Melin, dated 27/10/2020
- Sustainability & Energy Statement, Vitec, dated 15/12/20
- Preliminary Environmental Noise Assessment, report dated 16/11/20 by Hunter Acoustics

Amended plans and additional information, including:

- Block 1 refuse store enlarged to accommodate more bins, and waste storage for food bins and bulky waste storage added
- Number of residential cycle storage spaces increased from 310 to 602 spaces, resulting in the loss of 6 parking spaces
- Southern car park redesigned to allow large cars and delivery vehicles to enter, park and leave the site in a forward gear, with tracking diagrams produced
- Raised planters and hedges proposed to the front of railings to private ground floor terraces to mitigate privacy issues
- Vertical fins added to windows where potential overlooking may occur between flat windows when the building turns 90 degrees.
- Dumballs Rd trees repositioned onto the existing back of pavement edge (within the Applicant's ownership)
- Ramp-access added to block 2 as an alternative to a stepped entrance for the ground floor apartments on the southern wing
- Boundary treatments specified
- Plans and elevations checked for discrepancies and amended accordingly
- 30m separation line from the nearest flat to the existing play area in Canal Park added to show proposals are SPG compliant
- EV charging points proposed (20 in total)
- Access junction to the northern car park redesigned and two zebra crossings added to Dumballs Rd
- Entrance to Block 2 redesigned in response to recommendations of the wind tunnel study
- Red line boundary amended to incorporate the zebra crossings.

January 2021

- Amended Schedule of accommodation and Proposed 2nd – 6th Floor Plan to overcome inconsistencies. No changes resulted to the number of flats or amount of residential floorspace proposed overall.

February 2021

- Submission of 3G Pitch Noise Assessment by Hunter Acoustics.

2. DESCRIPTION OF SITE

- 2.1 The application site is a broadly triangular-shaped parcel of brownfield land (approx 0.95ha). It contains the Anchor Industrial Estate and the Old Test House industrial warehouses buildings, associated hardstanding and car parking, together with a vacant, cleared plot to the north of the site, on which Eveleigh Yard was located prior to its demolition (14/01912/MJR). An electricity substation is located within the vacant plot, along the northern boundary, and a further substation, within Anchor Industrial Estate. All of the units in Anchor Industrial Estate and the Old Test House were vacant on or before 4th February 2021. The site is relatively flat, with levels across the site varying from a high point of 8.48mAOD within the SW corner of the site to a low of 7.67mAOD to the NW.
- 2.2 The application site is bordered by Canal Park Industrial Estate to the north (occupied by the Cardiff and Vale College Automotive Training Centre), Canal Park to the east, the vacant Atlantic House office building to the south, and Dumballs Road, a car park and further industrial units to the west. A telecommunications mast is positioned adjacent to the NE corner of the site. The site boundary to the north is formed by the neighbouring industrial buildings themselves and a timber fence. The boundary to Atlantic House to the south is formed by the site's southernmost 2 storey building and a stone wall. Existing access to the site is via Dumballs Rd. The site currently has one main access into the Anchor Industrial Estate, although there are a number of other crossovers/hard-standing areas off Dumballs Rd.
- 2.3 The site is located within a highly sustainable location, approx 900m south of the city centre, approx 700m from Cardiff Central rail station and Cardiff Bay rail station, and within walking distance of bus stops, car clubs and local facilities, including two Enterprise Car Clubs (on Mount Stuart Sq and Taffs Mead Embankment), Canal Park, Butetown Community Centre and Loudon Square local centre.
- 2.4 The site lies over 400m from Mount Stuart Square Conservation Area and 350m away from the nearest listed building, the Grade II listed Parish Church of St Mary the Virgin and St Stephen the Martyr, Bute St. The site is located approx 1.4km from Cardiff Castle and Roman Forum.
- 2.5 The site falls predominantly within flood zone C1 as defined in TAN15 (areas of floodplain served by significant infrastructure, including flood defences), with the rest in Zone B (known to have been flooded in the past). Under TAN 15 the development is classified as a 'highly vulnerable' and is therefore

required to undergo a justification test, which includes an acceptability of consequences assessment. The site does not fall within an archaeologically sensitive area.

- 2.6 The application site falls within the Cardiff Central Business Area (CBA) and Cardiff Central Enterprise Zone and Regional Transport Hub strategic site as defined by the Cardiff Local Development Plan Proposals Map. The strategic site is one of eight Strategic Sites allocated in the LDP to collectively play a crucial role in delivering the Plan Strategy.
- 2.7 Planning permission was resolved to be granted (subject to s106) on the northern part of the site for a 23 storey residential tower block as part of a residential-led mixed use development, comprising 109 apartments for the private rented sector (17/00159/MJR). Immediately to the west of the site, permission was granted for a high-density, residential-led development (c695 dwellings) including a 16 storey courtyard residential scheme fronting Dumballs Road, albeit that this permission has lapsed (14/00430/DCI). Attention is also drawn to the recently approved development for a 3G pitch with flood lighting and spectator seating and changing facilities within Canal Park (20/00262/MNR). The iconic 3 – 6 storey Cardiff and Vale College lies to the north of the Canal Park Industrial Estate.

3. **RECENT PLANNING HISTORY OF RELEVANCE**

Site History

- 3.1 17/00159/MJR – Land at Dumballs Rd – Mixed use development comprising 109 1 and 2 bed apartments (Class C3), ground floor flexible commercial unit (A1/A2/A3/B1/D1) with access, drainage works, car parking, cycle storage, refuse storage, electricity substation and associated works – resolved to grant subject to s.106 21/06/2017. *Proposals included 23 storey residential tower block.*
- 3.2 18/00564/MNR – Depot Cardiff Ltd - Continuation of temporary change of use for a further three years as a restaurant and also as a drinking establishment – refused 26/06/2019
- 3.3 15/01076/MNR – The Depot, Dumballs Rd – Change of use for the existing industrial warehouse (Class B2) to a temporary use for three years as a restaurant (Class A3) – approved 02/07/2015
- 3.4 14/01912/DCI – Eveleigh Yard, Dumballs Rd – Demolition of vacant single and two storey industrial / storage unit – prior approval granted 16/10/2014 (Eveleigh Yard was an industrial yard located between Canal Park industrial estate to the north and Anchor Industrial Estate to the south – and significantly is the part of the current application site that is now cleared.)
- 3.5 13/00303/DCI – Unit 3, Anchor Industrial Estate – Retention of use of building as a temporary mosque for 3 months – approved 09/05/2013

- 3.6 10/01945/DCI – 7 Anchor Estate – Change of use to vehicle servicing, repair and MOT station, along with vehicle dismantling for recovery of parts and metal recycling
- 3.7 A screening opinion was issued 27/05/20, confirming that an environmental statement is not required (SC/20/00004/MJR).

Site History on adjacent and nearby plots

- 3.8 *Immediately to the west of the site –*
14/00430/DCI – Land at Dumballs Rd, Butetown – Hybrid application
FULL DETAIL in respect of the demolition of existing industrial buildings and erection of up to 695 no. dwellings and 357 sq.m of A1/A2/A3/D1 floorspace, associated car parking and secure cycle storage, access, servicing and landscaping and OUTLINE WITH ALL MATTERS RESERVED in respect of A1 retail, A2 financial and professional services, A3 food and drink, B1 office, C1 Hotel, C3 residential, D1 non-residential institution, D2 assembly and leisure uses, access, parking, servicing and landscaping – approved 15/08/2014. This permission lapsed on 15/08/19.
Proposals included a 16 storey courtyard residential scheme fronting Dumballs Road

Further north along Dumballs Rd

16/000504/MJR – Old Imperial Buildings, Trade St – Demolition of Williams court except no. 1 & 3 which shall be retained and converted from B1 use (offices) to A1/A2/A3 use. New build residential development consisting of no. 102 1 & 2-bed flats with ground floor retail units fronting Trade Street and undercroft car parking for 45 vehicles – approved 14/11/16
The scheme comprises a ground floor commercial unit(Class A1/A2/A3/B1) in a six/seven/ eight/ nine storey block

17/01292/MJR – Land at Suffolk House – Outline planning permission for the demolition of existing buildings and re-development of the site for new student residential accommodation- approved 25/05/2018
The indicative proposals showed 315 bed student accommodation and ground floor commercial units arranged over 3 blocks varying from 2 – 8 storeys.

17/02404/MJR – Former Browning Jones and Morris, Dumballs Rd – demolition of existing warehouse and erection of 206 residential flats over two buildings with associated public square, 4 no. Commercial units potentially comprising A1/A2/A3/B1 uses, parking, residents roof terrace and public realm works – approved 29/06/18.
Two buildings were proposed, with a central plaza and a pedestrian walkway between Dumballs Road and Curran Road. Both buildings would be 8 storeys high adjacent to Dumballs Road, with the southern most building rising to 9 storeys and the northern building to 12 storeys (approx 38.5m), adjacent to Curran Road.

18/02383/MJR – Former Browning Jones and Morris, Dumballs Rd – Application under section 73 to vary conditions 2, 5, 6, 9, 10, 11, 12, 13, 14,

15, 16, 18, 19, 20, 29, 37 and 38 of planning permission 17/02404/MJR granted 29th June 2018 to amend the timing of demolition, building design and proposed quantum of commercial uses – approved 27/02/2019

17/01672/MJR – ITEC Training Solutions Ltd, Crawshay Court - Demolition of existing buildings and construction of 25 storey apartment building (140 no. Units) with ancillary areas, parking, A1/A3 unit(s) and resident's roof terrace – approved 07/08/2019

19/01930/MJR – Crawshay Court, 6 Curran Rd - 188 unit apartment building with ancillary areas, parking, public open space, a1/a3 unit(s) and a residents roof terrace – resolved to grant subject to s.106 22/07/20.

The building comprises 27 storeys (approx 84m) with a 13 storey 'shoulder'.

- 3.9 Within Canal Park immediately to the east of the site
20/00262/MNR - Construction of 3G pitch with floodlighting and spectator seating plus changing facilities with external pathways all within fenced enclosure – approved 19/11/20.

21/00277/MJR – Discharge of conditions 3 (operational management plan) and 6 (floodlighting) of 20/00262/MNR.

4. **POLICY FRAMEWORK**

Local Policy

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

Key Policies:

KP2: STRATEGIC SITES

KP2(A): CARDIFF CENTRAL ENTERPRIZE ZONE AND REGIONAL TRANSPORT HUB

KP4: MASTERPLANNING APPROACH

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

KP6: NEW INFRASTRUCTURE

KP7: PLANNING OBLIGATIONS

KP8: SUSTAINABLE TRANSPORT

KP9: RESPONDING TO EVIDENCED ECONOMIC NEEDS

KP10: CENTRAL AND BAY BUSINESS AREAS

KP12: WASTE

KP13: RESPONDING TO EVIDENCED SOCIAL NEEDS

KP14: HEALTHY LIVING

KP15: CLIMATE CHANGE

KP16: GREEN INFRASTRUCTURE

KP17: BUILT HERITAGE

KP18: NATURAL RESOURCES

Detailed Policies:

H3: AFFORDABLE HOUSING

H6: CHANGE OF USE OR REDEVELOPMENT TO RESIDENTIAL USE

EC3: ALTERNATIVE USE OF EMPLOYMENT LAND AND PREMISES

EN7: PRIORITY HABITATS AND SPECIES
 EN8: TREES, WOODLANDS AND HEDGEROWS
 EN9: CONSERVATION OF THE HISTORIC ENVIRONMENT
 EN10: WATER SENSITIVE DESIGN
 EN11: PROTECTION OF WATER RESOURCES
 EN12: RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES
 EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION
 EN14: FLOOD RISK
 T1: WALKING AND CYCLING
 T2: STRATEGIC RAPID TRANSIT AND BUS CORRIDORS
 T5: MANAGING TRANSPORT IMPACTS
 T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES
 R6: RETAIL DEVELOPMENT (OUT OF CENTRE)
 R7: RETAIL PROVISION WITHIN STRATEGIC SITES
 R8: FOOD AND DRINK USES
 C3: COMMUNITY SAFETY/ CREATING SAFE ENVIRONMENTS
 C5: PROVISION FOR OPEN SPACE, OUTDOOR RECREATION, CHILDREN'S PLAY AND SPORT
 C6: HEALTH
 C7: PLANNING FOR SCHOOLS
 W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

Supplementary Planning Guidance (SPG) and other local guidance

- 4.2 Relevant SPG approved following the adoption of the Cardiff Local Development Plan:
- Food, Drink and Leisure Uses (approved November 2017)
 - Green Infrastructure (approved November 2017)
 - Managing Transport Impacts (Incorporating Parking Standards) (April 2018)
 - Planning for Health and Well-being (November 2017)
 - Planning Obligations (approved January 2017)
 - Residential Design Guide (approved January 2017)
 - Safeguarding Business and Industrial Land and Premises (November 2017)
 - Tall Buildings (approved January 2017)
 - Waste Collection and Storage Facilities (approved October 2016)
 - Provision of Electric Vehicle Charging Points in New Developments: Guidance for Developers (November 2018)

National Planning Policy

- 4.3 Planning Policy Wales (**Edition 11, 24 February 2021**) and the new national development framework 'Future Wales: The National Plan 2040' (published 24 February 2021) set out the land use policies of the Welsh Government. Future Wales is now part of the development plan for all parts of Wales and development management decisions will need to accord with it. National planning policy is supplemented by a series of Technical Advice Notes and Circulars.
- 4.4 Future Wales policies with immediate relevant Development Management Implications include:

- Policy 2 (Shaping Urban Growth and Regeneration – Strategic Placemaking) – sets out strategic placemaking principles of creating a mix of uses, providing a variety of housing types and tenures, building places at a walkable scale, increasing population density at densities that can support public transport and local facilities, establishing a permeable network of streets, promoting a plot-based approach to development and integrating green infrastructure. Supporting text notes that new developments in urban areas should aim to have a **density of at least 50 dwellings per hectare**, with higher densities in more central and accessible locations.
- Policy 6 (**Town Centre First**) states that significant new commercial, retail, education, health and leisure and public services must be located within town and city centres. The supporting text notes that the policy applies to facilities of a significant scale.
- Policy 9 (Resilient Ecological Networks and Green Infrastructure) - States that in all cases, action towards securing the maintenance and enhancement of **biodiversity** (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals
- Policy 12 (Regional Connectivity) - For non-residential developments LPAs should seek a minimum of 10% of car parking spaces to have **electric charging points**
- Policy 13 (Supporting Digital Communications) - In relation to **digital infrastructure** new developments should include the provision of Gigabit capable broadband infrastructure from the outset
- Policy 16 (Heat Networks) - Large scale mixed-use development (100 or more dwellings or 10.000 sqm) should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an **Energy Masterplan** to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.

Technical Advice Notes (TANs) and other legislation

4.5 Key TANs include:

- TAN 2: Planning and Affordable Housing (2006)
- TAN 4: Retail and Commercial Development (2016)
- TAN5: Nature Conservation and Planning (2009)
- TAN 8: Renewable Energy (2005)
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 15: Development and Flood Risk (2004)
- Summary of what TAN 15 requires for highly vulnerable development (houses) to be considered acceptable
- TAN 18: Transport (2007)
- TAN 21: Waste (2014)
- TAN 23: Economic Development (2014)
- TAN 24: The Historic Environment (2017)

5. **INTERNAL CONSULTEE RESPONSES**

RESPONSE TO INITIAL CONSULTATION

- 5.1 **Housing Development** (03/09/20) a 20% affordable housing provision is sought on-site. Where not possible, a financial contribution of **£6,569,892** should be sought, calculated in line with the Affordable Housing SPG (2017).
- 5.2 **Neighbourhood Regeneration** (13/08/20) request a financial contribution towards off-site community facilities to meet the needs of the new population, amounting to **£358,371.58**, assessed on the basis of 262 one bed flats and 170 two bed flats. With regards the CIL tests, the team advise that the scheme is
- *necessary*, noting that a development proposing a significant increase in population such as this would create pressures on existing local facilities that need to be offset via a financial contribution and that 'it would be unacceptable to grant planning consent in the absence of such provision' [their emphasis]
 - *directly related to the development*, noting that several community facilities are located within proximity to the site and are likely to experience added pressure as a result of the new population and that it is envisaged that a forthcoming community facility contribution would be directed towards one of these facilities
 - *Fairly and reasonably related in scale and kind to the proposed development*, noting that the contributions are derived using a formula-based calculation set out in SPG, which takes into account, amongst other things, the size of the residential development and the projected increase in population.
- 5.3 The **School Organisation Programme Planning Manager** requests a financial contribution of **£163,900** towards school provision, noting:
- The catchment school for English medium at secondary level is Fitzalan High School. This school is currently oversubscribed and is projected to remain so. A financial contribution is therefore sought in accordance with the published SPG.
 - Welsh-medium secondary school places are also projected to be oversubscribed throughout the city. The catchment school for this area is Ysgol Gyfun Gymraeg Glantaf which is currently at capacity, a financial contribution would therefore be sought.
 - Specialist provision is also fully utilised and as this is projected to continue the Council therefore seeks a financial contribution.

The contribution requested, calculated in accordance with the SPG, is broken down as follows:

Number of dwellings:	432
English-medium nursery	£0
English-medium primary	£0
English-medium secondary	£91,519

English-medium sixth form	£22,065
Welsh-medium nursery	£0
Welsh-medium primary	£0
Welsh-medium secondary	£22,880
Welsh-medium sixth form	£5,516
Statemented SEN	£21,920
Totals	£163,900

5.4 **Economic Development** note that the proposal involves the demolition of industrial units on Anchor Court and that, whilst the development is positive for the area, they are concerned by the loss of employment space and seek a s106 contribution towards employment related schemes in the ward.

5.5 The **Operational Manager, Transportation** provides the following summarised comments:

Highway access

- Visibility splay – queries how the western visibility splay which crosses 3rd party land will be guaranteed if it is outside the site/ highways control
- the western access is shown to accommodate 2-way traffic for around 20m before reducing to one-lane and forming a bend before leading to the car park area. Notes this seems a tight access into the car park, but should not result in any queue or blocking onto the adopted highway. Notes that the swept path for this route has only been undertaken using a Standard Design Vehicle and it would be more appropriate to use at least a Large Car. Queries what other vehicles might realistically access this car park and what is the refuse strategy.
- The eastern access appears to be less constrained in terms of visibility and width, and there are no specific concerns, though the above swept path points would apply here.
- Both access points (along with various other transport works) would need to be the subject of a s278 legal agreement and planning condition.
- Parking restrictions would be required on the eastern side of Dumballs Road, which would be determined via the s278 and would require a TRO. There is a 'gap' in the proposed provision of Dumballs Road trees adjacent to the main square, with care required to prevent parking
- Car parking – the total amount of car parking is well within the maximum standards set out in the SPG and is appropriate given the very sustainable location of the site. Query as to how the car parking spaces be would be allocated and whether any of the car parking spaces would be for the retail elements.
- Cycle parking – note this must be provided at the minimum amount set out in the SPG, namely one space per bedroom, with only 320 residential spaces are offered, as well as 28 outdoor 'other' spaces and a commitment to a 20-cycle Nextbike facility. Whilst the principle of 2-tier cycle parking (to cater for resident parking) is deemed acceptable, it needs to have appropriate horizontal spacing and aisle widths and a reasonable proportion of non-2 tier cycle parking (i.e. Sheffield stands), with all cycle parking (including any short-stay, retail provision) being

covered. The commitment to provide/fund a 20-capacity Nextbike facility is welcomed and could count towards 40 spaces of the cycle parking requirement if appropriately located. Advises they are seeking a step-change in the amount of cycling occurring in Cardiff and that the current levels of cycling does not reflect this. Notes that the level of cycle use recorded on a given day does not mean that additional cycle parking is not required to deal with people who want to use it occasionally.

- Pedestrian / cycling facilities – A wide ‘footway’ is proposed along the street frontage with Dumballs Road, although this includes a series of trees (in grilles) that would reduce the practical footway width for pedestrians. It would be useful to have more details of how this would work and what available width will be left for pedestrians. Query as to whether the proposed trees would be high enough that people will be able to walk right up to the edge of the tree grille or whether there would be branches limiting the practical footway width. It is assumed there will need to be appropriate footway surfacing materials along the Dumballs Road frontage to be consistent with other provision, and noting the northern application site had a Planning Condition relating to paving/public realm that they would seek to impose. The proposal for a 3.5m pedestrian/cycle path in the southern part of the site (linking Dumballs Road with the park) appears to be of benefit, although it would be useful to see in context where this link would connect in the east. Question as to whether it is intended this link would be adoptable (it would be useful as a general point to confirm the overall proposed adopted highway approach for the site). Notes there is also a 2m path into the park from the centre of the site which then links west into the ‘western square’ and to Dumballs Road, and it is assumed this is not intended to be an adopted route.
- Off-site mitigation – Given the quantum of development being proposed, it is important that sustainable transport measures are introduced to maximise travel by non-car modes. It is proposed that the following should be introduced (these may be a combination of works/contributions) - *Raised table zebra crossing on Dumballs Road south of the site (at the location of the existing refuge island); Raised table zebra crossing on Dumballs Road in the western part of the site (probably south-east of the proposed western access, detailed position to be established); Provision of bus stop facilities/shelters on Dumballs Road adjacent to the site (noting the existing stops have no facilities on the ground) and Off-site cycleways.*
- Traffic impact – The TS indicates that the maximum impact on the nearest main junction (James Street) could be a little over 5%, but this is not assessing a reduction for existing site trips, and overall it does not appear that traffic generation from the site is likely to be an issue. Notwithstanding the above points about limiting the amount of on-street parking, it may be that the remaining Dumballs Road parking is effectively available for residents and that it is not strictly the case that the traffic demand for the site can only be the 71 ‘spaces’. However, advises that a junction assessment is not required.
- Transport Statement queries incl.– 2.2 – the 2017 application received a resolution to grant (subject to s106) and it is not the case that it has ‘full planning permission’; 4.12 – it is apparent that the amount

of cycle parking proposed is less than 1 per unit; 5.12 – I'm not clear what 'more robust' is referring to. Adding background traffic growth will not provide a more robust assessment when undertaking percentage impact analysis. It is assumed that the TS will be updated in due course

- Travel Plan - The Travel Plan would be conditioned

5.6 The **County Ecologist** raised no objection and advises that:

- Bats - No bats or evidence of bat use were detected during surveys and NRW have accepted this, such that no mitigation for bats is necessary, but surveys may need to be repeated and opportunities to enhance the habitat for bats should also be taken
- Reptiles - No reptiles were detected and, although the timing of the reptile survey was sub-optimal, they are satisfied they are likely to be absent, especially considering the relative absence of suitable habitat
- Nesting Birds - Some nesting bird activity was noted during surveys, such that the nesting bird condition should be attached
- Green Infrastructure - The Applicant should consider how green infrastructure will be treated as part of this development to comply with policy KP16, requiring a Green Infrastructure Statement, which shows how all elements of the proposed green infrastructure (retained and new) and any associated uses and movement have a clear role and purpose in the new development, with conclusions drawn from analysis of this resource expressed in an illustrative way, in the form of a Green Infrastructure Masterplan or Landscape Masterplan or similar. The resulting approach should explain how this is achieving good design. Confirmed that because there isn't the constraint of having to be sure that protected species are taken care of, they are happy for a GI Statement or GIMS to be provided by condition, with the broad principles provided prior to determination.
- Shelf-life – advises that, as a general principle, survey work which is more than 18 months old will be regarded with caution, such that a condition should be attached stating that survey work should be repeated if site clearance hasn't taken place within 18 months of the most recent survey
- Enhancements – Advise that a statutory duty, set out in section 6 of the Environment (Wales) Act 2016, has been introduced which requires public bodies such as Cardiff Council to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions, also reflected in PPW (section 5.2.8), advising that any application should demonstrate how this will be the case. Accordingly, they advise that in terms of specific enhancement features, nesting or roosting opportunities for birds and bats should be incorporated comprising 10 x bat boxes for crevice-dwelling bats, 10 x Swift nest boxes (two groups of 5), 5 x double House Martin cup, and 5 x House Sparrow terrace, with the Applicant's ecologist to advise on the make, model and suitable positioning of these features.

5.7 The **Council's Tree Officer** advises that:

- The loss of the B category birch group is offset by new tree planting
- The proposed building line is too close to B category ash tree T4 within Canal Park, necessitating heavy lateral pruning to give clearance

- There is a significant risk that landscaping works will harm the roots of off-site trees if they have extended within the site as suggested by the nominal RPAs shown and clarification is required
- New planting proposed is indicative only and it is advised that it is essential that Root Available Soil Volumes (RASV) per tree are identified as parameters, based on existing and proposed service and drainage proposals. Comfort is required that soil cells can be accommodated to provide appropriate RASV.
- Detailed species and planting advice is provided.

5.8 Following the Applicant's concern that ash tree T4 is off site, that their proposals fall outside the RPA of T4, that they propose to cut back the canopy via pruning as is their right under common law, that their arboriculturalist advises that there is 80% chance the tree will get ash die back because the adjacent trees already have it and the Applicant's offer to provide replacement trees by condition should that tree die or become defective within a 5 year or other time-period from completion of the development, the **Council's Tree Officer** advised:

- The applicant is correct that they would have common law rights to cut back the tree to the legal boundary so long as this does not destroy or destabilise it. It is also true that the tree is at risk of dying from ash die-back disease, though trees without symptoms currently might be those that form the future breeding population, if they are resistant. I also agree that the development offers potentially significant benefits to the urban tree population by securing significant new planting. I would however maintain my view that the design of development should be amended to take account of the current and likely future growing space for the tree or any replacement for it. This is a basic requirement of developments designed in accordance with BS 5837:2012 and our Trees TGN. However, I agree that this issue alone does not result in a development that will result in *unacceptable* harm to trees of amenity value, subject to landscaping details being agreed and development proceeding in accordance with the tree protection requirements detailed.

5.9 **Parks Services** provide the following summarised comments:

Design Comments

- welcomes the line of trees along Dumballs Rd and buffer zone to the park.
- Notes that an application has been submitted by the college for a 3G pitch which should be taken into consideration. Also notes the site is adjacent to an existing play area, for which a buffer zone of a min 30m is required between the nearest part of the building and the play area to prevent adverse impacts on residents.
- Notes the resident's garden looks acceptable, with views from properties onto it and noting that consideration should be given to the sun shade pattern and need for seating, and welcomes the boulevard to the park.
- Notes the roof gardens should provide good private amenity space and that they need to be imaginatively designed to given meaningful and useable spaces, noting that there is currently insufficient information and

advising that a landscape architect should be involved in the design of all external spaces.

Open Space Provision

- Requests a financial contribution towards public open space of **£598,785**, noting that consultation will take place with Ward Members to agree use of the contribution to be confirmed at s106 stage. The closest areas of recreational space are Canal Park and Overstone Court open space.

5.10 Waste Management advise

- Block 1 - the bin storage area does not show the recommended bins, such that there may be a need to increase the frequency of collections in the future if the full recommended amount of bins are not provided and that the food bin storage area must be shown to be large enough to fit 14 food waste bins (240l).
- Block 2 - the amount of bins shown is acceptable.
- Bin storage area should allow a degree of flexibility to allow the Council to adapt to potential collection changes
- A designated area for bulky waste of at least 10m² must be shown
- Detailed design advice is provided.
- Litter bins – litter bins are required in the external amenity space in areas of high footfall and in front of the Class A3 unit, with a request that the proposed adopted areas are shown to allow waste management to advise on the amount, types of bins and service that can be offered for maintenance
- Commercial units – the refuse storage area for the commercial units (Class A1/A2/A3) is noted, with a request that it be clarified whether direct access is available for the A3 unit. Advice is provided on the need for commercial contracts for all commercial waste.

5.11 Drainage Services advise that they are unable to provide consultation to planning and recommend that the developer is informed of the potential requirement for SAB and to engage through those formal channels, but noting that surface water management remains a material planning consideration such that senior management may wish to consider how planning manage this element going forward. They note that the Applicant is unable to connect to the sewer unless they have a SAB in place as the automatic right to connect was removed by Schedule 3.

5.12 Shared Regulatory Services (Contaminated Land) advise that the submitted assessment of ground gas and contamination across the site identifies risks to human health from contamination within the soil and the need for further site investigation works. Based on the above, they recommend the following conditions: Ground Gas Protection, Contaminated Land Measures – Assessment, Contaminated Land Measures - Remediation and Verification Plan, Contaminated Land Measures – Remediation and Verification, Contaminated Land Measures – Unforeseen Contamination, Imported Soil, Imported Aggregates, Use of Site Won Materials, and a standard contamination and unstable land advisory notice.

5.13 **Shared Regulatory Services (Noise & Air)** provides the following comments in respect of noise assessment:

- As there is a new lockdown, traffic levels will be lower and may not return to 'normal' for some time, such that the applicant should not at this moment undertake any acoustic surveys as they risk not being representative
- the Applicant should make some attempts at identifying any noise that could cause any issue, and should undertake a desktop study of the site and physically visit it to identify any other noise sources in the vicinity which may cause concern, noting that business may be quieter
- the findings of the desktop survey and site visit should be reported back to SRS before determination and once completed, SRS would look to agree an acoustic survey post determination and prior to construction.
- The applicant will need to consider if they are going to carry out piling works as well and what affect that will have on the surrounding users.
- The applicant will need to look at the placement of residential and commercial units from a noise perspective on the site and look at adjacent commercial premises and design accordingly to minimise noise impact.
- The acoustic engineer will need to look at the following guide as a part of survey and design - Acoustic ventilation and overheating residential design guide – January 2020 v1.1.

No comments were received in respect of air quality.

5.14 Following receipt of draft proposals from the Applicant re noise requirements, SRS- Noise confirm that whilst their proposals are sufficient at this moment in time they insist that a site visit is undertaken in addition to a desktop survey given the size of the development and uncertainties with noise levels from surrounding properties. They also advise the Applicant to ensure the acoustic consultant considers the impact of power floating if this is undertaken, in addition to piling, to identify how those methods can be suitably controlled, appreciating that the information will be in the CEMP.

5.15 **Building Control** – no response received.

RESPONSE TO DECEMBER 2020 CONSULTATION

5.16 **Neighbourhood Regeneration** Based on 252 x 1 bed flats and 180 x 2 bed flats as per the Schedule of Accommodation (Rev A), Neighbourhood Regeneration requested a s106 contribution of **£361,142.78** (from £358,371.58 previously requested).

5.17 **Housing Development** confirmed that their s106 would remain as previously stated.

5.18 The **School Organisation Programme Planning Manager** confirmed that the s106 request would remain at **£163,900**.

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

- Requests clarification as to why trees in open beds are shown with constrained RASV, as it is assumed that they will have free access to soil beyond the confines of the defined tree pit – detailed advice is provided

- no concerns otherwise subject to satisfactory landscaping and tree protection details to be secured by condition.

5.20 Further to clarification from the Applicant in respect of trees and their RASVs (namely, that the trees in the lawn and open areas would, in fact, have free access to soils rather than be constrained to RASVs and that the information was provided in response to the Tree Officer's previous request for target RASVs for every tree), the **Tree Officer** confirmed that they have no further comment.

5.21 **Parks Services** provide the following summarised comments:

- Existing Trees – notes that the significant amount of tree planting proposed would compensate for the loss of 2 x ash trees (Cat U/Cat C) from the eastern boundary and a small group of birch trees (Cat B) from the western boundary. Notes a detailed Arboricultural Method Statement should be provided where the proposals result in incursions on the RPA's of existing trees (particularly T8 and T9 on the eastern site boundary).
- Proposed Trees and Planting – notes that there are clear benefits to the principles of tree planting and proposed Maples which would match existing trees on Dumballs Rd, but that a broader range of tree species would have benefits for tree health and biodiversity. Recommends that a comprehensive planting plan is secured.
- SuDS – notes the Proposed Landscape Strategy Plan sets out the location of SuDS features, with a concern that 1m wide rain gardens proposed in parking areas are unlikely to be able to accommodate sufficient drainage and growing media to support plant growth and should be reviewed. Other SuDS areas need careful consideration to balance visual quality with use, biodiversity value and drainage function, ensuring that planting must be capable of withstanding periods of inundation.
- Communal garden – notes that this provides important visual amenity, has the potential to contribute to biodiversity and green infrastructure objectives, but that its use will be limited by overlooking. Notes that the design of the space should be progressed by a suitably qualified professional.
- Roofs and roof gardens – Note that the roof gardens for both blocks are predominantly hard surfaced with containerised planting, and have potential to contribute to the SuDS strategy and green infrastructure.
- Boundary treatments – the detailing of the 2.1m weld mesh fencing proposed on the northern and eastern site boundary must respond to the locations of existing trees and be co-ordinated with the detailed Arboricultural Method Statement. Notes that a degree of visual permeability between the park and the development would aid surveillance. Consideration must be given to the approved proposals for a 3G pitch planned in Canal Park, adjacent to the site.
- Public art/ gateway location – The Dumballs Road Planning Area brief identifies the site as a 'gateway' and this has evidently been considered through the pre-application process. It is recommended that consideration is given to the inclusion of public art.
- Conditions – a comprehensive landscape scheme and Arboricultural Method Statement are required.

- Open Space Provision – re-states the previous request for **£598,785** towards off-site open space.

5.22 **Waste Management** confirm that that plans detailing waste storage and the refuse strategy are acceptable and that the facilities must be retained for future use. Further to discussion with Transportation, they confirm that they agree to their suggested waste condition.

5.23 **Policy Team, Strategic Policy, Planning** provide the following comments in respect of energy matters:

- The Sustainability and Energy Statement submitted for the Anchor Works development anticipates a fabric first, Part L compliant development which improves, albeit marginally, on the regulatory minimum.
- In terms of feasibility of LZC technologies, 426 PV panels could be accommodated on blocks 1 and 2, subject to design stage calculation. Incorporation of PV appears to have been considered in the overall cost plan provided by EPS and therefore this should be deemed viable.
- In regard to heat pumps, no basic ground survey has been undertaken, however the report states that the ground is not suitable for vertical piping, with a reference to the possibility of underground obstacles. Suggest this requires further clarification.
- The report states a District Heating Network is not feasible, the OM Energy & Sustainability will be better positioned to comment on this aspect. Clearly, there is a possibility that the development will be sited near Cardiff's DHN in the future. Queries whether provision of a point for future connections could be explored.
- Recommends a condition to secure PV panels.

5.24 **Energy & Sustainability Team** – Notes the energy assessment dismisses the opportunity to link with the District Heat Network on grounds of lack of information but notes that this is not the case, and that it is hoped that they will be in contract to deliver the heat network before the end of March.

5.25 The **Operational Manager, Transportation** provides the following summarised comments:

- Highway Accesses - The revised red line/splay at the northern/western access means the visibility splay/control concerns are overcome. It seems the access road has been widened a little, although the swept paths do not show two cars passing, and it is not clear they could do so. There is a constraint as the northern access road bends around into the car park which may cause some operational issues. They confirm they do not have a concern with impact on the public highway and that there are no particular concerns with the southern/eastern junction.
- Dumballs Rd improvements - To the north of the junction with the northern/western access there is an existing crossover that may need to be modified, and an apparently disused crossover that should be removed. There will also be issues regarding the zebra tie in on the western side of the road. These works would be covered by a s278 and appropriate condition (see below). The revised drawing indicates new zebra crossings north and south of the site (the southern one to replace

an existing refuge island crossing). These would be of raised zebra type, and would be integral to the proposed highway accesses, and be covered by the s278. The Dumballs Road improvements/works would also need to include bus stops/shelters.

- Parking restrictions - It is considered that some parking restrictions would be required on the eastern/northern side of Dumballs Road, and this would be dealt with via the s278. At the western end of the site these would probably run a little further east of the western access, and probably need to include the area between the retail units. In the eastern part of the site they would probably run from the eastern access east to join the existing lines. However the exact requirements would be determined at s278 stage and would require a TRO.
- Refuse Strategy – It is understood that the proposals are for refuse/servicing to be undertaken from Dumballs Road, and for the bins to be wheeled around from their rear stores, emptied, and then wheeled back. For the residential elements this would be done by CC Refuse workers. There is a potential issue regarding the amount of time this might take considering the significant number of bins, and we would want to ensure that there was no possibility that bins would just be left in the footway/public realm areas and result in blocking of pedestrians. They understand that Waste Management are considering the refuse position further and recommend a refuse/service/car parking condition.
- Car Parking – a formal allocation strategy for the parking spaces is required (by condition) to discourage people without a dedicated space from owning a car.
- Cycle Parking - Since the original submission the amount of cycle parking proposed has considerably increased and whilst - at 602 spaces provision is marginally lower than the 612 spaces required by the SPG, confirm no objection to the number of residential cycle parking spaces. All of the residential cycle parking is proposed to be of the 2-tier type, (although the exact spec is not set out) and preference is for some non 2-tier provision (i.e. Sheffield stands). Note that the proposed aisle widths seem adequate, but that the spacings between cycles are less than 0.5m, which is the Active Travel Wales minimum standard. In addition, 28 visitor spaces are proposed in the central square area, which are presumably for the staff/visitor requirements of the retail units/coffee shop. Notes the staff provision would need to be secure. Advises that the remaining cycle parking issues can be dealt with via condition, and that they may end up with a slight reduction in cycle parking numbers to ensure that appropriate-quality provision is realised.
- Pedestrian / cycling facilities - A footway is proposed along the street frontage with Dumballs Road, including a series of trees (in grilles) that may reduce the practical footway width for pedestrians. However, there is still a wide footway available, and it is assumed that the trees proposed will be conditioned to be of a type to not cause pedestrian access issues. The proposal for a 3.5m pedestrian/cycle path in the southern part of the site (linking Dumballs Road with the park) is of benefit, although noting this is not to be adopted.
- Section 106 - a contribution of £75,000 for pedestrian/cycling infrastructure on Dumballs Road/links to the east of the site is required.

- Conditions – are requested to require further details of and to control Access Junctions and Dumballs Rd works, Cycle Parking and a Refuse/ Servicing/ Parking Strategy.

5.26 **Shared Regulatory Services (Noise & Air)** provides the following summarised comments:

- Confirms they broadly agree with the proposals outlined in the preliminary environmental noise report dated 16/11/20 undertaken by Hunter Acoustics, but note that the following elements need consideration
- The noise assessment and report needs to account for the impact of noise and flood lighting from the 3G pitch recently approved adjacent to the site (20/00262/MNR), and propose appropriate mitigation
- The standard SRS traffic noise condition has been updated to require lower internal noise levels during both the day and night and the mitigation works will need to reflect this, particularly at the southern boundary of the site which is located within category C of TAN11
- The Applicant will need to include further details of the traffic flow data report undertaken by Vectos
- A ventilation strategy will need to be submitted alongside any noise mitigation works
- The need for adequate sound insulation between commercial / noise causing elements eg the gym
- The full noise report will need to consider the impact from plant, including from the commercial units opposite the proposed site
- The applicant will need to use low noise power floating and piling equipment. Power floating and piling shall only be used during during 08:00-18:00 Monday to Friday, 08:00-13:00 Saturday and at no time on Sundays or bank holidays. Should these types of works need to be undertaken outside of the above hours written permission will be needed from Shared Regulatory Services before commencing.

5.27 **SRS (Noise & Air)** subsequently commented as follows:

- Further to their comments of 29th January 2021 and after reviewing the situation with a senior officer, advise that questions remain over what impact the new 3G pitch next to the development (20/00262/MNR) will have on the development. Advise that the 3G pitch was not considered in the Preliminary Environmental Noise Assessment nor has the impact of light from this new development been looked at. The impact on residents living within the proposed development from a 3G sports pitch has the potential to be quite substantial given the extent of the development.
- The applicant will need to have their acoustic consultants look at the noise aspect from the 3G pitch and have an expert look at the possible impact of light from the pitch. If the applicant does not look to have specialists look at the above we may potentially be looking to object to the application.

5.28 **SRS (Noise & Air)** - Following receipt of the assessment of noise and light impact from the approved 3G sports pitch, SRS confirmed no objection and recommended conditions (requiring a noise report, a sound insulation and

ventilation strategy, scheme of sound insulation, CEMP, future kitchen extraction, no takeaways, opening hours, delivery times, waste collection times and a noise validation survey).

5.29 **Drainage Services** – no further comments received.

6. **EXTERNAL CONSULTEE RESPONSES**

RESPONSE TO INITIAL CONSULTATION

6.1 **Natural Resources Wales** (24/08020) recommend permission only be granted if the ecological appraisal and bat survey report (July 2020) is attached as an approved document and subject to conditions re land contamination and controlled waters.

- **European Protected Species:** note the report identified no evidence of roosting bats within the buildings on site, but that a potential record of historic bat use of the site exists, such that they welcome the report recommendations and request it is included in the approved plans and documents condition. NRW advise on the following EPS legislation and policy:
 - *All species of British bats are European Protected Species, legally protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Legal protection relates to the animals themselves and the places they use to rest and breed.*
 - *Where a European Protected Species is present and development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. One of these requires that the development authorised will 'not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'.*
 - *These requirements are translated into planning policy through Planning Policy Wales (PPW) December 2018, section 6.4.22 and 6.4.23, and Technical Advice Note (TAN) 5 , Nature Conservation and Planning (September 2009). The planning authority should take them into account when considering development proposals where a European Protected Species is present.*
 - **Land Contamination and Controlled Waters** - advise that their comments remain unchanged from the PAC stage, namely, that they have reviewed the 'Geotechnical and Geo-environmental Site Investigation Report: Proposed Residential Development, Land at Dumballs Road' Prepared by Terra Firma. June 2020. Job No.15575, noting that the conclusions and recommendations in terms of risks to controlled waters/aquatic environment are broadly accepted. They request conditions in respect of the control of unidentified contamination, to prevent surface water infiltration other than with the express written consent of the LPA where it has been demonstrated that there is no resultant unacceptable risk to controlled waters and to control piling to ensure that there is no unacceptable risk to groundwater. They additionally provide advice for the Applicant in terms of the treatment and disposal of contaminated soils and groundwater.

- Flood Risk – NRW note that highly vulnerable development (residential) is proposed and that their Flood Risk Map confirms the site to be partially within Zone C1 of the Development Advice Map (DAM) contained in TAN15 and the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability tidal flood outlines. They consider the risk of tidal flooding to the proposed development to be negligible, as the site benefits from the presence of the Cardiff Bay Barrage, which operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk. They confirm they have no further comment regarding flood risk.
- Foul Water – NRW note that foul water is to be disposed of via a mains sewer and have no comments to make.

6.2 **DCWW** (28/08/2) provide the following advice:

- Asset Protection – DCWW advise that the site is crossed by both public sewers and watermains and that no operational development shall be carried out within **3m** either side of the centreline of the public sewer or watermain. They provide further advice, which amongst other things, confirms the need for precautions to protect the watermain during the construction phase. A plan showing the public sewers and 2 watermains (4IN uPVC 1960 and 250mm DICL 1995) that cross the site is provided.
- Sewerage – DCWW request a condition to require the submission and approval of a surface water removal strategy and foul water, surface water and land drainage scheme.
- Sewerage Treatment – confirm that no problems are envisaged re Waste Water Treatment Works for the site
- Water Supply – confirm a water supply can be made available but that the developer may be required to contribute towards the provision of new off-site and/or on-site water mains and associated infrastructure.

6.3 **South Wales Police** have no objection and welcome the commitment to providing surveillance, secure car parking, secure communal areas and CCTV, but note there is scant detail on secure cycle storage, access control, lighting, standards on entrance doors and windows etc and reiterate their standard design advice.

6.4 **South Wales Fire and Rescue Service** advise that the site plan has been examined and that the developer should consider the need for the provision of adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances.

6.5 **Wales and West Utilities** – no comments provided.

6.6 **Cadw** – confirm no objection to the impact on the scheduled monument GM171 Cardiff Castle and Roman Fort, noting that: *'The proposed application area is located some 1.4km south of scheduled monument GM171 Cardiff Castle and Roman Fort. The proposed development, standing in part some 53 metre high will be visible from the keep of the castle in one of the original significant views, looking south towards the mouth of the river Taff. However, the existing BT Stadium House (17storeys high) will be in this view as will be the Transport Interchange Building and other tall buildings on Dumballs Road.'*

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

RESPONSE TO DECEMBER 2020 AMENDED PLANS CONSULTATION

- 6.7 **NRW** note the extended site boundary and confirm that this does not alter their previous advice.
- 6.8 **DCWW** confirm they have no further comments to their original response. Their attached 'Conditions for Development near Water Mains' contains amended advice, in that it requires a 3.5m easement either side of the centre line of the 250mm DICL water main and a 3m easement to the 4" water main.
- 6.9 Following to the Agents confirmation that any existing drainage on site would be replaced, DCWW confirmed that that the 4" watermain (4IN uPVC 1960) would serve just the development site and that the developer can formally apply to them to either divert or abandon the asset, but if they didn't want to apply formally they would be required to take the easement of this asset into account within their site layout. They confirm that the other watermain that crosses the site on Dumballs Rd - 250mm DICL 1995 - is required to serve a wider area beyond the site, such that it is essential that both the pipe and its easement are protected.
- 6.10 **South Wales Fire and Rescue Service** repeat their previous advice.

7. REPRESENTATIONS

- 7.1 The application was advertised by means of both press and site notices (x11), and neighbour consultation letters.
- 7.2 The December 2020 amendments were subject to consultation, extended to a full 21 days given the amendment to the red line boundary. The September 2020, January 2021 and February 2021 submissions were not subject to consultation, as these did not materially amend the proposals and noting there is no requirement to consult on amended plans.
- 7.3 Two representations were received in response to the initial consultation, both from the owner/occupier of 25 Carlotta Way, Butetown. One was raised as a general query, asking whether the proposed route through to Canal Park takes into account application 20/00262/MNR to construct a 3G pitch on the park, adjacent to the development. The second was an objection on grounds of a failure to provide affordable housing, noting:
- There is no indication that any of the proposed 432 units would meet the affordability definition, despite LDP policy H3 stating that the Council will seek 20% affordable housing
 - the Council ignores its own policy on affordable housing, that this has become normal in the Butetown ward where contributions are reduced to token payments after the developer appeals on grounds of financial viability

- examples are provided of 17/00159/MJR where they note the District Valuer agreed the initial assessment of £1,885,180 (£1,599,930 towards affordable housing) would make the proposal unviable, and Council accepted £100,000 in the s106 agreement (NB none was allocated for affordable housing)
- And 17/02404/MJR (204 flats) where an initial calculation of £2,849,250 for affordable housing was reduced on reassessment to £123,025 for affordable housing by s106 agreement
- Concern raised that the same will happen here, that by allowing developers to get away with the reductions, the Council is bringing into disrepute its own LDP, a core element of which is the provision of housing for the city's growing population, recognising this must include a substantial proportion of affordable homes
- The viability case has become self-validating, with the expectation that a viability assessment will reject the s106 calculation by Council officers has become built into the valuation of development land. This higher land price then justifies the developer case that affordable units would make an application unviable
- The Council must act to break this vicious cycle, which benefits landowners at the expense of Cardiff residents who need affordable homes. This would be a large development and the Council should this time act in the interests of those it claims to represent.

7.4 No further representations / objections were received.

8. **ANALYSIS**

8.1 The key issues for consideration are:

(i) Whether the principle of the loss of the existing warehouse uses and proposed residential uses is acceptable in this location

8.2 The proposal would involve the loss of 3,850m² m of employment floorspace. Whilst part-occupied at the time of submission, all of the units in Anchor Industrial Estate and the Old Test House buildings are now vacant. The scheme proposes 512 m² of flexible commercial floorspace, comprising 2 no Class A1/A2/A3 retail units (178m² and 194m² respectively) and an A1/A3 coffee shop (140m²), to provide active ground floor uses, with their flexibility to be controlled by condition. A residents-only gym (196m²) is also proposed, which, whilst technically classed as an ancillary residential use, would also have employment generating potential.

8.3 The application site falls within the Cardiff Central Business Area (CBA) and Cardiff Central Enterprise Zone (CEZ) as defined by the Cardiff Local Development Plan Proposals Map. Policy KP10: Central and Bay Business Areas supports new offices, residential and commercial leisure uses within this location. Policy KP2(A): Cardiff Central Enterprise Zone and Regional Transport Hub, designates this site as part of the Cardiff Central Enterprise Zone and Regional Transport Hub to provide for a major employment led initiative and is one of eight Strategic Sites allocated in the LDP to collectively play a crucial role in delivering the Plan Strategy. The policy's Schematic

Framework plan supports residential use in this location, to be developed in line with the Masterplanning approach outlined in Policy KP4. Policy KP2(A) supports high rise, high density office and residential developments to make efficient use of city centre land in this highly accessible location. Policy H6 of the LDP (change of use or redevelopment to residential use) identifies criteria against which the change of use of previously developed land will be considered, including whether there is an overriding need to retain the existing use of the land and whether necessary community and transportation facilities are accessible or can be readily provided.

- 8.4 The principle of residential development is well established within the Central Business Area and wider Dumballs Road area, and the site is well served by transport links and is close to local amenities and community facilities. Dumballs Road contains a number of low-density, land-hungry warehouse / industrial uses, with much of the area being largely under-utilised having regard to its strategic and highly accessible city centre location, and the proposal is considered an appropriate and efficient use of this highly sustainable site. It is noted that part of the site has already been cleared and that the remaining units are now all vacant. The proposed commercial uses, which are all defined as 'employment uses' in TAN 23 (Economic Development), will help mitigate the loss of the existing employment floorspace. Given the above, the loss of the existing employment use and proposed residential use is considered acceptable in land-use policy terms.
- 8.5 Whilst Economic Development requested a financial contribution in view of the loss of employment floorspace, further to para 13.2 of the Planning Obligations SPG, a contribution towards Local Employment and Training has not been sought, given the development does not technically involve the loss of B1 floorspace within the Central and Bay Business Area and that the site doesn't lie within an area of 'Existing, Permitted and Allocated Employment Land as designated on the LDP Proposals Map'. As such, the request for a financial contributions for the loss of employment on this site goes beyond the scope of the Planning Obligations SPG.

(ii) Whether the proposed ground floor commercial uses are acceptable in this location

- 8.6 Class A1 (Shop) use: The site is located outside the Central Shopping Area (CSA) of the City Centre and also falls outside of any designated District and / or Local Centres as identified by Policy R4: District Centres and R5: Local Centres of the Local Development Plan. Policy R6: Retail Development (Out of Centre) only permits retail development outside of these centres where there is a need for the proposed floorspace; that need cannot satisfactorily be accommodated within or adjacent to the Central Shopping Area, within a District or Local Centre; the proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the Central Shopping Area, a District or Local centre; the site is accessible by a choice of means of transport and; the proposal is not on land allocated for other uses.
- 8.7 In this regard, the relatively small scale of the retail units (approx.400 sqm) proposed, in addition to a coffee shop (A3) is well below the TAN4 2500sqm

threshold where a retail impact statement would be required. Given the retail floorspace is modest in scale, it will provide a complementary and ancillary role to the wider residential development of the site and provide an element of convenience goods retailing to serve the newly established population. A condition is proposed to restrict any A1 retail floorspace permitted as part of this application to the sale of convenience goods to preclude the sale of comparison goods, in order to minimise the potential for direct competition with retail provision in the CSA and district / local centres.

- 8.8 Class A2 (Financial and Professional Services): The site is located within the Central Business Area and as such, the proposed A2 use is acceptable in land use policy terms.
- 8.9 Class A3 (Food and Drink) uses: Policy R8 (Food and Drink Uses) of the LDP identifies the Central Business Area as an appropriate location for food and drink uses, and conditions are recommended to control their potential impact on the amenities of adjacent occupiers and the wider public.
- 8.10 The proposed Class A uses are welcomed overall, as they would provide active frontages during the day time and help mitigate against the loss of employment within the site. The proposed facilities are not considered to conflict with Future Wales policy 6 (Town Centre First), noting that the policy applies to facilities of a 'significant scale'. Taking into consideration the above, the proposal is acceptable in land use policy terms.

(iii) Impact on the character and appearance of the area

- 8.11 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*', and also requires the '*efficient use of land, developing at highest practicable densities*'. Policy KP2(A) sets out the site-specific masterplanning and infrastructure requirements for this strategic site and its accompanying illustrative Schematic Framework plan identifies this particular part of the strategic site as a residential area. Relevant masterplanning policy KP2A requirements include: '*densities will be maximised to make efficient use of city centre land in a highly accessible location*' with '*high rise, high density development at appropriate locations*'; '*create destination spaces with active uses which complement the business offer*'; '*provision of high quality and way-finding and clearly defined pedestrian routes to key destinations*'; '*ensure a consistent approach to the use of high quality street furniture and paving materials*'; '*improve routes and connections ... with links to community facilities and services including Loudon Square*'; '*integrat[e] new development sensitively...and take opportunities for commercial activity along Dumballs Rd*'; '*upgrade ... the public realm*'; '*effectively respond to landscape and biodiversity assets*'.
- 8.12 Ranging in height from 7 – 16 storeys, the application falls to be assessed against the Tall Buildings SPG, section 6 of which provides an appropriate assessment framework for considering placemaking and design matters:

A mix of land uses:

- 8.13 This criteria is satisfied through the provision of a public square and a mix of residential and commercial land uses, which will provide active ground floor frontages, spaces with seating for relaxing and chatting, and enliven the streets and public spaces throughout the day and night. A condition is recommended to ensure that the ground floor windows of the commercial units are not obscured, to ensure active frontages. The generous building set-back from Dumballs Rd also allows for increased activity, as well as allowing an avenue of trees to be planted behind the adopted footway.

Form and silhouette of the building, incl. visual and heritage impact

- 8.14 The principle of high density residential uses is established within this strategic site, with the policy KP2(A) key masterplanning requirements encouraging 'high rise, high density developments at appropriate locations within the site', with 'residential densities in excess of 100 dwellings per hectare not considered unreasonable in principle'. Future Wales policy 2 also supports higher density development in such locations. The site's location falls outside of the 'area of very high sensitivity', identified in the Tall Buildings SPG and sections 2 and 3 of this report sets out the height of existing and proposed nearby buildings, lending further weight to the acceptability in principle of tall buildings in this area. The proposed scale and massing is appropriate and well proportioned, with its articulated, modular/grid form and varied heights providing rhythm and interest. The lowest heights, at 7 storeys, are presented to Dumballs Rd and Canal Park, with increased heights away from the public edges and the taller, 16 storey tower element appropriated scaled and positioned to take advantage of the sites 'gateway location', on a bend in an otherwise straight Dumballs Rd, providing legibility and a positive feature in the skyline. Supporting studies have demonstrated that the building's scale and massing would not have an unacceptable impact on wind microclimate, daylight or sunlight.
- 8.15 The proposed buildings will not harm any key views or vistas, taking into consideration the scale, height, form, massing and surrounding context. In terms of heritage assets, the site lies approx 400m from Mount Stuart Square Conservation Area, and approx 350m from the nearest listed buildings (the Grade II listed Parish Church of St Mary the Virgin and St Stephen the Martyr, Bute St). Given the distances involved and the scale of the intervening built form, it is considered that the setting of those listed buildings, and the character and appearance of the Conservation Areas would be preserved. With respect to the impact on the scheduled monument 'Cardiff Castle and Roman Form', the proposed development at up to 16 storeys high would be visible from the keep of the castle in one of the original key views, looking south. However, given that modern high rise buildings are already a significant part of this view, it is considered that the proposed development will not harm the scheduled monument or its setting. Cadw were consulted given that the application falls within their consultation zone and they have no objection.

Quality and appearance

- 8.16 The buildings are modern and would mainly be finished in brickwork, with the submitted drawings demonstrating a welcome richness in the detailing of the bays and a solid depth of reveal. Conditions are attached to require a materials specification, materials samples and a scheme of architectural details to be approved, to ensure the architectural quality demonstrated in the submission is delivered.

Impact and Interface at Street Level

- 8.17 The formation of the public plaza, the widened and tree-lined pedestrian environment along Dumballs Rd and the 3m landscaped pedestrian / cycle route between Dumballs Road and Canal Park are key benefits of the scheme, helping the buildings connect successfully to the street and creating a landscaped 'place' with enhanced biodiversity. The link to Canal Park would help strengthen the links between Dumballs Rd, Canal Park and Loudon Square local centre beyond. The public realm improvements would be secured by condition alongside the highway improvements noted in section 1 (two zebra crossings and bus stop facilities /shelters on Dumballs Rd). In addition, the developer has agreed to provide a financial contribution of **£75,000** towards pedestrian /cycling infrastructure focused on Dumballs Rd/links to the east.

Sustainable building design

- 8.18 The development is in a truly sustainable location, within close proximity/ walking distance of sustainable transport modes and local services and facilities, including Central Station. The re-use of this brownfield site and compact, high-density building form is also sustainable, making efficient use of the scarce land resource.
- 8.19 In line with LDP policy EN12 (Renewable Energy and Low Carbon Technologies), the developer was asked to submit an independent energy assessment to investigate the feasibility of incorporating renewable energy and low carbon technologies. The submitted Sustainability and Energy Statement is welcomed and proposes a 'fabric first approach' (to improve the energy efficiency of the building beyond current building regulation requirements through choice of materials), the use of all electric for heating and hot water, heat recovery ventilation and photovoltaics (438 panels are shown on the submitted plans). These measures would have a number of benefits, including no reliance on future gas reserves, lower carbon emissions, reduced energy losses through overstored and distributed central hot water system, reduced overheating risks, and no impact on local air quality with zero NOx emissions and particulates. A condition is recommended to ensure that these technologies are delivered. The sustainability credentials of the building also include 20 EV charging points (31% of the 65 residential car parking spaces proposed), which is welcomed and far exceeds the Council's current guidance for developers leaflet (November 2018) that at least 10% of parking bays for flats should be provided with EV charging points. The EV proposals are also compliant with the new Future Wales policy 12 (Regional Connectivity), noting that no commercial parking is proposed.

8.20 As part of the energy assessment required under LDP policy EN12, the Applicant was asked to consider the feasibility of connecting to the Cardiff's proposed District Heat Network (DHN), given there is the possibility that the development would be sited near Cardiff's DHN in the future. (Heat Networks are a method of delivering low carbon heating and hot water to buildings from a central heat source.) Whilst the energy assessment was requested in advance of the publication of Future Wales, with its policy 16 (Heat Networks) requirement for an Energy Masterplan to be submitted as part of planning applications for large scale mixed-use developments, the submitted assessment is considered to satisfy that policy. The report concludes a connection to the DHN is not currently feasible, noting that there is no current DHN available for connection, that subject to approval the project would only become operational 2-3 years following commencement mid-2021, and that there is insufficient design criteria and no published design guidance for developers currently available (in terms of connection details, tariffs, metering and contracts, design criteria such as flow and return temperatures and pressure requirements, plant space requirements, service network routing and wayleave allowance requirements, legal requirement for service routing into the building etc). It is also noted that DHN would also require the development to have central heating and hot water plant distributed throughout, contrary to the decentralised all-electric solution that the building has been designed for, and that a connection to DHN would have space, cost, insulation and cooling measure, management and maintenance implications, as would any interim system required until the DHN became available. This position is accepted, noting the current status of the project against the timing of this application, the absence of SPG or related guidance for planning officers and developers in respect of the design and infrastructure requirements of accommodating the network, and the wider sustainability credentials of the scheme, which exceed other recently approved developments in the area.

Broadband infrastructure

8.21 Future Wales policy 13 (Supporting Digital Communications), amongst other things, requires that *'new developments should include the provision of Gigabit capable broadband infrastructure from the outset'*. This policy is reflected in PPW 11 para 5.2.17 which notes amongst other things that, *'Development proposals for new broadband infrastructure or improvements to existing networks or apparatus should be supported by planning authorities. New development proposals should include the provision of 'gigabit capable' broadband infrastructure from the outset, typically in the form of underground ducting on site, to enable broadband operators to connect easily to residents or businesses. 'Gigabit capable' will normally mean infrastructure suitable for fibre connectivity, but could also include fixed wireless infrastructure'*. The developer has confirmed their commitment to provide 'gigabit capable' broadband infrastructure through underground ducting on site and fibre cabling in both buildings and their statement to this effect is captured in the approved plans condition. This, together with the requirement to identify ducting for gigabit capable broadband infrastructure as part of the recommended landscape condition, will secure this provision of this important infrastructure sufficient to address Future Wales policy 13.

8.22 It is considered that the proposal would deliver a high quality and well-designed scheme that has due regard to the context of the area, and would accord with the national policy, Cardiff LDP design policies and related SPG, and deliver the key policy KP2(A) masterplanning requirements noted in paragraph 8.11 above. It is also considered that the proposal would accord with Future Wales policy 2 (Shaping Urban Growth and Regeneration – Strategic Placemaking) by creating a mix of uses, at a walkable scale, increasing population density, adding to the permeable network of streets and integrating green infrastructure.

(iv) Impact on the amenity of neighbouring occupiers and future occupiers

8.23 Policy KP5 seeks to ensure that ‘no undue effect on the amenity of neighbouring occupiers’ results from development. There are no immediately adjoining existing residential uses. The closest dwellings would be those to the East, on the opposite side of Canal Park, which are at a separation distance of approx 56m from the site boundary, such that there would not be any unacceptable harm arising to their living conditions with respect to loss of privacy, daylight or sunlight, or overbearing impact taking into consideration the separation distance involved, the orientation of the development and submitted sun path analyses.

8.24 Given the wider sites allocation as a LDP strategic site, it is also necessary to consider the impact on any future development sites. With regards impact on the potential redevelopment of the site to the south, it is noted that the proposed habitable room windows on the southern elevation of block 2, would be set back from the site boundary by approx 10 – 14m, which would allow the separation distances for privacy set out in the Residential Design Guide SPG to be secured. The set back to the north is also acceptable, given that the nearest directly facing habitable room windows would be set back from the northern boundary by approx 22m, where obliquely facing windows would be set back from the boundary by a min of 8.5m and blank elevations, by a separation distance of 2m. The sun path analysis diagrams indicate that there would not be sufficient harm to the potential redevelopment of either site as a result of overshadowing to warrant refusal of the application.

8.25 In terms of impact on the amenity of future occupiers, the internal floor area of all flats range from a min 36m² for a 1 bed flat to 52.5m² for a 2 bed flat, thus satisfying the min space standards set out in the Flat Conversions SPG (March 2019). The outlook from all living areas is also considered acceptable, noting the proposed landscaping throughout the site, including the proposed soft landscaping to the car parks. Officers had initial concerns that some of the flats overlooking the central garden would not receive adequate daylight and requested a daylight analysis, in addition to the submitted sun path analysis. The Daylight / Sunlight Analysis report by Melin demonstrates that all of the windows bar a single bedroom window in the Ground Floor Flat 1 in Block 2 would achieve the necessary skylight indicator identified in the Residential Design Guide (27% VSC – vertical sky component) and that the VSC achieved there is only marginally below the desired threshold, at 26.07, which is considered acceptable overall.

- 8.26 Access to outdoor amenity space is acceptable, noting the proposed provision of the residents' central garden (approx 450m²), the two residents' roof terraces (427m² and 350m²), that 157 upper floor flats have a balcony or terrace, that the 18 ground floor flats would all have a private terrace, and that all living rooms /bedrooms would have a Juliette balcony, unless they have access to a balcony or terrace. The Daylight /Sunlight Analysis report indicates that the central plaza and resident's garden would be overshadowed in the morning by block 2, but that at least 50% of the area received 2 hours or more of sunshine when modelled on March 21st which is acceptable. Indoor communal amenity space would also be available for future residents, in the form of the residents' lounges adjacent to the roof terraces, the residents-only gym (196m²) and home-working space (140m²). The scheme would also deliver a public plaza and direct access to Canal Park, to the further benefit of future residents. The provision of outdoor shared amenity space would be increased through the recommended landscape condition, which seeks to extinguish the proposed 2m footway to Canal Park proposed between Blocks 1 and 2 and instead provide for an expanded residents' garden, given that the delivery of this link has been compromised by the recently approved 3G pitch in Canal Park, adjacent.
- 8.27 The impact on future residents from the recently approved 3G pitch (20/00262/MNR) was the subject of a submitted noise and light impact assessment and is considered to be acceptable, given the lack of objection from SRS, the existing use of the field as a playing field, the closer proximity of the proposed 3G pitch to existing dwellings to the east of Canal park, the conditions attached to that approval which are specifically designed to control the impact on neighbouring amenity and the recommended conditions set out in this report.
- 8.28 Access to waste and cycle storage for future residents is also acceptable, subject to the recommended conditions, and it is noted that the landscaping condition requires litter bins to be delivered within the public plaza and in the vicinity of the Block 1 and 2 commercial units, to protect local amenities.
- 8.29 Taking the above into consideration, proposal would not have an undue impact on the amenity of neighbouring or future occupiers or the potential redevelopment of adjoining sites.

(v) Whether the proposal would make satisfactory provision for access, parking and circulation

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

unacceptable harm to safe and efficient operation of the road, public transport and other movement networks and routes’.

- 8.31 The site is located within a highly sustainable location, approx 900m south of the city centre, approx 700m from Cardiff Central rail station and Cardiff Bay rail station, and within walking distance of bus stops, car clubs and local facilities, as noted in section 2.
- 8.32 The total amount of car parking, at 65 car parking spaces (including 2 disabled car parking spaces) for 432 flats, is well within the maximum standards set out in the SPG and reflects the site’s highly sustainable location. The Applicant has increased cycle parking provision from 320 residential spaces to 602, which is just 10 spaces short of the full SPG requirement of 1 cycle space per bedroom for the 612 bedroom scheme (98.7% provision). Transportation have raised no objection to the number of cycle spaces proposed and recommend a condition to review the type and quality of provision, in order to secure some non 2-tier provision, improved spacings for ease of access and to ensure the cycle parking for the commercial units is covered and secure. They raise some concern over the amount of time refuse collection might take and a condition is, therefore, recommended to ensure that the controls are in place to ensure that this is managed and that the bins would not block pedestrian access. Transportation have reviewed the Transport Statement and are satisfied with the amended transport evidence submitted, confirm that traffic generation from the site is not likely to be an issue and have no objection overall, subject to conditions and s106 obligations. The widened ‘footway’ along Dumballs Rd and shared pedestrian/cycle link through to Canal Park are welcomed, as are the Dumballs Road highway improvements in the form of the two zebra crossings and bus stops/facilities, which - along with the level of car and cycle parking, travel plan and requested s106 contribution for further pedestrian /cycling infrastructure – will help ensure that non-car modes are maximised. The conditions requested by Transportation are all recommended, including a travel plan condition, cycle /car parking/refuse conditions, a CEMP condition and, importantly, conditions to secure the access junctions and Dumballs Rd improvements, which will significantly improve the area and follow the approach to public realm secured further north through other developments. Given the above, it is considered that the proposal would have no adverse transport impact and would accord with policies KP6, KP8, T1, T5 and T6.

(vi) Green infrastructure and climate change

- 8.33 Policies KP15, KP16, EN6, EN7 and EN8 seek to ensure that green infrastructure is protected and that the effects of climate change associated with such loss are mitigated. The benefits to climate change from sustainable building design have been considered above.
- 8.34 The application is supported by a Green Infrastructure Statement and Masterplan, and ecological appraisal and bat survey report. The tree and landscaping proposals detailed in section 1 are welcomed and would help enhance the ecology, biodiversity, resilience of ecosystems, green infrastructure, sustainable drainage and visual amenity of a site that is,

currently, predominantly sealed by buildings and hardstanding, in line with national and local planning policy, including Future Wales Policy 9 (Resilient Ecological Networks and Green Infrastructure). Parks Services and the Council's Tree Officer raise no objection, and advise that the loss of the 3 no B category Silver Birch trees along the Dumballs Rd frontage are offset by the landscaping proposals, which include 53 no new trees at ground level and a further 10 on the residents' roof terraces, and would help deliver a consistent tree lined avenue along Dumballs Rd. The removal of two Ash trees outside the site, which are showing signs of ash dieback disease, is acceptable, whilst concerns over any potential harm to off-site tree T4 can be addressed by tree protection details to be secured by condition, along with those to secure appropriate landscaping details.

- 8.35 With regards ecology, no evidence of bats and reptiles were detected during surveys, with some nesting bird activity noted. NRW and the County Ecologist have not raised any objection, subject to conditions, which are all duly recommended (nesting birds, bat mitigation during demolition, bat and boxes, survey data shelf life/repeat surveys). It is noted that the provision for bird and bat boxes, set out in the submitted report and recommended by NRW, is required to be increased further by the County Ecologist, by condition, to reflect the statutory duty imposed by the Environment (Wales) act 2016 for public bodies to both maintain and enhance biodiversity, and so further promote the resilience of ecosystems.

(vii) Impact on air quality, noise, light pollution and contaminated land

- 8.36 The development would not cause or result in unacceptable harm as a result of air quality, noise and contaminated land, taking into consideration the recommended conditions and the lack of objection from, Shared Regulatory Services. In coming to this position, careful consideration has been given to the impact of the proposed 3G pitch on the amenities of future residents, noting the numerous conditions attached to that permission to control its use, and light and noise impact and the additional information submitted by the Applicant in this regard. Conditions are recommended to control sound insulation, plant noise, road traffic noise and other noise, future kitchen extraction, ground gases, land contamination, imported soils and aggregates, opening hours and delivery times, commercial waste collection times, and hot food takeaways and to require a Construction Environmental Management Plan and final noise assessment and report, and subsequent noise validation survey. SRS representations in respect of construction noise, working hours and piling are captured in an advisory notice.

(viii) Flood Risk and Drainage

- 8.37 Policies EN10 and EN14 require water sensitive design solutions that do not increase the risk of flooding elsewhere to be incorporated within new development.
- 8.38 The site is mostly within Zone C1 (areas of floodplain served by significant infrastructure, including flood defences), with the remainder Zone B (known to have been flooded in the past). All residential premises are classed as 'highly vulnerable development' in the TAN 15 precautionary framework and zone C

is defined as a 'high risk area', such that TAN 15 states that development should only be permitted within Zone C1 if determined by the planning authority to be justified in that location.

- 8.39 The scheme satisfies the TAN 15 justification tests for highly vulnerable development, in that the area is developed and served by significant infrastructure, including sea flood defences; that the site is located within a LDP strategic site allocated to help meet the need for new dwellings and jobs such that it will assist a local authority regeneration strategy and contribute to key employment objectives; the site is located on a brownfield site/ previously development land and that a Flood Consequences Assessment has been produced to demonstrate that the potential consequences of a flood event up to the extreme flood event (1 in 1000 chance of occurring) have been considered, which has been subject to consultation and to which NRW has not raised any adverse comments. To ensure that the consequences of flooding are acceptable, the FCA recommends that the finished floor level for the residential development be provided at or above 8.91mAOD, which is equivalent to the 1 in 200 tidal event level for the proposed life of the building (ie. 100years), whilst the 'low vulnerability' ground commercial uses will be positioned close to existing external levels, but with 'safe havens' for commercial workers provided in the communal lounges on the 8th floors. Other flood mitigation measures proposed in the FCA include signing up residents/businesses to the NRW Floodline Warnings Direct scheme and that all occupants of the site are made aware of the risk from flooding and planned egress route.
- 8.40 NRW consider the risk of tidal flooding to the proposed development is negligible, as the site benefits from the presence of the Cardiff Bay Barrage, which they note operates in a flood risk capacity, providing significant protection to Cardiff from tidal flood risk. They confirm they have no further comment regarding tidal flood risk on this basis. Conditions are duly recommended to deliver the specified finished floor level and other flood mitigation measures recommended in the FCA.
- 8.41 The proposal is supported by a drainage strategy that proposes new foul and surface water infrastructure, incorporating sustainable drainage techniques which, through the SAB process and the recommended drainage condition, will help prevent surface water flooding. DCWW have no objection, subject to the recommended conditions and guidance, which are duly recommended, including a condition to protect a DCWW watermain and easement, and to require a detailed drainage scheme, which amongst other things is required to demonstrate that the surface water removal strategy will deliver sufficient compensation for the foul flows from the development site, in line with DCWW advice.
- 8.42 Noting the conclusions of the submitted FCA, the advice received by NRW and DCWW, and the recommended conditions, it is considered that drainage and the risks and consequences of flooding can be acceptably managed.

(ix) Response to third party and other objections

- 8.43 The 2 representations raised by the occupier of 25 Carlotta Way have been carefully considered. The query about the impact of the 3G pitch on the proposed route to Canal Park has been addressed by condition, in that the link proposed between block 1 and 2 would have conflicted with the proposed 3G pitch, such that a condition is now recommended to require this route to be extinguished and be incorporated into an expanded residents' garden.
- 8.44 The objections raised by the third party in respect of land values and affordable housing are noted, and the issue of land values has been considered by the DVS in their consideration of the application. A financial contribution towards the delivery of affordable housing off-site has not been secured, for reasons noted in Section 9 of this report.

(x) Other Legal Considerations

- 8.45 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. SWP have no objection and welcome the commitment to providing surveillance, secure car parking, secure communal areas and CCTV. Their standards advice is attached as an advisory, noting that not all matters raised are planning matters. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.46 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. As a result of amended plans an alternative ramped access to the stepped access to ground floor flats in block 2 is now proposed, and all other entrances have either a ramped or level access, which is welcomed.
- 8.47 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 unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.
- 8.48 The Environment (Wales) Act 2016 - The Environment (Wales) Act 2016 enshrines in law principles and policies for managing natural resources in a sustainable way. Amongst other things, it introduces a biodiversity duty on

public authorities to seek to maintain and enhance biodiversity when exercising their functions, and in so doing to promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions. This duty and the resilience of ecosystems have been considered and discharged in the evaluation of this application, noting the key landscape and biodiversity proposals, including a condition to secure bird and bat boxes to enhance biodiversity.

- 8.49 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.
- 8.50 Environmental Impact Assessment – The proposed development has been screened (SC/20/00004/MJR) and is not considered to be a Schedule 2 development for the purposes of assessment under the EIA regulations or to have any significant environmental effects warranting the submission of an Environmental Statement.

9. **S106 Requirements and Viability**

- 9.1 National Policy and CIL regulations outline the legal requirements for a valid Planning Obligation. Policy KP7 is also relevant and the Council's position reflects careful consideration of the national and local planning policy framework, together with relevant guidance contained within the Council's Supplementary Planning Guidance (SPG).
- 9.2 The total planning obligations requested amount to **£7,768,719.78**, broken down as follows and calculated in accordance with Council policy and guidance:
- **£361,142.78** towards off-site community facilities
 - **£598,785** towards off-site Public Open Space
 - **£163,900** towards school places
 - **£75,000** towards pedestrian /cycling infrastructure focused on Dumballs Rd/links to the east
 - **£6,569,892** towards off-site affordable housing

In addition, the Applicant has been asked to undertake a scheme of public realm / highway improvement works, which would be secured by condition/s278.

- 9.3 The Applicant provided a viability appraisal prepared by Savills, dated October 2020 and updated in January 2021, which both concluded that the scheme would not be viable with Section 106 contributions.
- 9.4 In accordance with the established practice of obtaining an independent assessment of viability appraisals presented in support of planning

applications, the Council commissioned the District Valuer (DVS) to prepare an assessment of the viability appraisal. The DV's report 'Updated Stage One Viability Report for Anchor Industrial Estate' (dated 31 March 2021) concludes that the scheme is not viable and cannot provide any s106 requirements. Noting that the viability is sensitive to market movements, a review clause is recommended should the application be recommended for approval.

- 9.5 Section 106 obligations are required to meet planning policy and guidance, and national planning obligations tests, and are also subject to viability. Notwithstanding the viability exercise carried out by the Applicant and verified by the DV, the view of the LPA is that a significant residential scheme on this site, that does not offset negative consequences of development or help meet local needs directly arising as a result of the proposed development, would not be supported in policy terms.
- 9.6 Notwithstanding the viability information provided by the Applicant and independently verified, the developer has:
- Agreed to **£718,864** for s106 contributions
 - agreed to undertake the required highway/public realm works to Dumballs Road, to be secured by condition
 - agreed to a further viability assessment, in the event that construction of the ground floor of the development has not substantially commenced within 24 months of the issue of the planning permission, to allow the financial contributions to be reassessed and to protect the Council's position.
- 9.7 It is proposed that the **£718,864** for s106 contributions should be split as follows:
- **£180,571** towards the improvement of off-site community facilities in the vicinity
 - **£299,393** towards off-site Public Open Space in the vicinity
 - **£163,900** towards school places
 - **£75,000** towards pedestrian /cycling infrastructure focused on Dumballs Rd/links to the east
 - **£0** towards off-site affordable housing
- 9.8 The above split recognises that walking and cycling infrastructure are classified as 'essential/ enabling infrastructure' in policy KP2A, that education, open space and off-site community facility provision are 'necessary infrastructure', that there are open space and community facilities adjacent to the site in Canal Park, and that the supporting text to LDP policy H3 recognises that a proposal's affordable housing contribution will depend on the scheme's capacity for provision in order to ensure that the affordable housing contribution will not make the scheme unviable.
- 9.9 The Agent has confirmed their agreement to the Section 106 contributions, the further viability assessment and review, and to undertake the requested highway/public realm works to Dumballs Road. It is considered that the above section 106 Heads of Terms fully satisfy the requirements of Circular 13/97 Planning Obligations and the statutory tests set out in Regulation 122 of

the Community Infrastructure Levy Regulations. Given the above and noting wider positives of the scheme, this offer is recommended to members of Planning Committee.

10. **CONCLUSION**

- 10.1 The proposal would play a key role in delivering the LDP strategy, providing 432 new dwellings as part of a high quality, mixed-use scheme on a vacant site in a highly sustainable, brownfield location within LDP strategic site A, Cardiff Central Enterprise Zone. The scheme would bring a vacant/underused into beneficial use with associated regeneration benefits, would promote the efficient use of land, make a positive contribution to housing supply, and deliver a resource efficient and climate responsive design. The scheme would help combat climate change by delivering landscape and SuDS proposals, including 63 new trees, and incorporating EV charging and sustainable building design measures, including over 400 PV panels. The provision of active uses along Dumballs Rd, a new landscaped public square, a landscaped pedestrian/cycle through route to Canal Park are all warmly welcomed, as is the provision of landscape, public realm and highway improvements along Dumballs Road. These will help ensure the buildings connect successfully with the street and create a vibrant, landscaped 'place' with significantly enhanced biodiversity befitting the site's gateway location, in direct contrast to the existing vacant and mainly sealed site.
- 10.2 The proposals have been assessed against local and national policies and guidance and is considered to be policy compliant, with no demonstrable or compelling reasons which indicate sufficient harm to warrant refusal of the application, with all material factors, policy implications and issues raised through consultation having been satisfactorily addressed. It is recommended that planning permission be granted, subject to the recommended conditions and relevant parties entering into a Section 106 Agreement.



Rev A 14.12.20 - Red line boundary amended



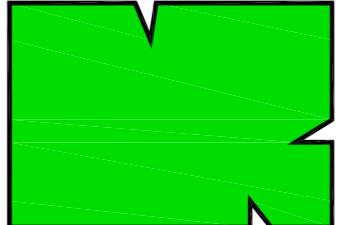
C. W. ARCHITECTS Ltd
Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
Tel : +44 (0)2920 223123 Fax : +44 (0)2920 388367 E-Mail office@cwarchitects.co.uk

Project Name :	Anchorworks, Dumballs Road, Cardiff	
Project Ref :	SP556	
Drawing Title :	Site Location Plan	Scale :
Drawing Number :	P100	1:1250 @ A3
Revision:	A	Drawn by: rb Date: Aug 2020

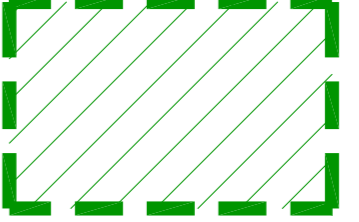


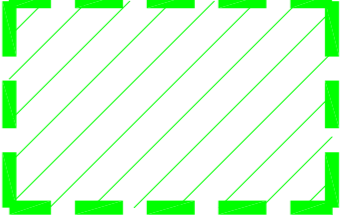
Landscape Strategy


SuDS Features

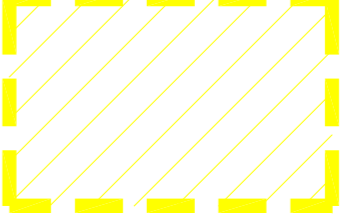
 Bioretention SuDS features inc. raingardens, tree pits, swale or similar approved

Target Minimum Root Available Soil Volumes

 30m³ for individually planted large-medium trees

 20m³ per large-medium tree when planted as a group of two or more with shared RASV

 10m³ for individually planted small trees of approximately 6m height and 3m diameter branch spread after 25 years


 5m³ per small tree when planted as a group of two or more with shared RASV

Note: - All RASVs assumed depth to be 1.5m

Services

 Existing Underground Electrical Services

Drainage

 Proposed Surface Water Drainage (SAB in association with Green Blue tree pits)

	C. W. ARCHITECTS Ltd Grosvenor House, 8 Park Grove, Cardiff CF10 3BN Tel: +44 (0)2920 223123 Fax: +44 (0)2920 388367 E-Mail: office@cwarchitects.co.uk		
	Project Name :	Anchorworks, Dumballs Road, Cardiff	
Project Ref :	SP556		
Drawing Title :	Proposed Landscape Strategy Plan	Scale :	1:200 @ A0
Drawing Number :	P26		
Revision:	PLANNING	Drawn by: rb	Date: Dec 2020



SCHEDULE OF ACCOMMODATION

BLOCK 1

Unit Mix:
 1-Bed Flats = 10
 2-Bed Flats = 4

Total = 14 Flats

Total NIA - 656 sqm / 7,061 sqft
 Total GIA - 921.3 sqm / 9,916 sqft

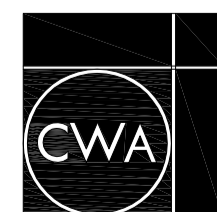
BLOCK 2

Unit Mix:
 1-Bed Flats = 0
 2-Bed Flats = 4

Total = 4 Flats

Total NIA - 257.2 sqm / 2,768 sqft
 Total GIA - 378.9 sqm / 4,078 sqft

Rev A 25/11/20 - General amendments to reflect LPA comments



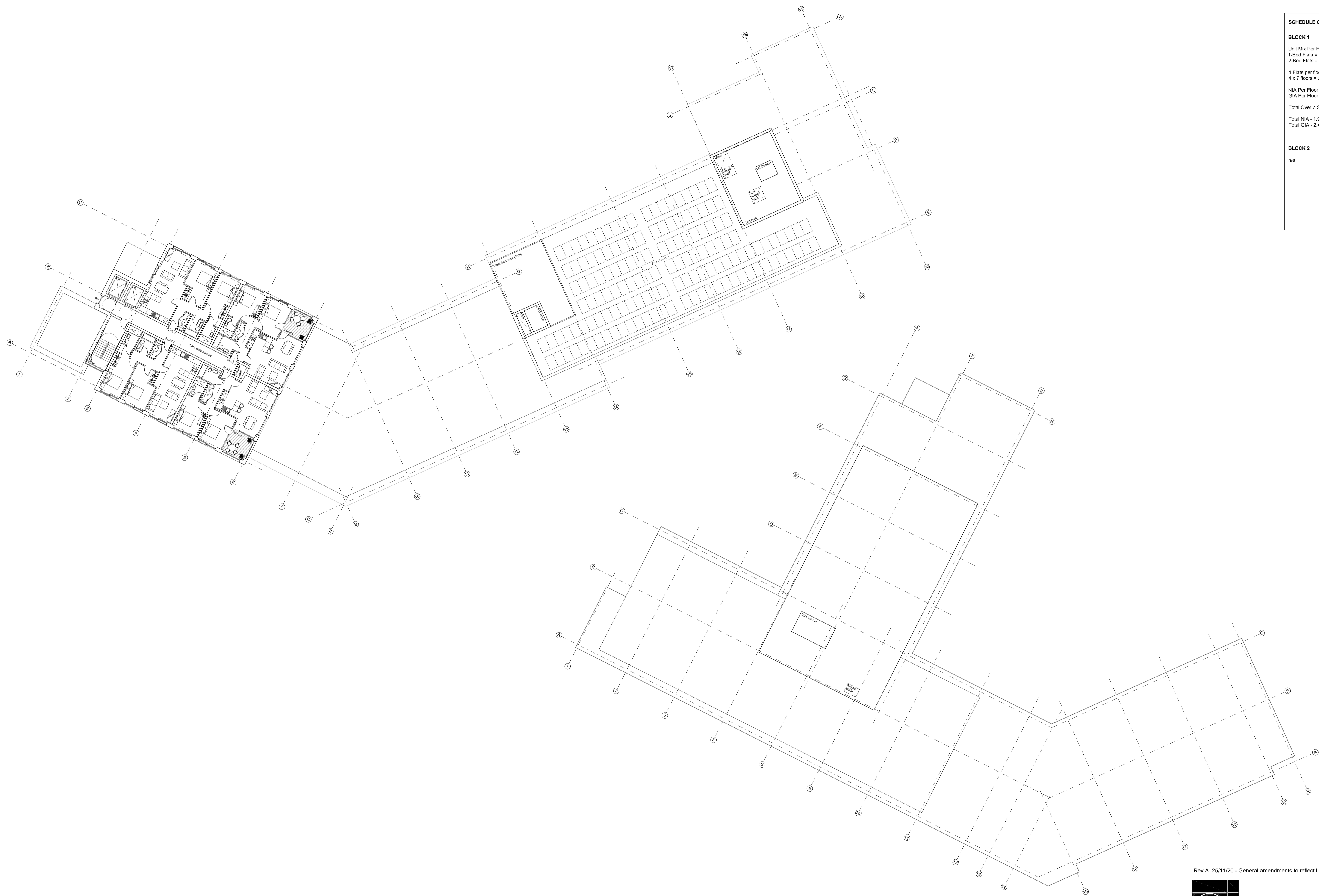
C. W. ARCHITECTS Ltd
 Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
 Tel: +44 (0)2920 223123 Fax: +44 (0)2920 388367 E-Mail: office@cwarchitects.co.uk

Project Name : Anchorworks, Dumballs Road, Cardiff
 Project Ref : SP556

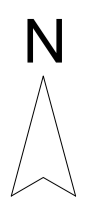
Drawing Title : Proposed 8th Floor Plan
 Drawing Number : P07
 Scale : 1:200 @ A1

Revision: A
 Drawn by: rb
 Date: Aug 2020





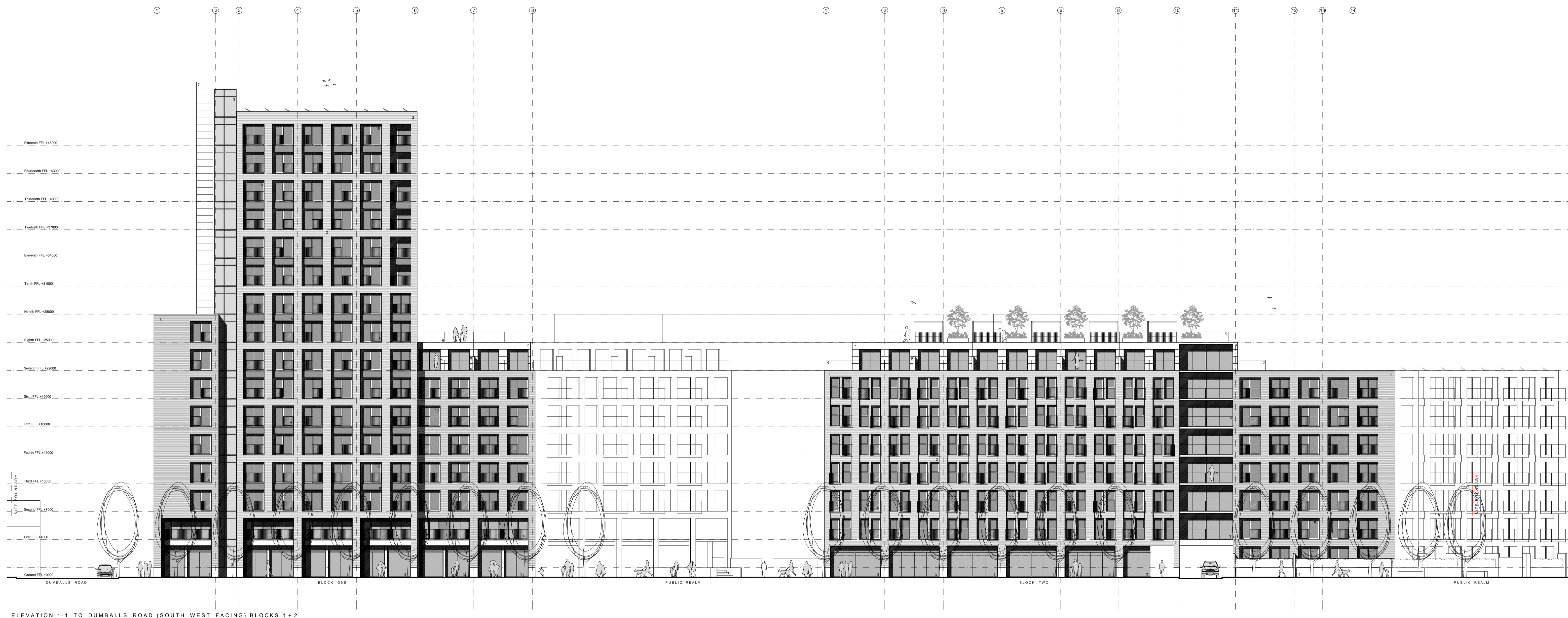
SCHEDULE OF ACCOMMODATION	
BLOCK 1	
Unit Mix Per Floor:	
1-Bed Flats = 0	
2-Bed Flats = 4	
4 Flats per floor	
4 x 7 floors = 28 Flats	
NIA Per Floor - 283 sqm / 3,046 sqft	
GIA Per Floor - 350.1 sqm / 3,768 sqft	
Total Over 7 Storeys : -	
Total NIA - 1,981 sqm / 21,322 sqft	
Total GIA - 2,450.7 sqm / 26,376 sqft	
BLOCK 2	
n/a	



Rev A 25/11/20 - General amendments to reflect LPA comments


C. W. ARCHITECTS Ltd
 Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
 Tel: +44 (0)2920 223123 Fax: +44 (0)2920 388367 E-Mail: office@cwarchitects.co.uk

Project Name :	Anchorworks, Dumballs Road, Cardiff	Scale :	1:200 @ A1
Project Ref :	SP556	Drawing Title :	Proposed 9th-15th Floor Plan
Drawing Number :	P08	Revision:	A
Revision:	A	Drawn by:	rb
		Date:	Aug 2020

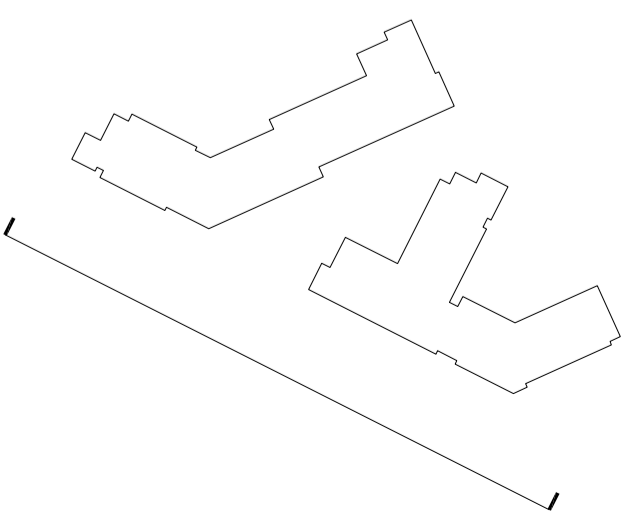


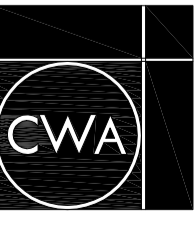
ELEVATION 1-1 TO DUMBALLS ROAD (SOUTH WEST FACING) BLOCKS 1 + 2

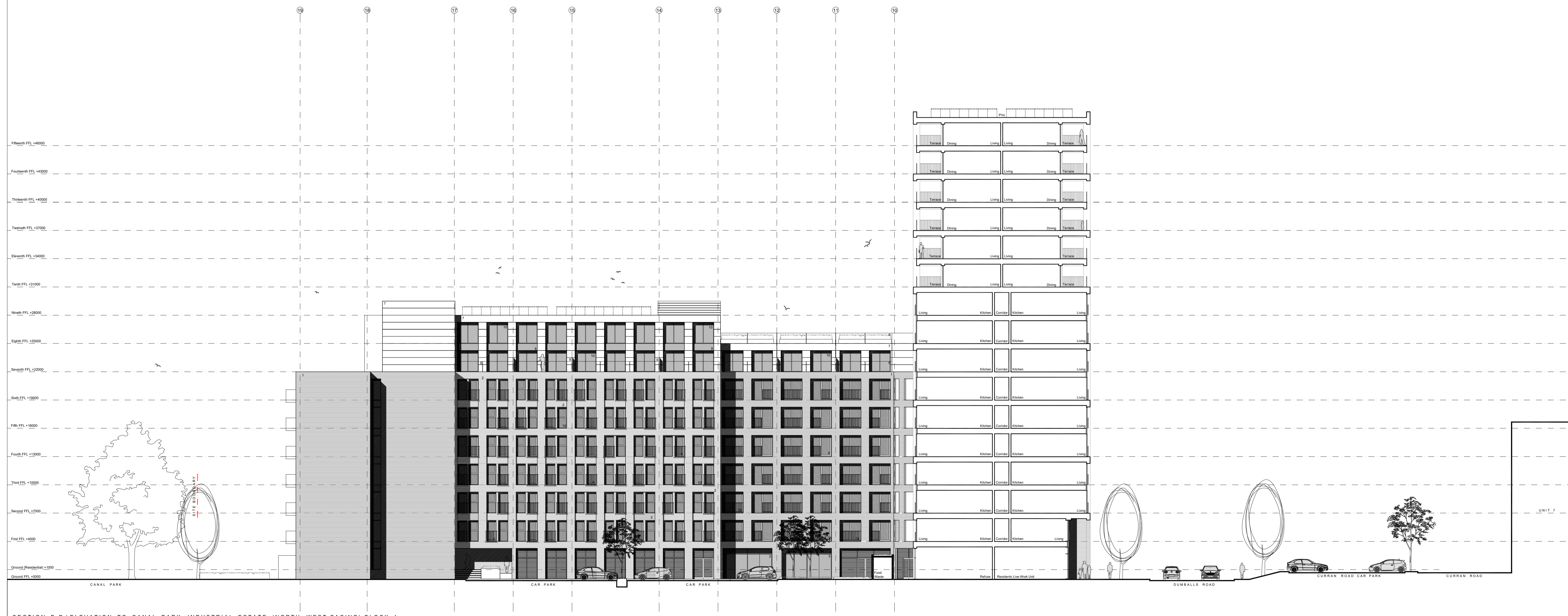
MATERIALS KEY

1. Red brickwork
2. Buff brickwork
3. Dark aluminium curtain walling with clear glass
4. Metal balustrades
5. Black brickwork
6. Glass balustrade
7. Grey cladding
8. Grey spandrel panel
9. Grey metal (zinc) privacy screen
10. Dark colour coated doors/windows with clear double glazing

Rev A 25/11/20 - General amendments to reflect LPA comments



	C. W. ARCHITECTS Ltd Grosvenor House, 8 Park Grove, Cardiff CF10 3BN Tel : +44 (0)2920 223123 Fax : +44 (0)2920 388367 E-Mail office@cwararchitects.co.uk	
	Project Name : Anchorworks, Dumballs Road, Cardiff Project Ref : SP556	
Drawing Title : Proposed Elevation to Dumballs Road Drawing Number : P10	Scale : 1:200 @ A1	
Revision: A	Drawn by: rb	Date: Aug 2020



SECTION B-B/ELEVATION TO CANAL PARK INDUSTRIAL ESTATE (NORTH WEST FACING) BLOCK 1

MATERIALS KEY

1. Red brickwork
2. Buff brickwork
3. Dark aluminium curtain walling with clear glass
4. Metal balustrades
5. Black brickwork
6. Glass balustrade
7. Grey cladding
8. Grey spandrel panel
9. Grey metal (zinc) privacy screen
10. Dark colour coated doors/windows with clear double glazing

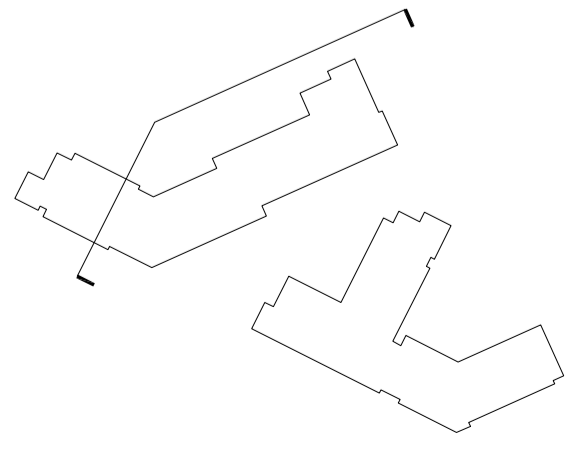
Rev B 25/11/20 - General amendments to reflect LPA comments
 Rev A 08.09.20 - Elevation extended to include Curran Road and Unit 7

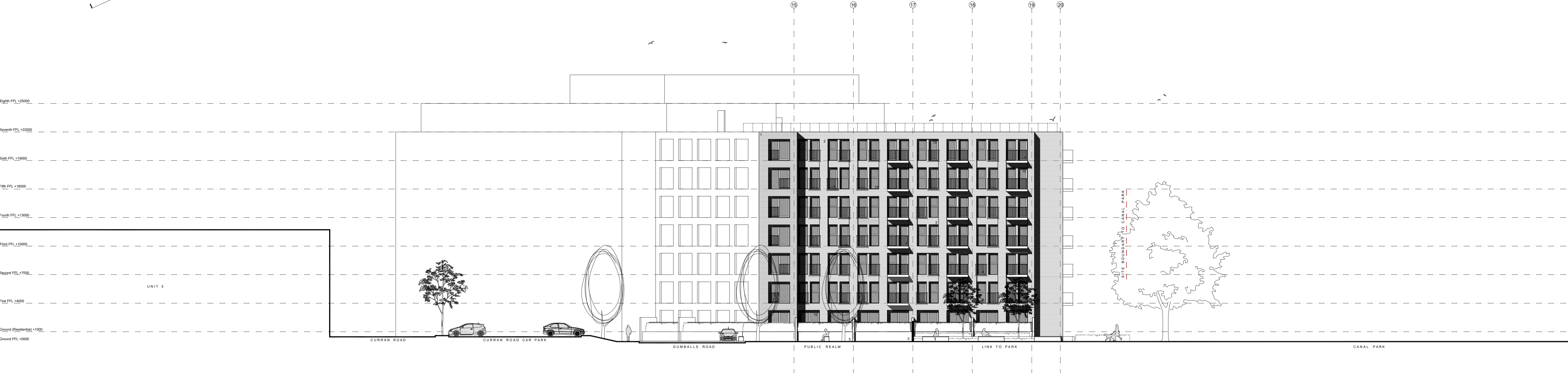
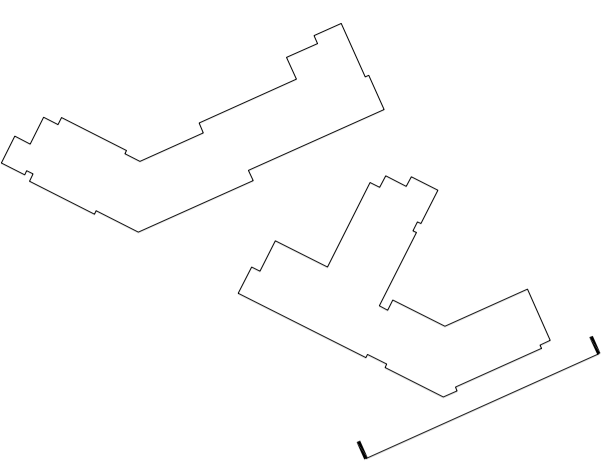
CWA C. W. ARCHITECTS Ltd
 Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
 Tel : +44 (0)2920 223123 Fax : +44 (0)2920 388367 E-Mail : office@cwarchitects.co.uk

Project Name :	Anchorworks, Dumballs Road, Cardiff
Project Ref :	SP556

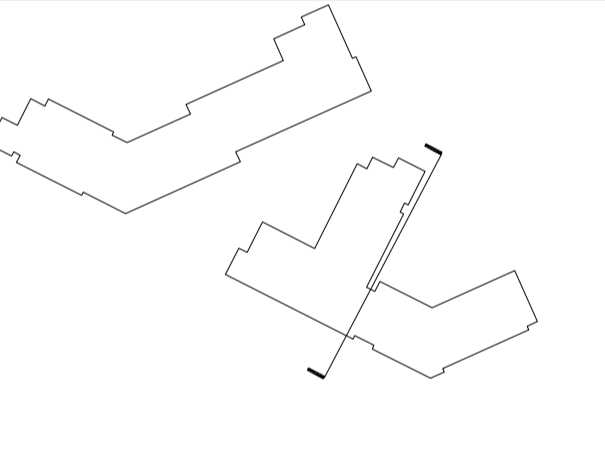
Drawing Title :	Proposed Elevation/Section to Canal Industrial Estate	Scale :	1:200 @ A1
Drawing Number :	P12		

Revision:	B	Drawn by:	rb	Date:	Aug 2020
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SECTION C-C/ELEVATION TO ATLANTIC HOUSE (SOUTH EAST FACING) BLOCK 2



SECTION D-D/ELEVATION TO PARKING COURTYARD (SOUTH EAST FACING) BLOCK 2

MATERIALS KEY

1. Red brickwork
2. Buff brickwork
3. Dark aluminium curtain walling with clear glass
4. Metal balustrades
5. Black brickwork
6. Glass balustrade
7. Grey cladding
8. Grey spandrel panel
9. Grey metal (zinc) privacy screen
10. Dark colour coated doors/windows with clear double glazing

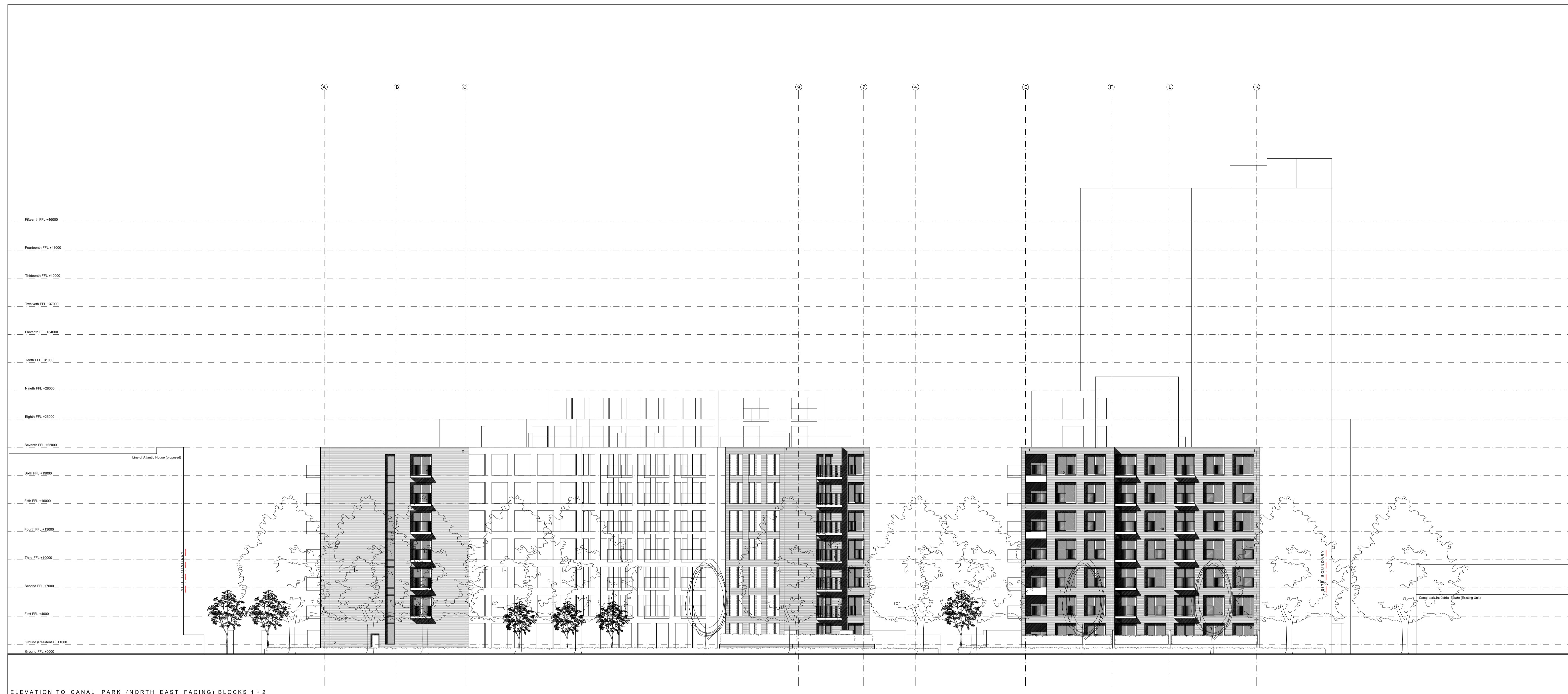
Rev B 25/11/20 - General amendments to reflect LPA comments
 Rev A 08.09.20 - Elevations extended to include Curran Road and Unit 5

C.W.A. C. W. ARCHITECTS Ltd
 Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
 Tel: +44 (0)2920 223123 Fax: +44 (0)2920 388367 E-Mail: office@cwarchitects.co.uk

Project Name : Anchorworks, Dumballs Road, Cardiff
 Project Ref : SP556

Drawing Title : Proposed Elevations_1 (Block 2) Scale : 1:200 @ A1
 Drawing Number : P13

Revision: B Drawn by: rb Date: Aug 2020



MATERIALS KEY

1. Red brickwork
2. Buff brickwork
3. Dark aluminium curtain walling with clear glass
4. Metal balustrades
5. Black brickwork
6. Glass balustrade
7. Grey cladding
8. Grey spandrel panel
9. Grey metal (zinc) privacy screen
10. Dark colour coated doors/windows with clear double glazing

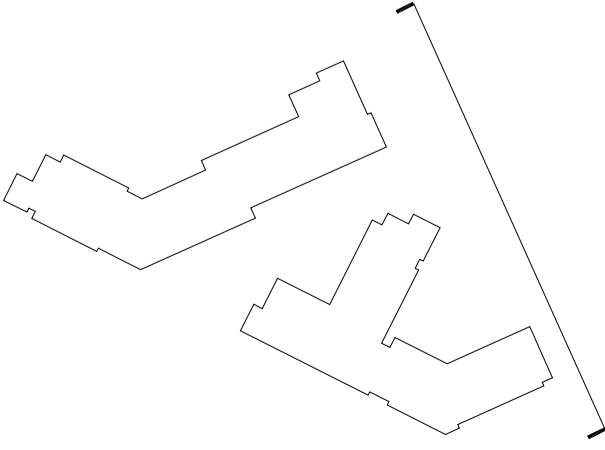
Rev A 25/11/20 - General amendments to reflect LPA comments

CWA **C. W. ARCHITECTS Ltd**
 Grosvenor House, 8 Park Grove, Cardiff CF10 3BN
 Tel : +44 (0)2920 223123 Fax : +44 (0)2920 388367 E-Mail : office@cwarchitects.co.uk

Project Name :	Anchorworks, Dumballs Road, Cardiff
Project Ref :	SP556

Drawing Title :	Proposed Elevation to Canal Park	Scale :	1:200 @ A1
Drawing Number :	P16		

Revision:	A	Drawn by:	rb	Date:	Aug 2020
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PETITION, COUNCILLOR, MP, MS OBJECTIONS

COMMITTEE DATE: 21/04/2021

APPLICATION No. **20/01580/MJR** APPLICATION DATE: 13/08/2020ED: **RUMNEY**

APP: TYPE: Full Planning Permission

APPLICANT: Ghuman

LOCATION: RUMNEY CONSERVATIVE CLUB, 633 NEWPORT ROAD,
RUMNEY, CARDIFF, CF3 4FBPROPOSAL: CONSTRUCTION OF A NEW PURPOSE-BUILT CLUB HOUSE
FACILITY, AND ON COMPLETION DEMOLISHING THE
EXISTING CLUB BUILDING BEFORE BUILDING 27
SELF-CONTAINED FLATS AT THE REAR OF THE SITE
BETWEEN THE NEW CLUB BUILDING AND THE RUMNEY
RIVER

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

1. The proposal is an overdevelopment of the site that results in a siting and design that fails to respond positively to the context of the site or the wider area contrary to Policy 2 Future Wales: The National Plan 2040, Chapters 2 & 3 of Planning Policy Wales, Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Chapter 2 and 3 of the council's approved 'Infill sites' SPG.
2. The proposal fails to provide a suitable environment for ground floor flats contrary to Planning Policy Wales, Policy KP 5 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Chapter 3 the council's approved 'Infill sites' SPG.
3. The proposal fails to provide a safe and secure route to the proposed flats contrary Chapters 3 & 4 of Planning Policy Wales, Policy KP5 of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Chapter 2 and 3 of the council's approved 'Infill sites' SPG.
4. The development fails to demonstrate that there would not be unacceptable harm to the protected trees within the site, protected species or to the adjoining Rhymney River Section SSSI contrary to Policies 2 & 9 Future Wales: The National Plan 2040, Chapter 6 Planning Policy Wales, TAN5, Policies, KP15, KP16, KP18, EN6, EN7, EN8 of the adopted Cardiff Local Development Plan (2006-2026) and the council's approved Green Infrastructure SPG.

5. The proposal fails to demonstrate that surface water resulting from the development can be successfully resolved contrary to advice in paragraphs 6.6.3, 6.6.4, 6.6.16. 6.6.17-6.6.19 of Planning Policy Wales, Policies, TAN 15 (Development and Flood risk), KP5 and EN10 of the adopted Cardiff Local Development Plan (2006-2026).
6. The proposal by virtue of its siting and design results in the siting of the proposed amenity space, principal access to the flats and the upper floors of block 2 habitable windows overlooking in close proximity to the existing residents of Castle Crescent resulting in unacceptable loss of privacy and amenity due to noise and general disturbance contrary to Chapter 3 of Planning Policy Wales, Policy KP5 (x) of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Chapter 3 of the council's approved 'Infill sites' SPG.
7. The proposal would by virtue of its siting and design would result in loss of the privacy and amenity to 1 Castle Rise and the perceived loss of privacy to the properties at Castle Crescent contrary to Chapter 3 of Planning Policy Wales, Policy KP5 (x) of the adopted Cardiff Local Development Plan (2006-2026) and advice contained in Chapter 3 of the council's approved 'Infill sites' SPG.
8. The proposal fails to demonstrate that there would not be an unacceptable impact upon the archaeological remains from the former Rumney Castle contrary Chapter 6 of Planning Policy Wales, TAN 24, Policies KP17 and EN9 of the adopted Cardiff Local Development Plan (2006-2026) and advice with the approved Archaeology & Archaeologically Sensitive Areas SPG (2018).

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Permission is sought to demolish the existing club house building and replace it with 3 blocks of 3-storey buildings in a tandem development. This would comprise a replacement 563 m² (over 2 floors) club house building (Use Class D2) and two blocks of apartments accommodating 27 units (C3). The buildings would be finished in a mixture of brick and white render and would have pitched roof forms.
- 1.2 The internal configurations of the blocks are detailed as follows.
 - The block positioned closest to Newport Road would accommodate the new club house building. This would feature some ancillary rooms at ground floor, a sports bar and lounge area at first floor and two event halls at second floor level.
 - Block 1 (closest to the clubhouse) would comprise 3 floors of apartments, with each floor containing 2x 1-bedroom flats and 2x 2-bedroom flats (12 in total).

- Block 2 (sited towards the rear of the site) would comprise 3 floors of apartments, with each floor containing 3x 2-bedroom flats and 2x 1-bedroom flats (15 in total).
 - None of the blocks would contain an internal lift to access the upper floors.
- 1.3 Officers are unable to determine whether balconies are being proposed to the proposed apartments, as the proposed plans are not consistent and contradict each other. Some of the floor plans show Juliet balconies, whilst others show projecting balconies. The agent has sought to clarify the proposal by the submission of plans in an email dated 8th April, 2021. These plans show external balconies (projecting 1.45 metres from the external wall x 2 metres wide (2.9m²)) and these are the plans that have been considered.
- 1.4 The application proposes 16 designated car parking spaces for the club house with 9 number Sheffield of cycle parking spaces. 27 car parking spaces for the flats with 11 Sheffield cycle parking stands (21 spaces).
- 1.5 The three TPO lime trees numbered 2 ('B' category), 3 ('A' category) and 4 ('A' category) are to be removed along with the 'B' category TPO horse chestnut tree 8 and 'A' category TPO lime 10.
- 1.6 The plans have been amended twice to take account of concerns raised. The number of units has dropped from 30 to 27 and the agent has made the following statement:
- 1.7 *"Design: The revised submission has justified the design in terms of the character of the area, overall compliance with LPD policies, etc this is set out within Hammond Architectural's design statement.*
- 1.8 *Prior to the recent comments, we had received feedback in December which confirmed that the LPA considered this was a significant improvements on the previous iterations. We do not consider that this is any basis on which the application can now been refused on design grounds having had the design received 'positively' before Christmas.*
- 1.9 *Overdevelopment: As you will be aware the recent Future Wales Publication now advocates much higher densities of development that most LDP require. This confirms that the WG's approach to development, particularly for brownfield sites such as this in highly sustainable locations, is now to maximise opportunities to deliver much needed housing. It is confirmed that "New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations". The proposed number of flats, alongside a brand new club house, accords with this direction of travel.*
- 1.10 *The majority of the site is hardstanding / building. The existing residential development either side also extends further to the boundary with the river than the furthest proposed block of flats. The removal of the parking area in*

this location is also an improvement in terms of delivering more landscaping and providing a great buffer to the river.

- 1.11 *The relationship with the property to the north and the rear block of flats is acceptable. There will be no overbearing / overshadowing impacts from the proposed block of flats.*
- 1.12 The following documents have been considered in the determination of this application:
- Tree report June 2019- Broadway Tree Consultancy,
 - Acer Ecology- Protected Species Report;
 - Email from Jon Hurley- planning consultant- dated 05/03/2021;
 - Hammond Architectural- Design Brochure- submitted by the planning agent in their email dated 15/01/2021;
 - Emails from Jon Hurley- planning consultant- Brakeout noise & air quality response- dated 05/03/2021.
 - Emails of the 8th April, 2021 showing plans for consideration
- 1.13 The revised planning application form dated 12/08/2020 (required certificate B to be signed as the site was not owned by the applicant as suggested in the original submitted application form).

2. DESCRIPTION OF SITE

- 2.1 The application site comprises a white rendered two storey dormer building that is currently used as the Rumney Conservative Social club (built circa 1930s). Formal parking spaces are sited to the front of the building with an informal overflow car park to the rear. The site measures 0.33ha in area and is rectangular in shape.
- 2.2 Along the Newport Road frontage (eastern boundary) is a 2 metre high red brick wall and there are a screen of cypress with sycamores trees (City of Cardiff (633/635 Newport Road) TPO 1979), beyond which are 5 lanes of car traffic. Also, directly outside the site is a permanent speed camera facing Newport Road.
- 2.3 Along the southern boundary are the properties of Castle Crescent, which are sited below the ground level of the application site. Also along this common boundary are a number of trees that benefit from Tree Preservation Orders; 1 horse chestnut (*aesculus hippocastanum*), 1 silver birch (*betula pendula*) 1 holm oak (*quercus ilex*) (TPO reference City of Cardiff (633/635 Newport Road) TPO 1979).
- 2.4 Along the northern boundary and abutting the newer development of Castle Rise, which is elevated above the application site, are protected mixed deciduous, chiefly lime, oak, and sycamore trees (City of Cardiff (633/635 Newport Road) TPO 1979).
- 2.5 The western (rear) boundary comprises more protected trees; mixed deciduous, chiefly lime, oak, and sycamore trees (City of Cardiff (633/635

Newport Road) and the Rumney River SSSI. Slightly further north is the known area of the former Rumney Castle.

- 2.6 The site is not located within a conservation area, nor are there any listed buildings in close proximity.

3. **SITE HISTORY**

99/00486/N - New boules piste in verge surrounding existing rear car park – Permitted 1999.

99/01450/N - 2 no. windows to rear wall of main hall – Permitted 2000;

07/00603/E - Proposed canopy cover to existing patio area to create designated smoking area – Permitted 2007;

A/07/00099/E - To erect an 11 foot x 3 foot sign advertising the club - Permitted 2007;

19/02269/MJR - Construction of a new purpose-built club house facility, and on completion demolishing the existing club building before building thirty self-contained flats at the rear of the site between the new club building and the Rumney River - Withdrawn 2019.

4. **POLICY FRAMEWORK**

National Planning Policy

- Future Wales: The National Plan 2040 (2021)
- Planning Policy Wales (11th Ed, 2021)
- Technical Advice Note 5 (Biodiversity)12: (Design),15: (Development and Flood Risk) 24 (Historic Environment)

Cardiff Local Development Plan 2006-2026 (2016)

- Policy KP5: Good Quality and Sustainable Design
- Policy KP6: New Infrastructure
- Policy KP7: Planning obligations
- Policy KP8: Sustainable Transport
- Policy KP14: Health Living
- Policy KP15: Climate Change
- Policy KP16: Green Infrastructure
- Policy KP17: Built Heritage
- Policy KP18: Natural Resources
- Policy EN6: Ecological Networks and Features of Importance for Biodiversity
- Policy EN7: Priority Habitats and Species
- Policy EN8: Trees, Woodlands and Hedgerows
- Policy EN9: Conservation of the Historic Environment
- Policy EN10: Water Sensitive Design
- Policy EN13: Air, Noise, Light Pollution and Contaminated Land
- 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

Supplementary Planning Guidance

- Green Infrastructure (2017)
- Planning Obligations (2017)
- Managing Transportation Impacts (Incorporating Parking Standards) SPG 2018
- Infill site (2017)
- Waste (2018)
- Archaeology & Archaeologically Sensitive Areas

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 **Tree Officer**: The Tree Officer objects to the proposed development as it is considered that it conflicts with LDP Policy EN8 by causing unacceptable harm to trees of amenity value. The three TPO lime trees numbered 2 ('B' category), 3 ('A' category) and 4 ('A' category) are to be removed along with the 'B' category TPO horse chestnut tree 8 and 'A' category TPO lime 10. This alone amounts to unacceptable harm and puts the development at odds with EN8, but it is compounded by encroachments within the RPAs of remaining trees. It is not clear that the tree assessment has been used to inform design.

There is no detailed, upfront landscaping scheme which is expected for a development of this scale. Landscaping should be designed at the same time as other elements of design and integral to it rather than being restricted to leftover space on the site peripheries as shown. Officers would therefore expect a scaled planting plan, plant schedule, topsoil, and subsoil specification (based on a soil assessment in accordance with the Soils and Development TGN), tree pit section, planting methodology, aftercare methodology, implementation programme and evidence to show that services, including drainage, will not conflict with planting.

The Tree Officer also notes that a foul drainage plan has been submitted showing a drain cutting through the heart of the RPA of a tree and a surface water drainage plan submitted showing a swale within the heart of the RPA of a tree. Such features may result in catastrophic damage to the root system of both trees. Beyond this there is an un-keyed site plan and club and flats tree survey plan upon which officers can offer no comments since they are un-keyed, and for which there appears to be no narrative or commentary amongst the submissions that explains their content.

- 5.2 **Ecology Officer**: The ecological evidence submitted in support of the application is deficient in that it relates purely to protected species, whereas designated sites, habitats and ecosystems should also have been included in

an ecological impact assessment. The Ecology Officer has made a series of comments below and any references to specific sections relate to the Protected Species Report by Acer Ecology dated August 2019:

Bats

With reference to the table in Appendix 5, which quotes the guidelines for assessing potential suitability of a proposed development site for bats, no justification is given in the protected species report as to why the clubhouse is assessed as moderate and not high suitability. One of the key differences is that high suitability buildings are suitable for use by larger numbers on a regular basis. No evidence is provided as to why this would not be the case in this instance. The building is large, old, has many potential access points and is in ideal habitat, surrounded by mature trees and adjacent to a vegetated river corridor.

Unless such evidence can be provided, from the details submitted it is reasonable to assume the building has high potential and should therefore be subject to three rather than the two emergence / re-entry surveys advised in section 5.1.1.

Section 5.1.1 states that work should not commence on the Clubhouse until further bat surveys have been carried out. In fact, we should not determine the application until these surveys have taken place, in accordance with section 6.2.2 of TAN 5.

The trees on site which are to be felled are mature, and although no potential roost features were identified, the trees would have been in full leaf at the time of the assessment, so visibility may have been reduced. I do not advise that specific surveys of these trees for bats should be undertaken, but clearly if the buildings on site are to be surveyed then it would make sense to observe the trees as well.

In order to take account of any potential roosting feature that may have been missed, a strategy should be put forward to 'soft-felling' the trees under ecological supervision and contingency measures in case bats are discovered during operations.

Otters

Section 3.2.4 acknowledges that vegetation on the west of the site may be used by otters, but no survey of holts, couches or lying-up areas has been undertaken.

Section 5.1.4 states that such a survey should take place following vegetation clearance. However, by that stage any disturbance or loss of resting place will already have taken place, so a survey would be too late. The applicant's ecologist should therefore re-assess the feasibility of carrying out an up-front survey or put forward precautionary mitigation measures to avoid disturbance.

Designated Sites

Contrary to the statement in the summary section of the Protected Species Report, there are likely to be impacts upon designated sites resulting specifically from the amenity area which is immediately adjacent to the River Rhymney.

SSSI

The proposals seem to include works within the Rhymney River Section SSSI which is designated for its geological features. Therefore, as a s28G authority we should consult NRW on this application and have regard to their response. They are likely to require that any geological feature is not damaged, obscured or reduced in accessibility.

SINC

The site is adjacent to the River Rhymney SINC, which is designated for migratory fish, otters, wildfowl, and bankside vegetation, and because it acts as a major wildlife corridor. Therefore, we should attach our SINC condition:-

Nesting Birds

As there is some vegetation management and tree removal proposed, we should attach the following condition to protect nesting birds:-

Reptiles

No reptile survey was undertaken but it appears to me that the grassland and scrub to the west of the site could support widespread species, in particular Slow-worms. However, the area appears to be relatively small, so I would not say that a reptile survey is justified. Instead, a sensitive site clearance methodology should be put forward to avoid harm to reptiles during clearance and to encourage them to leave the site and find safety in adjacent land. We should use a condition to ensure this, based upon the measures put forward in section 5.2.2, for example:

Green Infrastructure

The applicant should consider how green infrastructure will be treated as part of this development such that it can comply with Policy KP16.

The culmination of analysis and conclusions of an impact assessment should be used to inform a Green Infrastructure Statement, which shows how all elements of the proposed green infrastructure (retained and new) and any associated uses and movement have a clear role and purpose in the new development. Conclusions drawn from analysis of this resource should be expressed in an illustrative way, in the form of a Green Infrastructure Masterplan or Landscape Masterplan or similar. The resulting approach should explain how this is achieving good design. The Green Infrastructure

Statement will include illustrations, plans and drawings that articulate how reports and technical data (e.g. tree and hedgerow assessments, landscape studies, environmental statements, hydrological reports) have been interpreted spatially. These need to communicate how conclusions have been drawn and how this has informed the design layout and landscape strategy.

An important benefit of green infrastructure is ecological connectivity, and the continuity of the River Rhymney vegetated corridor should be maintained. This is acknowledged in section 3.2.2 of the protected species report.

Climate change mitigation and adaptation.

A number of trees are proposed to be removed to allow this development. As set out in our approved Biodiversity and Resilience of Ecosystems Duty Forward Plan, trees have a valuable role in climate change mitigation and adaptation.

Therefore, any planning application should consider the loss of these trees in the context of LDP Policies KP15 Climate Change and KP16 Green Infrastructure. As a minimum, replacement planting should take place to compensate for the loss of these trees.

Enhancements

A statutory duty as set out in section 6 of the Environment (Wales) Act 2016 has been introduced which requires public bodies such as Cardiff Council to seek to maintain and enhance biodiversity, and in doing so to promote the resilience of ecosystems, in the exercise of their functions.

Furthermore, section 5.2.8 of Planning Policy Wales states that: 'The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.'

In his letter to Heads of Planning of 23/10/19, the Chief Planner emphasised this point with the following:

'Planning Policy Wales (PPW) 10 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers).'

Any application should demonstrate how this will be the case.

In terms of specific enhancement features, nesting or roosting opportunities for birds and bats should be incorporated into new build in accordance with the advice given in 'Designing for Biodiversity: A Technical Guide for New and Existing Buildings, Second Edition. RIBA Publishing, London. Gunnell, K.

et al., 2013', or most recent subsequent edition thereof. More specific details of appropriate levels of provision of nesting/roosting opportunities are given in the TCPA's 'Biodiversity Positive: Eco-towns Biodiversity Worksheet 2009'. With these documents in mind, I would say that an appropriate level of enhancement provision across the whole of this development would be:

- 8 x bat boxes for crevice-dwelling bats, and
- 8 x Swift nest boxes, and
- 4 x double House Martin cup, and
- 4 x House Sparrow terrace

The applicant's ecologist can advise on the make and model and suitable positioning of these features. Bat / bird boxes such as these are readily available commercially, are inexpensive, and can be tailored to the style and colour of the finish of the buildings. Features which are integrated into the buildings rather than attached to the outside are preferable as they are more secure in the long-term and less prone to interference by the public.

Repeat Surveys

As a general principle, survey work which is more than 18 months old will be regarded with caution, as certain species may colonise or leave an area in the interim period. This is particularly the case with mobile species such as bats, and bat surveys greater than 18 months old will have to be repeated. 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:

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised, and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

- 5.3 **Affordable Housing Strategy unit:** Policy H3 requires an affordable housing contribution of 20% of the 30 units (6 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord may be unsustainable. On that basis we would be prepared to accept a financial contribution in lieu of on-site affordable housing provision. On the basis of the above, we would seek a financial contribution of £483,140 in lieu of 2 x 1 bedroom flats and 4 x 2 bedroom flats, which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017).

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

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

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 60.9. This generates an open space requirement of 0.169 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £72,525. I enclose a copy of the calculation

As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

Although the scheme includes for some amenity space for residents on site, no functional public open space is being provided, and therefore the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality

- 5.5 **Operational Manager Transportation:** No objections subject to a condition requiring 42 cycle spaces to be provided on site and highway access/pedestrian improvement details to be submitted.
- 5.6 **Operational Manager Drainage:** No pre-application has been submitted to the SAB approval body, therefore I am unable to confirm if the proposal would meet the surface water requirements set within the regulations
- 5.7 **Shared Regulatory services (Noise):** Based upon the email from the agent I have no objections subject to upfront and post completion noise assessment
- 5.8 **Shared Regulatory services (Air Quality):** I note the comment in the email from the agent however and air quality assessment will be required to inform the development but this can be covered by an appropriately worded condition.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 **Welsh Water:** No objections subject to a condition for foul water discharge.

6.2 **Natural Resources Wales:** We have significant concerns with the proposed development as submitted.

Protected Sites and Geological Conservation Review Sites

Depending on the application site boundary, part of the application site lies within or adjacent to the Rhymney River Section SSSI), also a Geological Conservation Review site (GCR). Generally, we note that our comments made in relation to application 19/02269/MJR have not been taken into account.

We seek clarity, in plan form drawn to a recognised scale, as to where the application site boundary sits in relation to the SSSI. Insufficient information is provided on the proposed development and landscaping to be able to assess the impact on the special interest of the SSSI.

To allow assessment further details will be necessary that are clear on the nature and spatial extent of the proposals within, near or potentially affecting the SSSI. This SSSI and GCR are designated for their special geological interest, namely the exposures of rocks found in the bank and bed of the River Rhymney.

The Rhymney River Section contains the most comprehensive sequence of strata in the Cardiff Silurian inlier, laid down approximately 430 million years ago. The river section provides the only opportunity of examining the whole of the local upper Wenlock succession and is of palaeontological significance.

Several gastropod and bivalve species were first described at this site and this river section continues to be used as the 'type locality' for these species, providing a standard against which other fossils from this period found elsewhere in the world are compared. To maintain the special interest, it is necessary to ensure that the exposures of rock can be viewed for scientific purposes and that they do not become obscured or inaccessible. The site is classed as an extensive river cliff. Sites of this type are vulnerable to:

- Development – erosion by the river keeps the cliff section fresh. Development above can cause conflict, between the need to protect the development against cliff instability and the need to maintain ongoing erosion for geological conservation. Developments should be sited away from geological features and away from cliff tops to avoid the need for cliff stabilization. Activities which interfere with the natural erosion regime are generally inappropriate.
- Build-up of sediment, debris, and vegetation – building work has the potential to create and move material onto the cliff face and obscure the feature, as well as alter the physical attributes of the slope permanently so that it erodes differently, allowing debris and vegetation to obscure the feature.

On this site, it may be appropriate to manage sediment/drainage during construction through a Construction Management Plan (or similar), but more

information would be needed first to explain how the applicant will avoid permanent change to the characteristics of the cliff face.

- Changes in drainage – drainage systems should not cut through or emerge from the geological section. There is a potential for changes in the drainage of the site to affect the physical characteristics of the SSSI/GCR and therefore the site condition. Allowing water to seep into and through the surrounding bedrock could affect both the relative stability of the slope and also the vegetational growth – larger plants and also algae.
- Encroachment of vegetation – trees and other potentially invasive plants should not be planted on or close to the geological section.
- Loss of access – this site appears to allow the only access to the western end of the SSSI (on foot access is needed for NRW monitoring staff and scientific researchers with the consent of the owner/occupier).

Having regard to the nature of the SSSI, we advise that when considering development proposals on this site, the following matters need to be taken into account:

1. The rock layers should remain exposed sufficiently for them to be seen, and to see how each layer relates to the layers above and below in the sequence.
2. The rocks should remain clean and accessible in key areas within the site, with no covering of vegetation, rubbish, structures, or buildings, and should remain so into the future.
3. Periodic cleaning of the rock faces may be required.
4. No building on or above the river bank/relict river bank should be permitted.
5. No stabilization of the river bank/relict river bank should be permitted.
6. Works (including engineering works) and development that would modify and /or obscure the qualifying features of the SSSI and recreational activities likely to damage the qualifying features should not occur. Having viewed the submitted Landscape Plan, Location Plan and Foul Drainage Plan, we note that details do not match with regard to the SSSI area as far as it can be approximated from those plans.

No clear spatial extent for the Amenity Area is shown and it is not clear to what extent and at what locations they may obscure and prevent access to rock exposures.

The landscape plan is difficult to relate to the SSSI boundary and a grassland finish appears to cover part of the SSSI. Both the structures and landscape finishes within the SSSI are potentially incompatible with maintaining the special interest. In consideration of the above, further information is required to demonstrate that the proposal will not cause significant detriment to qualifying features of the SSSI.

As a minimum, the following information will need to be submitted, prior to the determination of the planning application:

1. Clear information to demonstrate that the proposal will not modify, obscure the qualifying features of the SSSI, this should include: - Plans that show the spatial extent of all structures and landscape proposals, in relation to the SSSI boundary. - Sectional plans showing topography of the river bank and details of the proposed development. - A ground investigation report, carried out by a suitably qualified person, examining the ground conditions and stability (to determine if and where structures could be constructed).
2. Details of how access to the SSSI is to be maintained for monitoring purposes.
3. A CEMP and detailed surface water drainage plan, to demonstrate that there will be no surface water and/or other substances/silt being discharged into the River Rhymney via the SSSI on the surface or through the strata (to ensure the feature remains clean and visible). With regards to surface water drainage please be aware that the design of any outfall needs to be compliant with the objectives of the Water Framework Directive.

In addition NRW also state: As you are aware, under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, we should be consulted where the proposed development falls within one of the categories set out in Schedule 4 of the Order where the Natural Resources Body for Wales is an identified specialist consultee. With respect to this proposal, NRW are a specialist consultee under paragraph (m), (q) and (x) of Schedule 4 of the Order. However, we were not consulted as part of the statutory pre-application consultation process.

Flood Risk

If the boundary shown on the site plan omits all land within Zone C2 of the DAM and the flood outlines we have no flood risk comments. However, if the boundary is that shown on the majority of plans submitted, we advise as follows, including advice on a Flood Risk Activity Permit. The planning application proposes highly vulnerable development (residential). Our Flood Risk Map, which is updated on a quarterly basis, confirms part of the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the flood outlines. We refer you to Section 6 of TAN15 and the Chief Planning Officer letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development in Zone C2.

European Protected Species

We have reviewed the following report:

- Rhymney Conservative Club Cardiff, Protected Species Report, August 2019, by Acer Ecology

It is indicated in this report that surveys are incomplete, and we note that the surveys and report do not cover the whole application area.

Policy and legislation

European protected species (EPS) and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Where EPS are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii. There is no satisfactory alternative; and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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

Therefore, at this stage it is not possible to advise the LPA on the implications to European protected species. Surveys and assessment should be completed for the whole site in accordance with the relevant good practice guidance and a suitable report provided, including an assessment of the potential impacts on species and any necessary mitigation.

6.3 **Glamorgan–Gwent Archaeological Trust(GGAT):**

The information in the Historic Environment Record shows that part of Rumney Castle, a Medieval castle with at least six phases, is within the development area. The report (Historic Environment Record) on the work details the expansion and change of the nature and physical extent of the castle, and whilst the main focus of the work was at 635 and 637 Newport Road, the extent of the defences as a D shaped mound above the River Rumney with outworks to the south west is noted as “Documentary evidence exists for a triangular shaped outwork located immediately to the SW of the castle, and the greatly disturbed remnants of this feature lie in the rear of the car park of the Rumney Conservative Club, no. 633 Newport Road.” There is therefore a high potential for archaeological remains to be located within the

area, and these may be complex in nature and deeply stratified.

However, from the documentation submitted with this application the developers do not appear to have considered the impact of the development on the potential buried archaeological remains or the significant risk that the discovery of such remains could have on the viability of their proposed development. Consequently, as the impact of the development on the archaeological resource will be a material consideration in the determination of the current planning application this should be deferred until a report on the archaeological evaluation has been submitted to your Members.

7. **REPRESENTATIONS**

7.1 The application was subject to three 21-day consultation periods, being advertised by press and site notices as a major application and neighbours and local members were notified. 82 letters of representations have been received. 81 letters object, summarised as follows:

- The proposal is out of character with the area;
- The proposal has poor site access and insufficient parking which will result in additional on-street parking within the area and on to Rumney Hill;
- Given the planning permission for flats at the bottom of Rumney Hill, this development would create an unacceptable strain on the infrastructure of the area;
- The area requires affordable homes not flats;
- The siting of the club house would push antisocial behaviour into the nearby residential streets;
- The proposed siting of the bins, bike store, and the flats amenity area would have adverse effect upon the amenity of the adjoining neighbours;
- The developer has failed to engage with the community.

7.2 A petition of 342 signatures has been submitted objecting to this application. The number of signatures attached to the petition exceeds the 50 signatures required to speak at the planning committee and therefore the lead petitioner has the right to speak at committee.

7.3 Ward Councillors were notified and object on the following grounds:

- The flats are an overdevelopment, the scale of the development is far too big in size and height for the plot;
- Out of character.
- The development would lead to overlooking into residents' homes and gardens;

There is adjoining a SSSI which would be adversely affected by this proposal;

- The huge block would be visible to all as the trees that were insitu have been cut down'

- It would be detrimental for the residents and area as an extra 30 flats on this site would also cause mayhem to an already overloaded congested area

7.4 Stephen Doughty, Member of Parliament for Cardiff South and Penarth objects to this application on the following grounds:

- Inappropriateness of flats in an area characterised by single dwellings and bungalows;
- Likely problems with parking and access in an area that is already congested;
- The proposed siting of refuse areas next to existing residences;
- Overlooking neighbouring properties;
- Potential impact on a Site of Special Scientific Interest and a site protected by CADW immediately to the rear;
- Potential of subsidence and disturbance to neighbouring properties, being on a promontory of the river
- Blocking of light;
- Lack of consultation by the developer with local residents.

7.5 Vaughan Gething (Member of the Senedd for Cardiff South and Penarth) objects on the following grounds:

- The proposed development would have a detrimental impact on the surrounding area, which may result in a loss of privacy, with the proposed development directly overlooking these properties. There may also be an issue with loss of sunlight for those properties in close proximity.
- The scale and size of the development will have an impact on nearby residents with a possibility of all their gardens being overlooked and overshadowed by the development, including reduced light levels.
- Residents have concerns that the scale and design of the proposed development is out of keeping with the existing residential character of the area.
- must draw attention to the traffic issues already being experienced in Newport Road. Increased vehicle traffic associated with the development may also contribute to further congestion. Further, there is already a significant problem regarding traffic flow in the Rumney Hill area, with Newport Road already being used as the main artery road for Rumney and Llanrumney
- Residents currently experience substantial issues relating to parking and the proposed development and construction of additional 30 flats would further exacerbate the problems experienced in the area.

8. ANALYSIS

8.1 The key material considerations to be assessed are:

- a. Proposed land use
- b. Design and impact upon the character of the area
- c. Impact on residential amenity

- d. Impact upon future occupiers
- e. Impact upon highway safety/parking provision
- f. Environmental consideration
- g. Impact upon heritage asset
- h. Other

a. Proposed land use

- 8.2 The site lies within the settlement boundary as defined by the Cardiff Local Development Plan (LDP) Proposals Map and has no specific land use allocation or designation. The surrounding area is residential in nature.
- 8.3 The residential element of the application has been assessed against LDP Policy H6 (Change of Use or Redevelopment to Residential Use). Policy H6 provides a framework for the assessment of applications for the redevelopment of previously developed land for residential purposes within settlement boundaries where: *(i) There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement; (ii) The resulting residential accommodation and amenity will be satisfactory; (iii) There will be no unacceptable impact on the operating conditions of existing businesses; (iv) Necessary community and transportation facilities are accessible or can be readily provided or improved; and (v) It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.*
- 8.4 Given the context and setting of the surrounding area and that the social club is a replacement of the existing use, the proposal raises no land use policy concerns, subject to consideration of the wider elements of the scheme particularly in relation to criteria (ii) above regarding compatibility of neighbouring uses.

b. Design and impact upon the character of the area

- 8.5 Policy 2 (Placemaking) of the 'Future Wales-the national Plan 2040' seeks development to positively contribute towards sustainable places that support active and healthy lifestyles by incorporating a mixture of uses, variety of housing, walkable scale, density (should aim for a density of 50 dwellings per hectare in urban areas), street network, plot based development and Green Infrastructure. Planning Policy Wales and TAN 12 (design) seeks new development to create a sense of place and should respect the character of the surrounding area.
- 8.6 Cardiff Local Development Plan (LDP) Policy KP5 (Good Quality and Sustainable Design) contains criteria for assessment of new development proposals to ensure that high quality, sustainable designs occur which positively contribute to the creation of distinctive communities, places, and spaces. It also seeks to ensure that new development responds *'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'*.

- 8.7 Whilst officers note that the design has improved since the initial submission, it is clear that the overarching aim of the amendments have been to accommodate the club house and to maximise residential unit numbers rather than focus on good design. The form of development fails to positively respond to its context by introducing a three storey development within a primarily two storey area. The three blocks are sited to accommodate the residential units rather than reflect the character of the area, which results in conflict with existing trees and pushes amenity space in areas that are not suitable for such uses.
- 8.8 The use of materials and colour palette are, on balance, acceptable. Chapters 2 and 3 of the Council's 'Infill sites' SPG requires new development to respond to local character and context and to ensure that a proposal would add value to an area. This proposal has failed to consider these key considerations and results in a proposal that is unacceptable in terms of siting, scale and mass that fails to adequately respond to the site area. Consequently, this results in a poor design that fails to achieve national and local expectations of good design (forming the reasoning for refusal reason 1).
- 8.9 Whilst residents raise concern that the proposal is flats rather than houses, it is considered that flats can be accommodated on the site and would add to the housing mix without adversely affecting the character of the surrounding area.

c. Impact upon neighbouring properties

- 8.10 Considerable concern has been raised by residents in relation to the potential impact on their amenity. Planning Policy Wales and TAN 12 expect new developments to have regard to existing properties. These considerations are also highlighted in LDP policy K5 (x) with further detailed guidance in the approved 'Infill Sites' SPG. To ensure new development does not result in an unacceptable impact on occupiers living conditions, separation distances and the orientation of buildings for privacy and overbearing/unneighbourly development has been considered.
- 8.11 Castle Crescent bounds the southern boundary of the application site and the dwellings sit on a significantly lower ground level. Concern has been raised by these residents that their privacy and amenity would be affected by this proposal. No's 2-10 Castle Crescent benefit from rear gardens that are approximately 13 metres in depth and having screening along their rear boundaries from the development site by tall leylandii. The proposed 3 storey block 1 would be sited approximately 10.98 metres from this common boundary, with the first and second floor balconies sited approximately 9.10 metres away. Whilst it is acknowledged that block 1 would be sited in accordance with the council's privacy distance, the proposed balconies are below the suggest privacy distance outlined in the council's 'Infill Sites' SPG. However, given the difference in levels and the screening along the rear boundaries, it is considered sufficient to ensure the privacy of the dwellings along Castle Crescent is not unreasonably affected by the proposal.

- 8.12 No's 14 and 16 Castle Crescent, lie at an angle to the application site. No. 14's rear garden extends to the side of the house and runs parallel to the shared boundary. The garden is also tiered downwards in terms of the topography. The three storey of block 2 would be sited approximately 6 metres away from No. 14's rear/side garden. Whilst the vegetation along the common boundary would obscure overlooking from the ground and first floor levels of block 2, it is considered that the habitable room windows on the second floor of block 2 would overlook No. 14's rear/side garden, leading to a loss of privacy to the occupiers of No. 14's living conditions. As such, this forms the reasoning to refusal reason number 6.
- 8.13 Concern has also been raised by the residents of Castle Rise, in terms of loss of privacy and an overbearing development. The most affected property is number 1, which is elevated above the site and forms the northern common boundary of the application site. 1 Castle Rise benefits from a side and rear garden that makes good use of the arc of the sun. Drawing 19 Rev D 'block 2 relationship with 1 Castle Rise' indicates that the second floor would be in line with 1 Castle Rise's ground level at a separation of 3.86 metres. The floor plans indicate that habitable room windows would overlook this property. It is noted that these windows could be conditioned to be obscurely glazed and the proposed balconies could also be conditioned to ensure 1.8 metre high privacy screens to protect the privacy of this property. Notwithstanding even with such conditions, given the close proximity to the neighbouring property it is considered that the proposal would appear intrusive upon the side garden and would undermine the amenity of this property in terms of perceived overlooking and an unneighbourly form of development. This forms the reasoning for refusal number 7.
- 8.14 Officers note that the proposed plans introduce a decked area along the southern common boundary that would form part of the amenity space for the flats (the amended plans have relocated the proposed bins and cycle provision away from this area). This also introduces the principal access to the flats along this boundary. The proposed decking would be alien to the properties along Castle Crescent and would result in noise and general activity that would be elevated above their gardens. This would undermine the amenity that these properties could reasonably expect, forming the reasoning for refusal reason number 6.

d. Impact upon future occupiers

- 8.15 The residential element of the proposal would accommodate a mixture of 1 and 2 bedroom flats. The minimum internal space for the flats would be of 36m², which accords with the council's minimum standard. The proposed balconies would have an area of approximately 3m², which is below the minimum standard of 5m² for a meaningful balcony to fulfil amenity requirements, as outlined within the council's approved 'Infill sites' SPG. Concern is raised in relation to flat 1-1-2 in block 1 which has its outlook onto a wooden fence sited 1.45 metre away (easterly direction) and its main access/outlook the embankment and mature trees, sited 5 metres away (north facing). This combined with the proposed balcony structure above the

principal window/door would represent an oppressive feel that would be compounded by the size of the flat and fails to achieve good design. In addition, flat 1-1-4 of block 1 has a window serving the living room that would be next to a car parking that would not be under the control of the flat owner. It is considered that this relationship would undermine the amenity that this occupier could reasonably expect by the loss of privacy and noise. These concerns forms the reasoning for refusal number 2.

- 8.16 It is noted that the amenity space for the development is sited to the rear of block 2. This amenity space would be overlooked by the property known as number 1 Castle Rise. However, given the proposed overlooking from the flats themselves, it is considered that this is not grounds for refusing the proposal.
- 8.17 Drawing number 5 Rev E- 'club and flats ground floor' indicates that the access to the flats would be under the existing tree canopy with no proposed lighting. Such a route tucked under the existing trees is not considered to be a safe, secure, and inviting environment. This would also fail to promote active travel and during the autumn and winter months with leaves falling, could become problematic to navigate. This forms reasons of refusal 3.

e. Impact upon highway safety/parking provision

- 8.18 Officers note the objections raised regarding the proposed level of off-street car parking, which the objectors suggest will create additional pressures on local parking. Policy T5 of the adopted LDP requires development to accord with the council parking standards, as outlined in the approved SPG. Paragraph 6.1 of the approved 'Managing Transportation Impacts' SPG states that *'the availability of parking spaces and their location can influence travel choices. Excessive provision can serve to stimulate demand for car travel and perpetuate reliance on the car. The application of parking standards to new developments is therefore an important tool in managing demand for travel by car and encouraging a shift to sustainable transport modes'*. The aforementioned SPG uses maximum parking standards (as required by Planning Policy Wales), and there is no minimum amount of car parking that has to be provided. The proposed level of off-street parking would therefore accord with the council's approved parking standards. The Council's Highways Officer raises no objections to this proposal on highways safety grounds. The submitted plan reference 18 Rev D, indicates that larger vehicles can safety turn within the site. It is considered that the proposal accords with highway policy and guidance.

f. Impact upon environmental consideration.

- 8.19 National policy and Planning Policy Wales places great emphasis on enhancing bio-diversity features and these principles are supported in LDP policies KP15, KP16, EN6, EN7 and EN8. Significant concern has been expressed by the council's Tree and Ecologist officers that insufficient evidence has been submitted to demonstrate that there will be no harm to the protected tree or to protected species (see paragraphs 5.1 and 5.2). The

proposed landscaping plan reference 20123.101 Rev A conflicts with the 'Design brochure' submitted by the agent on 15/1/2021 and plans.

- 8.20 In addition NRW have raised concerns upon the impact of the designated SSSI. It is clear from NRW's comments that the SSSI is sensitive to change and that this proposal has failed to demonstrate that the proposal would not have a detrimental effect upon the SSSI (see paragraph 6.2). Whilst the parking has been removed from the SSSI, the principal amenity space is still located within this area and as such the concerns raised by NRW apply. The surface water drainage may require access within the 10 metre easement area and may or may not require a discharge pipe to be located over the face to allow surface water into the Rhymney River. Given the lack of surface water strategy or how the proposed rear amenity space would function it is not clear what the full impact would be on the SSSI. This forms the reasoning for refusal numbers 4 and 5.

g. Impact upon heritage assets

- 8.21 The building to be demolished is neither Listed nor sited within a conservation area and can be removed under permitted developments rights regardless of the outcome of this application.
- 8.22 To the north of the site is the former Rumney Castle, which is recorded within the Historic Environment records. The advice from the Council's Archaeological advisors (GGAT) is that there is highly likely to be remains of the castle within the application site. Planning Policy Wales (paragraph 6.1.26) and Sections 4.7 and 4.8 are clear that a desk based assessment should be submitted to inform the impact of the development upon the remains and where insufficient information has been submitted are grounds for refusal. No assessment has been made and therefore the impact upon the Rumney Castle is unknown and forms part of grounds of refusal 7.

9. SECTION 106 REQUIREMENTS AND VIABILITY

- 9.1 Requests have been received from Affordable housing and Parks and these are outlined below:
- Affordable housing: £483,140 in lieu of 2 x 1 bedroom flats and 4 x 2 bedroom flats, which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG)(2017).
 - Public open space: £72,525 in lieu of on-site public open space in accordance with Policy C5.
- 9.2 The requests are considered to accord with national policy advice outlined in W/O circular 13/97 and the legal test set within regulation 122 of The Community Infrastructure Levy Regulations 2010. The requests also accord with LDP policies KP7.
- 9.3 The agent has confirmed in their email of the 31/3/2021 that their client is in

agreement with the suggested S106 requirements and is noted.

10. **CONCLUSION**

- 10.1 For the reasons outlined above the proposal fails to achieve good design that would enhance the character or biodiversity of the area and fails to protect the privacy and amenity of existing residential properties.

11. **RECOMMENDATION**

- 11.1 The application is recommended for refusal for the reasons outlined above.

12. **LEGAL CONSIDERATIONS**

12.1 **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 given due consideration in the determination of this application.

12.2 **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. Having due regard to advancing equality involves:

Removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

This duty has been given due consideration in the determination of this application.

12.3 **Planning (Wales) Act 2015 (Welsh language)**

Section 31 of the Act clarifies that impacts on the Welsh Language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application.

This duty has been given due consideration in the assessment of this application.

12.4 **Wellbeing of Future Generations (Wales) Act 2015**

In reaching this recommendation officers have taken into account the requirements of Sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. This recommendation is in accordance with the Act's

sustainable development principle through its contribution towards one or more of the Welsh Minister's well-being objectives as required by section 8 of the WBFG Act.

12.5 Biodiversity and Resilience of Ecosystems Duty

Section 6 of the Environment (Wales) Act 2016 requires that the LPA must seek to maintain and enhance biodiversity in the exercise of its functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions. In complying with this duty, the LPA will have to take account of the resilience of ecosystems, in particular the diversity between and within ecosystems; the connections between and within ecosystems; the scale of ecosystems; the condition of ecosystems and the adaptability of ecosystems.

This duty has been given due consideration in the assessment of this application.

12.6 Environmental Impact Assessment) (Wales) Regulations 2016

As required by Part 2 (screening) and schedule 2 & 3 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2019 that the proposal would not have a significant impact upon the environment to require an environmental statement.

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 assessment of this application.



Proposed Block Plans

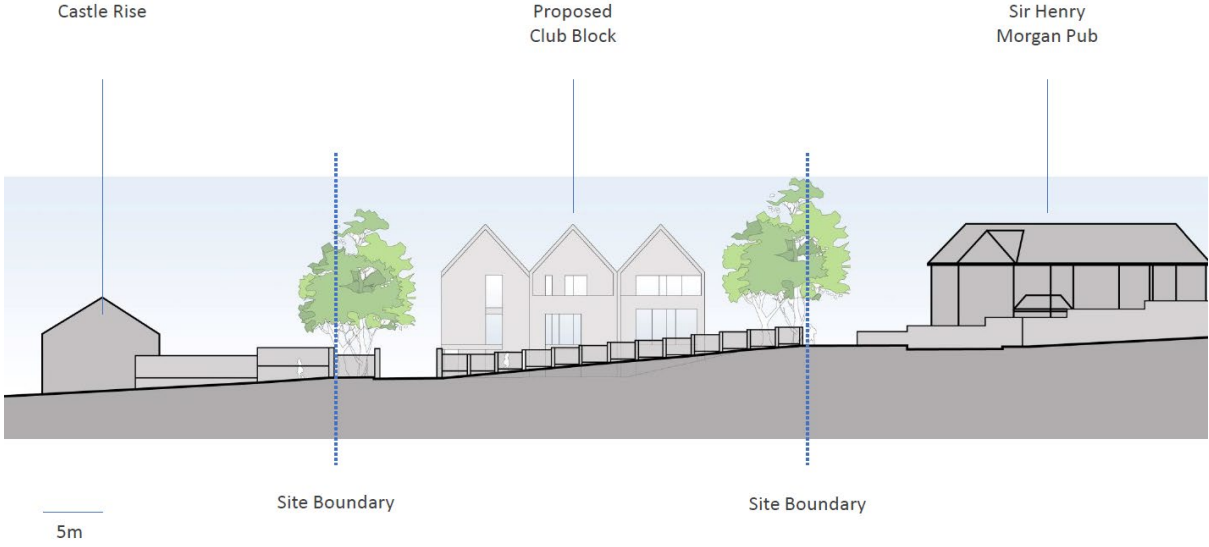


Proposed Roof Plans





Street Scene
Sketch Elevations in context



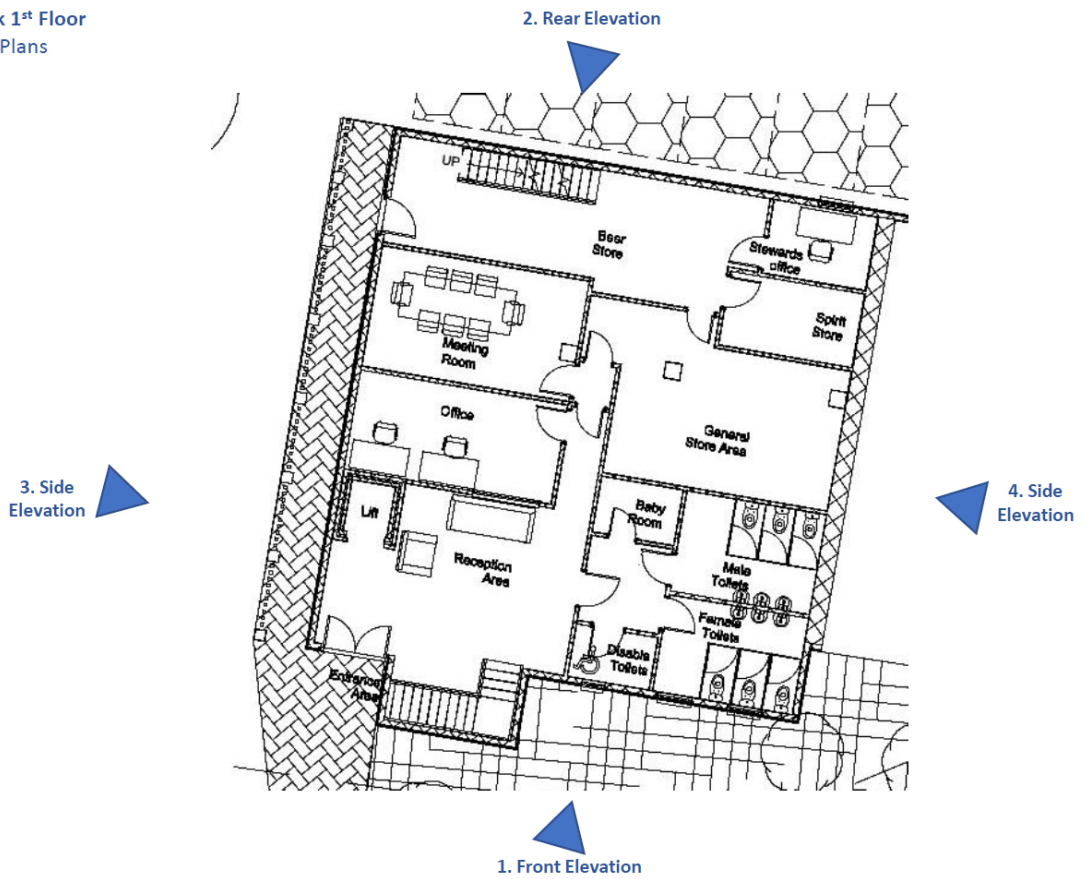
East Elevation
(from New port Road)

Club Block
Perspective sketches



Front Left Perspective

Club Block 1st Floor
Proposed Plans



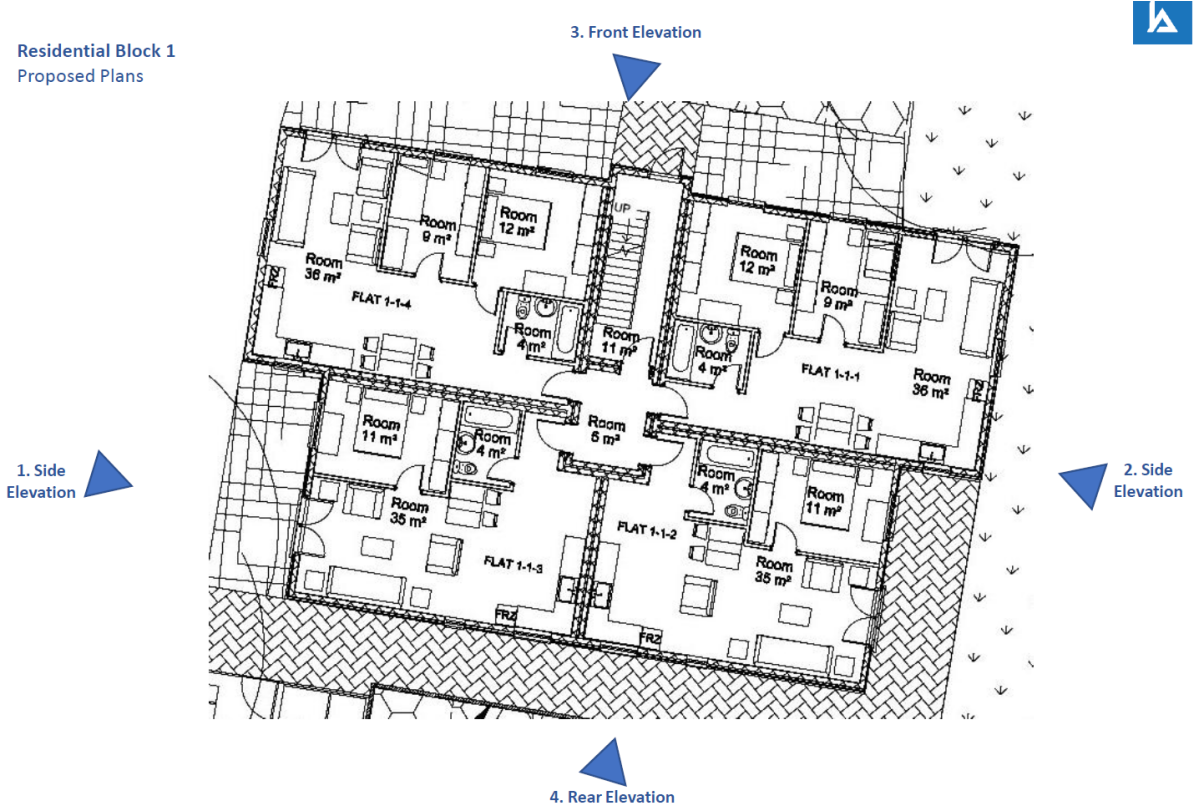
1. Front Elevation

Residential Block 1
Perspective sketches



Front Right Perspective

Residential Block 1
Proposed Plans



1. Side Elevation

3. Front Elevation

2. Side Elevation

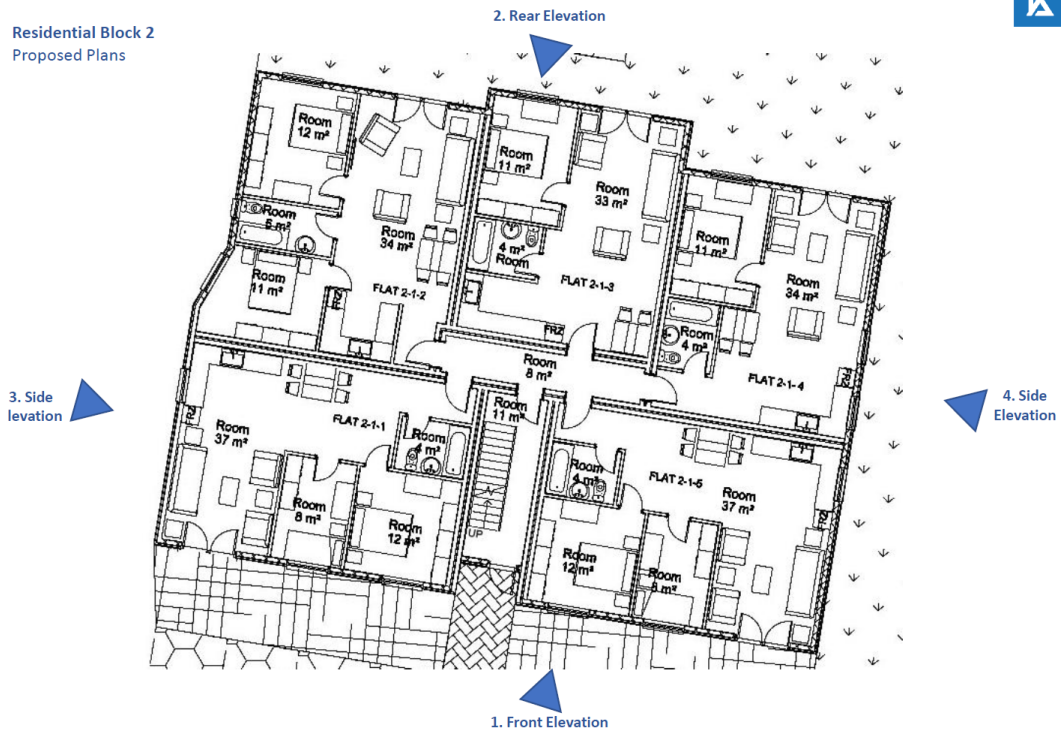
4. Rear Elevation

Residential Block 2
Perspective sketches



Front Right Perspective

Residential Block 2
Proposed Plans



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PETITION AND LOCAL MEMBER/MP CONCERNS

COMMITTEE DATE: 21/04/2021

APPLICATION No. **21/00337/MNR**

DATE RECEIVED: 10/02/2021

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Thornedge Properties Ltd.

LOCATION: 53 Wellfield Road, Roath, Cardiff, CF24 3PA

PROPOSAL: CHANGE OF USE OF GROUND FLOOR TO PROVIDE MIXED
CLASS A1 (RETAIL) AND A3
(CAFE/RESTAURANT/COFFEESHOP) USE

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

- 1 C01 – Statutory Time Limit
- 2 The premises shall only be used as a mixed class A1/A3 purpose as specified on drawing numbered 02, and the class A3 part shall only be used as a restaurant, café or coffee shop and for no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).
Reason: The use of the entire premises for class A3 use could affect the Primary Shopping Frontage of the District Centre, and use of the premises for other purposes within Class A3 could detract from the amenities of nearby occupiers.
- 3 Members of the public shall only be admitted to or allowed to remain on the class A3 part of the premises between the hours of 08:00 and 22:00 on any day.
Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.
- 4 Members of the public shall only be permitted to use the outdoor area to the rear of the premises for class A3 purposes between the hours of 09:30 and 21:00 on any day.
Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.

- 5 The arrival, departure, loading or unloading of HGV delivery vehicles to the rear of the site shall only occur between the hours of 08:00 and 20:00.
Reason: To ensure that the amenities of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.
- 6 A scheme of sound insulation works to the floor/ceiling structure between the class A3 part of the premises and any first floor residential accommodation shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.
- 7 If at any time the use of the premises requires the installation of any external extraction equipment associated with the permitted use, details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to installation of the extraction equipment.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy EN13 of the Local Development Plan.

RECOMMENDATION 2: The applicant is advised that a commercial contract is required for the collection and disposal of all commercial wastes under section 34 of the Environmental Protection Act 1990. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste are advised to contact the Commercial Services dept. (tel: 029 2071 7500).

RECOMMENDATION 3: The granting of planning permission does not remove the need to comply with the statutory nuisance provisions of the Environmental Protection Act 1990. The rating level of the noise emitted from fixed plant and equipment on the site shall achieve a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

RECOMMENDATION 4: The applicant is advised that a suitable grease trap should be provided to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to change the use of a ground floor commercial unit within a two storey terraced building from retail use (class A1) to a mixed class A1/A3 (retail/food & drink) use.

- 1.2 Pedestrian access would be via the existing entrance from Wellfield Road. Internally the premises would accommodate approximately 72 square metres of class A1 floor space at the front and 48 square metres of class A3 floor space at the rear. External seating would be accommodated at the rear. The application form indicates opening hours of 08:00 – 22:00.

2. **DESCRIPTION OF SITE**

- 2.1 The premises currently accommodates a shop. Internally the premises has a floor area of 120 square metres. The site is located within the Albany Road/Wellfield Road district centre, it lies within a group of commercial units along the north west side of Wellfield Road adjoined by a retail shop at no. 51 and a restaurant/bar at no. 55. The upper floor is in use as storage.

3. **SITE HISTORY**

- 3.1 90/00531/W – planning permission granted for alterations and extension to the rear.

3.2 **Related History:**

20/02238/MNR – planning permission granted for variation of condition 1 and removal of conditions 2 & 4 of 08/00598/C to alter opening hours and use at no. 43 Wellfield Road.

20/01524/MNR – planning permission granted for change of use from A1 retail use to A1/A3 mixed use at no. 21 Wellfield Road.

20/00693/MNR – planning permission granted for variation of condition 2 and removal of condition 4 of 93/00066/W to extend the opening hours and formalise the class A3 use at no. 3 Wellfield, Road.

19/01845/MNR – planning permission granted for change of use to provide mixed class A1/A3 use at no. 22 Wellfield Road.

19/00290/MNR – planning permission granted for variation of condition 2 of 16/00449/MNR to allow A3 use at no. 41 Wellfield Road.

18/00816/MNR – planning permission granted for change of use from class A1 use (retail) to class A3 use (cafe) at no. 15 Wellfield Road.

18/02739/MNR – planning permission granted for change of use from vacant class A1 (retail) to class A3 (restaurant/café) at no. 26 Wellfield Road.

17/02841/MNR – planning permission granted for change of use from A1 to A3 cafe with hot food and the garden area to be used for outdoor seating as part of the café at no. 36 Wellfield Road.

16/00378/MJR – variation of conditions 2 and 4 of 14/01953/DCI to extend the times so that no member of the public shall be admitted to or allowed to

remain in the rear outdoor seating area between the hours of 21:00 and 09:30 on any day and that the front balcony area can be used as a seating area between the hours of 09:30 and 21:30, at No. 55 Wellfield Road.

4. **POLICY FRAMEWORK**

4.1 Relevant National Planning Guidance:

Planning Policy Wales (Edition 11, 2021)
Future Wales - the National Plan 2040

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

Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
Policy R4 (District Centres)
Policy R8 (Food and Drink Uses)
Policy T5 (Managing Transport Impacts)
Policy W2 (Provision for Waste Management Facilities in Development)

4.3 Relevant Supplementary Planning Guidance

Food, Drink and Leisure Uses (2017)
Managing Transportation Impacts (Incorporating Parking Standards) 2018
Waste Collection and Storage Facilities (2016)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Neighbourhood Services – request conditions: to control opening hours and delivery hours; to restrict the A3 use principally be to a restaurant, café or coffee shop only; to require a scheme of sound insulation between the proposed A3 use and first floor flat to be agreed; to require details of future kitchen extraction equipment to be agreed; to control noise of fixed plant equipment.

5.2 Transportation – no comments received.

5.3 Waste Management – A part change of use to A3 may lead to an increase in the volume of waste produced. No reference is made to the storage of waste and recycling. All A3 units are required to provide litter bins at the front of the unit in order to prevent littering on the adopted highway. The tenant will be required to provide, service and empty a litter bin to be placed at the front of the unit during opening hours and removed from the highway during closing hours. Please advise the agent/applicant that a commercial contract is required for the collection and disposal of all commercial waste.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 South Wales Police – no comments received.

7. **REPRESENTATIONS**

7.1 The application was publicised by letter and site notices. A petition of objection was received, signed by 62 residents, all of which could reasonably be affected by the matter. Full details are viewable online.

7.2 An objection was received from the occupiers of no. 32 Bangor Street. Full details are viewable online, their comments are summarised as follows:

- a) *Noise from the proposed rear garden, added to the noise from the existing beer gardens;*
- b) *Noise from kitchen fans;*
- c) *Noise from deliveries and rubbish collection from Bangor Street;*
- d) *Parking impact upon Bangor Street;*
- e) *Inadequate toilet facilities.*

7.3 Local Members – Councillors Dan De’Ath, Mary McGarry, Sue Lent have concerns, as follows:

We have been contacted by a number of Bangor Street residents who are concerned about the application made by Boutique 53 on Wellfield Road to turn the unit into a café/restaurant and we are making a representation on their behalf. Bangor Street is directly behind Wellfield Road and a number of residents feel that there is now an excessive amount of cafés and bars on the street which is negatively impacting on their quality of life due to a number of factors including noise pollution, early morning deliveries, commercial waste and litter problems and so forth. If this application was successful it would only compound these problems. They feel that there are plenty of cafes and restaurants on Wellfield Road and that more aren’t needed.

7.4 Jo Stevens MP has concerns, as follows:

I have been contacted by a constituent who lives in close proximity to 53 Wellfield Road who has asked me to reflect her concerns about the above change of use application. These are as follows:

- 1) *Noise from the proposed rear garden (added to what my constituent describes as the intolerable noise from existing beer gardens on Wellfield Road).*
- 2) *Noise from industrial kitchen fans (added to what my constituent describes as already intolerable noise that can be heard even when residents windows are shut).*
- 3) *Noise and inconvenience from deliveries and collection of waste from Wellfield Road heard in Bangor Street:*
- 4) *Multiple contractors are used so multiple lorries drive through Bangor Street, often at very antisocial times of the morning. The collection of noisy bottles is not uncommon in the early hours.*
- 5) *Additional pressure on parking. Customers use residents’ parking on Bangor Street when they use the restaurants on Wellfield Road often making it impossible to park.*

6) *Inadequate toilet facilities. Particularly during the pandemic, residents have reported bar customers allegedly using lanes to the rear of Wellfield Road as a public toilet.*

Whilst Wellfield Road is a vibrant area with shops, cafes and restaurants, it does back on to a quiet residential setting. Residents along this road (Bangor Street) have already had issues with noise, especially from industrial fans situated along the rear of Wellfield Road) and disturbance from being in such close proximity to these establishments.

7.5 An occupier of no. 45 Bangor Street supports the application, summarised as follows:

The proposal would enhance the vibrancy of the area and bring a high class of dining.

8. **ANALYSIS**

8.1 Land Use Policy

Policy R4 aims to promote and protect the shopping role and character of district centres whilst supporting a mix of appropriate uses and favours retail, office, leisure and community facilities within District Centres. Given the retail unit already benefits from an A1 consent, the A1 element of the proposal, located to the frontage of the store raises no land use policy concerns. In relation to the A3 element of the proposal, Policy R4 identifies that proposals for uses other than Class A1 will be permitted at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages.

Policy R8 identifies that food and drink uses are most appropriately located in the city centre, the Bay and district and local centres, subject to amenity considerations, highway matters and crime and fear of crime considerations and where they do not cause unacceptable harm to the shopping role and character of designated centres. Paragraph 5.296 recognises that food and drink uses are complementary, in principle to the main shopping role of District Centres as long as they do not adversely affect the living environment of nearby residents, or with other non-shopping uses reach such a level that they undermine the shopping character of the area.

Assessed against the above policy framework, the change of use would not result in a continuous stretch of 3 non-shopping uses or more within a frontage and would not therefore negatively impact the frontage, or add to a continuous stretch of non-shopping use. It is noted that 60% of the unit is to be retained for an A1 use which is located the front of the store. The application therefore raises no land use policy concerns

8.2 Residential Amenity

Policy R8 of the LDP identifies that A3 (food and drink) uses are most appropriately located in the City Centre, the Bay and District and Local Centres, and the Food, Drink and Leisure Uses SPG identifies that A3 (food and drink) uses are most appropriately located in the City Centre Principal Shopping Area, District and Local Centres and the City Centre Principal Business Area. It is noted that there is residential accommodation at first floor level of buildings within the vicinity, however the site is located within a commercial centre and residents in such a mixed use area cannot expect the same standards of amenity as those living in a wholly residential area.

Conditions are considered necessary: (2) to prevent any future changes of use of the class A3 part within the A3 use class to a more harmful use such as a public house; (5) to restrict HGV delivery times at the rear of the premises to 08:00 – 20:00; (6) to require sound insulation measures to the structure separating the class A3 part of the premises with any first floor residential accommodation to be submitted and agreed; and (7) to require details of any future external kitchen extraction system to be submitted and agreed

With regard to opening hours paragraph 5.26 of the Food, Drink & Leisure Uses SPG recommends that hours of openings in district centres are normally restricted to 11.30pm, accordingly the proposed opening hours are considered reasonable. Condition 3 would restrict the opening hours of the class A3 part to the hours proposed (08:00 – 22:00).

It is noted that an external seating area is proposed at the rear of the premises and use of this area during the same late evening hours as the interior of the premises could have an unreasonable amenity impact. Paragraph 5.26 of the Food, Drink & Leisure Uses SPG states that '*any external seating area should also be restricted to no later than 9.00pm in the interests of residential amenity*'. Accordingly, it is considered that use of the rear external seating area between the hours of 09:30 and 21:00 would not have any unreasonable amenity impact, this would be consistent with permissions granted within the Albany Road/Wellfield Road district centre at nos. 3, 36, 41, 43 and 55 Wellfield Road. Condition 4 is considered necessary to restrict the hours of use of the external area to 09:30 – 21:00.

The condition recommended from Neighbourhood Services to control the noise of fixed plant equipment is not considered reasonable as the application does not propose external plant equipment. Any external fixed plant equipment would require planning permission in its own right therefore would be dealt with as and when an application is submitted.

Having regard to the above it is not considered that the proposal would have any unreasonable amenity impact.

8.3 Crime & Disorder

Paragraph 3.11 of Planning Policy Wales states that '*Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard should be given in the preparation of development plans and taking planning decisions.*' The Food, Drink and Leisure Uses SPG identifies District Centres as an appropriate location for food and drink (A3) uses, subject to detailed considerations. The SPG states that consideration should be given to whether a proposal, in conjunction with existing and approved similar uses, would create a concentration of such uses, or give rise to (or exacerbate) problems of public safety and security. South Wales Police were consulted, no comments were received.

Condition 3 would restrict the opening hours use of the class A3 use to 08:00 – 22:00 and condition 2 would prevent any future changes of use of the class A3 part within the A3 use class to more harmful uses such as a public house. Having regard to the above it is not considered that the proposal would have any unreasonable crime/disorder impact.

8.4 Transportation

The Managing Transportation Impacts (Incorporating Parking Standards) SPG identifies a minimum requirement of no car parking spaces and cycle parking for staff at a ratio of 2 per 100 square metres for class A1 and A3 uses. The proposed use is therefore considered to be car parking policy compliant. Having regard that the proposed class A3 use would be of small scale in relation to the existing class A1 use, and that on-street cycle parking is available at Wellfield Road, it is not considered reasonable for cycle parking to be provided within the premises in this instance.

8.5 Access

The entrance is level with the street, it is therefore considered that the proposal is inclusive in terms of access equality.

8.6 Other Matters

The request from Waste Management for a litter bin to be placed outside the unit is not considered reasonable having regard that the revised proposed use is not primarily for hot food takeaway use and that there are existing litter bins within Wellfield Road.

8.7 Representations

The representations received from neighbouring residents, local ward members and Jo Stevens MP are noted. Specific issues are addressed as follows:

a) Noise from rear garden: It is considered that the proposal would not result

in unacceptable noise consequences as detailed within the above amenity analysis. Condition 4 would restrict the hours of use of the external area to 09:30 – 21:00. There are also statutory powers to control noise under the Control of Pollution Act 1990.

- b) Noise from kitchen fans: It is considered that the proposal would not result in unacceptable noise consequences as detailed within the above amenity analysis. Condition 7 would require details of any kitchen extraction system to be submitted and agreed prior to installation as requested by Neighbourhood Services. There are also statutory powers to control noise under the Control of Pollution Act 1990.
- c) Noise from deliveries/rubbish collection: It is considered that the proposal would not result in unacceptable noise consequences as detailed within the above analysis. Condition 5 would restrict HGV delivery times at the rear of the premises to 08:00 – 20:00.
- d) Parking: The proposed use is compliant with the Council's adopted Managing Transportation Impacts (Incorporating Parking Standards) SPG with no off street parking provision as detailed within the transportation analysis.
- e) Inadequate toilet facilities: Not a material planning matter. Provision of toilet facilities would be required to comply with the Building Regulations.
- f) Concentration of restaurant and café uses: The proposed use is considered policy compliant as detailed within the land use policy analysis.

The representation received in support is noted.

8.8 Other Legal Considerations

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

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

Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there

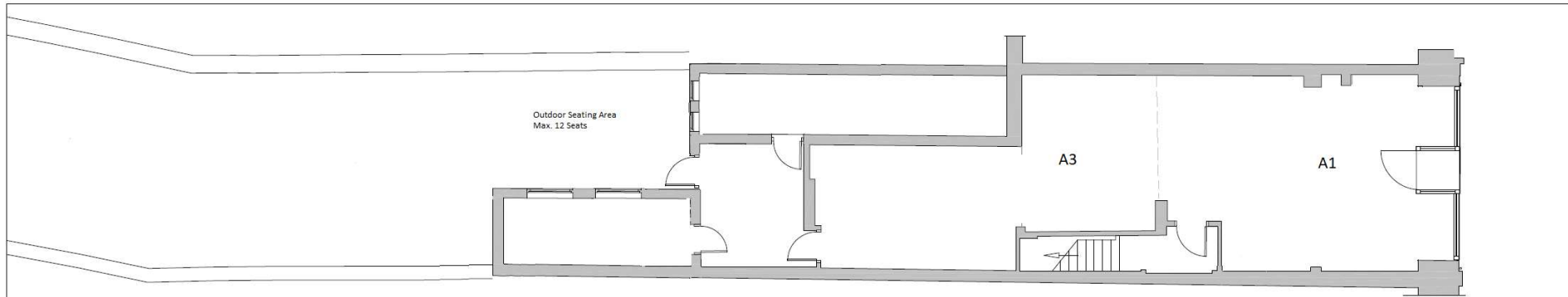
would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

8.9 Conclusion

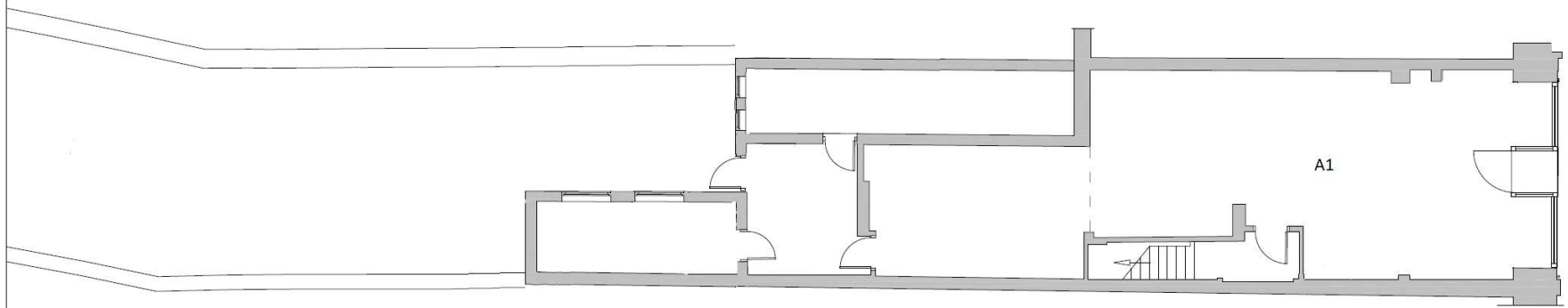
It is concluded that the application is acceptable in accordance with the planning policies listed, and is recommended that planning permission be granted, subject to conditions.

53 Wellfield Road, Cardiff
Site Location Plan (1:1,250@A4)
Dwg. No: 210210-01

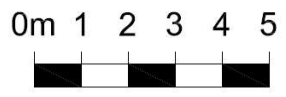




Proposed Ground Floor



Existing Ground Floor



Project Title: 53 Wellfield Road, Cardiff

Drawing Title: 02 Existing & Proposed Floor Plans

Date: 09/02/2021

Scale: 1:100@A3

Boyer

liverpool | cardiff | colchester | london | midlands | walsingham

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COMMITTEE DATE: 21/04/2021

APPLICATION No. **20/02068/MJR** APPLICATION DATE: 13/10/2020

ED: **LLANISHEN**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff Council Housing

LOCATION: IORWERTH JONES HOME FOR THE ELDERLY,
TRENCHARD DRIVE, LLANISHEN, CARDIFF, CF14 5LJ

PROPOSAL: PROPOSED DEVELOPMENT OF 20 COUNCIL HOMES,
SUSTAINABLE DRAINAGE PROPOSALS, LANDSCAPE
PLANTING INCLUDING AN ECOTONE, AND
ASSOCIATED WORKS (AMENDED PLANS)

RECOMMENDATION 1: That planning permission be **GRANTED** subject to the applicant entering a **SECTION 106** Unilateral Undertaking as described in Section 9 of this report and the following conditions:

1. C01 Statutory Time Limit
2. This approval is in respect of the following drawings and documents:

Location Plan	3822-PEN-ZZ-ZZ-DR-A-1000-S4-P2
Proposed Site Layout	3822-PEN-ZZ-ZZ-DR-A-1101-S4-P18
Street Elevations	3822-PEN-ZZ-ZZ-DR-A-1700-S4-P4
House Floor Plans & Elevations - Type A	3822-PEN-ZZ-ZZ-DR-A-2000-S4-P6
House Floor Plans & Elevations - Type A2	3822-PEN-ZZ-ZZ-DR-A-2100-S4-P6
House Floor Plans & Elevations - Type B	3822-PEN-ZZ-ZZ-DR-A-2200-S4-P6
House Floor Plans & Elevations - Type C	3822-PEN-ZZ-ZZ-DR-A-2300-S4-P6
House Floor Plans & Elevations - Type C2	3822-PEN-ZZ-ZZ-DR-A-2400-S4-P6
House Floor Plans & Elevations - Type D	3822-PEN-ZZ-ZZ-DR-A-2500-S4-P6
House Floor Plans & Elevations - Type D2	3822-PEN-ZZ-ZZ-DR-A-2600-S4-P7
House Floor Plans & Elevations - Type E	3822-PEN-ZZ-ZZ-DR-A-2700-S4-P6
House Floor Plans & Elevations - Type F	3822-PEN-ZZ-ZZ-DR-A-2800-S4-P7
Boundary Details	3822-PEN-ZZ-ZZ-DR-A-1500-S4-P2
Schedule of Accommodation	3822-PEN-ZZ-ZZ-SA-A-8000-S4-P1
Design and Access Statement	
Pre-Application Consultation Report	
Landscape drawing	
Preliminary Ecological Appraisal Report	
Preliminary Ecological Appraisal Update	
Bat Report	
Geotechnical & Geo-environmental Site Investigation Report	
Gas Monitoring letter	
Pre – Development BS5837 Tree Survey	
Tree Removal and Protection Plan	
Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Retention and Protection Plan	
Topographical Survey	
Noise Assessment Report	
Flood Consequence Assessment	

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

3. No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment (LDP Policy EN11).

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

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

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

5. The remediation scheme approved by condition 4 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

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

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

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

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

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

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

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

accordance with policy EN13 of the Cardiff Local Development Plan.

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

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

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

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

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

10. No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during

construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.

- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures, incident response plan and wheel washing facilities.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details. The CEMP shall be implemented as approved during the site preparation and construction phases of the development.
- Wheel Washing details.
- Delivery vehicle routing.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction (LDP Policy EN 13 and T6).

11. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837 and that are based on the finalised design:

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

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

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

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

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

12. Any pruning necessary to implement the planning permission shall be undertaken in accordance with British Standard 3998: 2010 'Tree Work' or any Standard that replaces it.

Reason: The trees are of value in the local environment and should be protected and maintained in good condition (LDP Policy EN8).

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

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

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value

of the area, and to monitor compliance (LDP Policy EN8).

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

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 13.

Reason : In the interests of the visual amenities of the area (LDP Policy EN8).

15. Prior to above-ground development commencing details showing the provision of cycle parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

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

16. Prior to development commencing a Car Parking Strategy and Management Plan shall be submitted to and approved in writing by the Local Planning Authority, to include details of residential car parking allocation, and how this will be controlled and communicated to residents. The approved details shall remain in place following beneficial occupation.

Reason: To ensure the proposed car parking does not result in operational concerns and accords with policies (LDP policy T5).

17. Prior to development commencing details of the proposed highway and pedestrian works shall be submitted to and approved in writing by the Local Planning Authority, to include details of the two new crossovers with Trenchard Drive, the proposed footways (including the new northern path and its connection with Crystal Glen), parking restrictions on Crystal Glen, footway resurfacing, stopping up/reinstating former crossovers, and improvements to the Crystal Glen/Trenchard Drive junction.. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility (LDP Policy T1).

18. Prior to occupation an adopted highway plan shall be submitted to and approved in writing by the Local Planning Authority, illustrating areas of adopted highway to be stopped up and areas of land to be additionally dedicated as public highway.

Reason: To ensure an appropriate area of public highway is attained following development (LDP policy T5).

19. Samples of the brick to be used shall be submitted to and approved in

writing by the Local Planning Authority prior to above ground construction work commencing on any of the approved dwellings.

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

RECOMMENDATION 2 : Following approval of the details required by condition 17 the Highway Authority should be contacted in relation to the required highway agreement process

Following Local Authority approval of condition 18 a stopping up order shall be made to Welsh Government.

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

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

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

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

RECOMMENDATION 4 : The applicant is advised that section 3.25 of Planning Policy Wales states that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. In this context and with regard to the Welsh Language (Wales) Measure 2011, it is recommended

that: (1) developments adopt a Welsh name that is consistent with the local heritage and history of the area, (2) during the construction phase, on site marketing information (i.e. text on construction hoardings / flags / banners – as consented) be provided bilingually and (3) for commercial developments, shopfront / premises signage be provided in Welsh or bilingually. Where bilingual signage is provided, Welsh text must not be treated less favourably in terms of size, colour, font, prominence, position or location (it is recognised that Welsh translation does not extend to company / business names). Cardiff Council's Bilingual Cardiff team (BilingualCardiff@cardiff.gov.uk) can provide advice on unique and locally appropriate Welsh names for developments, bilingual marketing / branding and bilingual signage.

RECOMMENDATION 5 : Since January 7th 2019, all new developments of more than 1 house, or where the construction area is 100 square metres or more, require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by the Welsh Ministers.

These systems must be approved by the local authority acting in its SuDS Approving Body (SAB) role before construction work begins. The SAB will have a duty to adopt compliant systems so long as they are built and function in accordance with the approved proposals, including any SAB conditions of approval.

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. To arrange discussion regarding this please contact SAB@cardiff.gov.uk.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks consent for the construction of 20 council homes, comprising 13 two-bedroom houses, six three-bedroom houses and one four-bedroom house. Eight of the houses would be semi-detached and the remaining 12 would be in 4 short terraces. The terrace units would each have rear access. The proposal also includes sustainable drainage proposals, landscape planting, car parking, waste storage facilities and associated infrastructure
- 1.2 The elevational treatments of the proposed buildings are contemporary in nature and will consist primarily of brick, to adhere to existing vernacular. Two brick tones are proposed, comprising of a textured cream brick and a dark grey colour. The use of horizontal brick projections on the properties echoes the horizontality seen in the surrounding context, particularly that of the timber cladding.
- 1.3 Reconstituted slate pitched roofs are proposed for the houses, with gable ends fronting the Trenchard Drive to the south, to provide visual interest and correspond to the existing dwellings opposite. The four-bedroom dwelling located on the corner of Trenchard Drive and Crystal Glen is of dual aspect

design, to ensure an active frontage onto both streets. A small parapet has been added to each dwelling.

- 1.4 Where rear gardens or side gardens share a prominent boundary with the public realm, a textured cream brick wall of 2.1m will be erected as a visual continuation of the houses with a soldier course to the top. Shrubs and trees are to be planted in the dwellings front gardens and in the landscaped areas around the site.
- 1.5 Each of the terraced plots along Trenchard Drive and Crystal Glen will have a single car parking space to their frontages with the exception of plots 3 & 16. Plot 16 will have two parking spaces as it is a 6P4B dwelling. For plot 3 their own designated parking space will be located within the private drive directly adjacent their dwelling. Plots 1&2 will have also have parking spaces to the rear of their properties on this private drive. Courtyard plots 6 & 11 will have a single parking spaces located to the side of their properties whilst plots 7, 8, 9 & 10 will have 4 allocated spaces within the courtyard.
- 1.6 The footpath that runs between Fishguard Drive and the western edge of the application site would be extended to connect with Crystal Glen. The footpath to the east of Hannah Close would be incorporated into the site as garden and amenity area.
- 1.7 The four bedroom house would accommodate two bedrooms in the roof and would have a maximum height of 11m. The adjoining terraced house would be 9.5m high.

2. **DESCRIPTION OF SITE**

- 2.1 The site is located, approximately 5km north of Cardiff city centre. It is broadly rectangular in shape, measuring 0.54 hectares and is sited on the junction of Trenchard Drive with Crystal Glen. The site was formerly occupied by the redundant Iorwerth Jones Centre, a former healthcare facility.
- 2.2 The site is bounded to the north by Coed-y-Caeau woodland, which is designated locally as a Site of Importance for Nature Conservation (SINC), within which the Llanishen Brook flows. Adopted highway bounds the site to the south and east, separating it from further residential units. Wooden fencing bound the western side of the site, which separates the site from the three storey flats of Hannah Close and its parking area.
- 2.3 In the wider context, the site is located in a predominantly residential area. Much of the existing surrounding housing is of 1960s/70s construction; largely consisting of semi-detached housing, short terraces, and three-storey apartment blocks. Some of this housing stock is in the form of a typical 'Radburn' housing layout. This is identifiable by the main vehicular access to dwellings being to the rear, resulting in garages and tall boundary treatments onto roads, whilst fronts of dwellings tend to face onto narrow communal open spaces or pedestrian pathways. The dwellings to the east on the other side of Crystal Glen comprise a row of matching semi-detached dormer bungalows.

- 2.4 The finishing materials of surrounding properties comprise of light brown bricks, and a dark or white cladding, with the houses of the west comprising the same style but are slightly larger with hanging tiles with car parking and garages to the rear of the units. Nine three-storey apartment blocks within the immediate environs of the site are constructed in a render and buff-coloured brick combination, with dark grey concrete roof tiles. The T-shaped blocks are bounded by fencing or dwarf walls with railings, and are a distinct contribution to the local residential character. Each block of flats is provided with courtyard car parking.
- 2.5 In terms of non-residential uses, Coed Glas Primary school is approximately 800 metres north of the site via Crystal Glen then north on Fishguard Road before heading west on Ty-Glas Avenue. Further north beyond the primary school, approximately 1.8km from the site is the Llanishen High School.
- 2.6 A Public Rights of Way (PROW) is located to the north of the site, just beyond Llanishen Brook in the woodland connecting Crystal Glen road to Ty-Glas Avenue. This provides a link to Ty Glas Avenue past Llanishen Rugby Club. The PROW runs alongside Llanishen Brook and through the semi-natural streamside woodland, of Coed-y-Caeau which is a locally designated Site of Importance for Nature Conservation (SINC). Coed-y- Caeau forms the northern boundary of the site, and contributes to the local character which consists of a number of green corridors.
- 2.7 A tarmac path extends from the north west corner of the site along the rear boundary of properties in Trenchard Drive across a footbridge over Llanishen Brook to Fishguard Road. The footpath is straight and illuminated by street lights.
- 2.8 The trees along the northern boundary of the site are part of the much larger Coed-y-Caeau SINC.

3. **SITE HISTORY**

- 3.1 19/02853/MNR Demolition of single storey, brick-built building with tiled pitched roof to allow the development of housing Granted 02/12/19. The building has been demolished.
- 3.2 17/02827/MNR Partial change of use from mental health facility (Class C2) to office use (Class B1(A)) Granted 18/01/18

4. **POLICY FRAMEWORK**

- 4.1 The following LDP policies are considered relevant

KP1 Level of Growth
KP4 Masterplanning Approach
KP5 Good Quality and Sustainable Design
KP6 New Infrastructure

KP7 Planning Obligations
KP8 Sustainable Transport
KP12 Waste
KP13 Responding to Evidenced Social Needs
KP14 Healthy Living
KP15 Climate Change
KP16 Green Infrastructure
H3 Affordable Housing
H6 Change of Use or Redevelopment to Residential Use
EN8 Trees, Woodlands and Hedgerows
EN12 Renewable Energy and Low Carbon Technologies
EN13 Air, Noise, Light Pollution and Contaminated Land
EN14 Flood Risk
T1 Walking and Cycling
T5 Managing Transport Impacts
T6 Impact on Transport Networks and Services
C3 Community Safety / Creating Safe Environments
W2 Provision for Waste Management Facilities in Development

4.2 In addition to the above policies, the following SPGs are considered to be relevant:

- Green Infrastructure (November 2017), comprising of:
- Ecology and Biodiversity Technical Guidance Note
- Trees and Development
- Protection and Provision of Open Space in New Development
- Soils and Development
- Waste Collection & Storage Facilities (October 2016);
- Planning Obligation (January 2017);
- Residential Design Guide (January 2017); and
- Managing Transportation Impacts (Incorporating Parking Standards) (July 2018).

4.3 PPW Wales (edition 11)

5. **INTERNAL CONSULTEE RESPONSES**

5.1 Pollution Control state:

The following information has been submitted as part of the application:

Terra Firma (Wales) Ltd., December 2018; Geotechnical & Geoenvironmental Site Investigation Report: Iorwerth Jones Centre. Ref: 15050.

The above report includes a contamination assessment and an initial ground gas assessment, including site investigation works. (The completed ground gas assessment is on record having been submitted as part of the submissions for PA/20/00020/MJR: Terra Firma (Wales) Ltd, 25th February 2019; Gas Monitoring Letter Report Ref: RH/15050).

Available information indicates that the ground gas regime is identified as being negligible risk, classified as 'Characteristic Situation1' and requiring no specific ground gas protection measures.

The contamination assessment identifies contaminants of concern in relation to the proposed residential use. This would necessitate remediation works to ensure the site was suitable for the proposed use.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

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

CONDITIONS

PC14B. CONTAMINATED LAND MEASURES – REMEDIATION & 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.

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

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

PC14C. CONTAMINATED LAND MEASURES - REMEDIATION & 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.

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

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

PC14D. CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION

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

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

and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

PC15A IMPORTED SOIL

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

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

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

PC15B IMPORTED AGGREGATES

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

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

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

PC15C USE OF SITE WON MATERIALS

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

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

accordance with policy EN13 of the Cardiff Local Development Plan.

ADVISORY/INFORMATIVE

R4 CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

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

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

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

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

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

5.2 The Parks Officer states:

Landscape Design Review Comments

The landscape design review comments are mainly based upon:

- 'Tree Survey Report', July 20
- 'Tree Retention and Protection Plan', Oct 20
- 'Drainage Strategy Plan', 01 Oct 20
- 'Ecological Appraisal Report', Oct 18
- 'Bat Report', Sept 19

- 'AIA AMS Tree Report', Oct 20
- 'Landscape Strategy', Oct 20
- 'Planning Statement', Oct 20
- 'Pre Application Consultation Report' Oct 20
- 'Street Scenes', Jul 20
- 'Boundary Details', Jul 20
- 'Proposed Site Layout' Sept 20
- 'Design and Access Statement', Sept 20

Please review and provide information on the proposed external landscape design within the redline boundary that provides further information on the following:

SuDS

The applicant has incorporated a raingarden between units 8 and 9 within a central landscaped space. From reviewing the illustrative landscape strategy, it appears the majority of this space has been proposed as a raingarden, with one small area of hardstanding for a bench and stepping stones.

Whilst the concept is supported, please also review additional locations around the development for grey/surface water collection, instead of discharging the majority of surface water in one location. This may allow the central rain garden to be reduced in size, and a larger usable and accessible area to be incorporated within the central rain garden, so that it performs the SuDS function as well as providing usable amenity space.

Planting

Detailed planting proposals (particularly along Northern boundary) should be responsive to the SINC woodland setting and integrate the ecologists recommendations. Due to the proximity to the SINC, planting throughout the development must exclude species that are invasive (as per Schedule 9 of the Wildlife and Countryside Act), and include native species where appropriate.

Please ensure a 15 metre Ecotone has been incorporated from the edge of the proposed boundary wall along the Northern boundary. Planting directly either side of the footpath along the edge of the proposed eco-tone should be entirely native.

Planting species for the 'rain garden' area must be able to withstand temporary periods of inundation. Details must demonstrate the technical design of the rain garden including the provision of sufficient growing media and drainage.

Detailed planting plans must show the locations of proposed planting, including specifications of species, sizes, numbers and densities as well as specifications for soil types and depths. Tree pit details are required for soft and hard landscape areas (if applicable), including staking / guying, watering pipes / grates / soils and drainage etc.

Hard Landscape

Hard landscape details are required to show the locations, arrangement and edgings of hard landscape surfacing's and their build up including existing and proposed spot levels. The detailed design of hardscape areas should accord with 'access for all' / DDA principles; minimising slopes, steps and ramps whilst providing adequate drainage. Proposed spot levels are required.

Boundary Treatments

A timber knee rail is proposed as a boundary treatment for plots fronting on to Crystal Glen and Trenchard Drive (in combination with planting). The applicant should review an alternative more robust and character appropriate detail, such as a well designed low estate rail, picket fence, or other detail under 0.75m. The locations of some of the proposed knee rails are close to turning circles/visibility splays and in risk of being damaged and hit by larger moving vehicles (such as refuge vehicles, moving trucks, or emergency vehicles).

Central parking / turning area between plots 5/6 and 11/12

Detailed design should review the layout and widths of soft landscape areas and their ability to contain sufficient growing media and drainage sufficient to support the proposed planting. Please also review opportunities for additional tree planting to support Cardiff's Green Infrastructure Strategy. It appears that this area could accommodate additional small tree planting in soft landscape areas, if they were wide enough. For example, if the parking bays between plot 6 and 11 were centralised, a more sufficient width would be created either side for planting and a tree either side. Please review any narrow slithers, such as the planting by plot 12.

Shared surface design.

The detailed design should consider the provision of a 'safe route' for blind or partially sighted pedestrians, in accordance with the recommendations of Cardiff's Residential Design Guide. This has been generally achieved by providing a contrasting surfacing material (Concrete sett Graphite colour for footways, and Bracken setts for vehicular areas) which helps to highlight a 'safe route'. However, to further support this, please review the proposed driveway surfacing/colours and rumbles strips to further separate vehicle, pedestrian and private areas. Any road surfacing is to be agreed with highways.

The streetscape elevations do not reflect the tree planting shown on the landscape strategy plan. Please review and update.

Open Space Provision.

These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure),

and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.

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

Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be 41.5. This generates an open space requirement of 0.10 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £43,058. I enclose a copy of the calculation

As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.

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

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

Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are

- St Martin Crescent Open Space
- Coed Y Caeau
- Gleider Field
- Llanishen Park

5.3 Following the submission of amendments the Tree Officer stated:

I recommend conditions as follows: -

Tree protection

No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837 and that are based on the finalised design:

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

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

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

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

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

Tree work to British Standard

Any pruning necessary to implement the planning permission shall be undertaken in accordance with British Standard 3998: 2010 'Tree Work' or any Standard that replaces it.

Reason: The trees are of value in the local environment and should be protected and maintained in good condition.

Landscaping

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

- A soft landscaping implementation programme.
- Scaled planting plans prepared by a qualified landscape architect.
- Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting.
- Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect.
- Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree.

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

The submitted details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance.

Landscaping Maintenance

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

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

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

5.4 The Waste Officer states:

The proposed areas for the storage of waste and recycling and the associated collection points have been noted and are acceptable.

Each property will require the following for recycling and waste collections:

- 1 x 140 litre bin for general waste
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 140 litres)
- 1 x 40 litre kerbside caddy for glass (Due to be introduced later this year)

pending cabinet approval)

The storage of which must be sensitively integrated into the design.

The kitchen should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste.

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

Please be advised that the developers of all new residential units are required to purchase the bin provision required for each unit.. Bulk supplies of individual bins, should be ordered via our bin order form located at www.cardiff.gov.uk/wasteplanning.

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

5.5 The Transport Officer recommends the following conditions:

Cycle Parking

Prior to above-ground development commencing details showing the provision of cycle parking spaces, and appropriate access to them, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

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

Car Parking Management

Prior to development commencing a Car Parking Strategy and Management Plan shall be submitted to and approved in writing by the Local Planning Authority, to include details of residential car parking allocation, and how this will be controlled and communicated to residents. The approved details shall remain in place following beneficial occupation.

Reason: To ensure the proposed car parking does not result in operational concerns and accords with policies.

Highway and Pedestrian Works

Prior to development commencing details of the proposed highway and pedestrian works shall be submitted to and approved in writing by the Local Planning Authority, to include details of the two new crossovers with Trenchard Drive, the proposed footways (including the new northern path and its connection with Crystal Glen), parking restrictions on Crystal Glen, footway resurfacing, stopping up/reinstating former crossovers, and improvements to

the Crystal Glen/Trenchard Drive junction. Following approval of these details the highway authority should be contacted in relation to the required highway agreement process. Those details shall be implemented prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not interfere with the safety of traffic or pedestrian accessibility.

Adopted Highway – Stopping Up and Dedication

Prior to occupation an adopted highway plan shall be submitted to and approved in writing by the Local Planning Authority, illustrating areas of adopted highway to be stopped up and areas of land to be additionally dedicated as public highway. Following Local Authority approval a stopping up order shall be made to Welsh Government.

Reason: To ensure an appropriate area of public highway is attained following development.

Also, standard CEMP condition

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 South Wales Police state:

As it stands, this development does not comply with the Welsh Government's Development Quality Requirements (DQR) for grant funded social housing projects, as it will not achieve the Secured by Design Gold Award due to the reasons outlined in the report.

Please could this be brought to the attention of the social housing provider.

Having reviewed the drawings in respect of the above planning application I would make the following observations with a view to the Secured by Design Gold (SBD) Award being made. This is a requirement under the Development Quality Requirements (DQR) for social housing projects that are grant funded by Welsh Government :-

(i) Site layout.

I have concerns in respect of the site layout. There are a number of rat-runs and parkings bays that are not overlooked.

The parking for plots 1, 2, and 3 are not overlooked. Consideration must be given to turning the properties at plots 1, 2 and 3 to overlook these parking bays. Alternatively the entrance to the parking bays must be gated preferably with electric gates with access control fitted that meet SBD standards and specifications.

I do not like the footpath that runs from plot 1 to adjacent to plot 20. This path provides access to the rear gardens of plots 8, 9 and 20 and I do not like the rat-runs off it i.e. in front of plots 6, 7, and 8 and to the rear of plots 9, 10 and 11.

Ideally this path should be designed out. If it is to remain, defensible planting, e.g. thorny bushes, must protect the sides of the rear gardens and the rat-runs off it must be blocked off by 2 metre high railings or walls.

Pedestrian routes must be designed to ensure that they are visually open, direct, overlooked, lit and well used. They must not undermine the defensible space of neighbourhoods as this path and rat-runs off it do. Routes must not ideally be segregated from one another or provide access to rear gardens as such paths have been proven to generate crime. Paths ideally should be 3 metres wide.

Entry onto the estate must be restricted to the designated routes.

(ii) Lighting.

Lighting on the estate must meet the British Standard 5489:2013.

(iii) Boundary identification.

Defensible space using symbolic barriers e.g. pillars, rumble strip, or a change of road surface, i.e. colour or texture, must be built into the design to encourage a feeling of territoriality amongst users especially at the entrance to the development.

There must be a change of surface, i.e. colour or texture to identify public areas from private or semi-private areas e.g. the footpaths from the driveways/front gardens.

Preferably front boundaries would be identified by low walls and gates.

(iv) Landscaping and planting.

Poor landscape design proposals can compromise the safety and security of people and properties. Hiding places can be created and visibility significantly reduced if trees and shrubs are poorly positioned, and species inappropriately chosen and maintained. This may increase the opportunity for crime and increase a person's sense of vulnerability, which ultimately will affect the level of use.

Overgrown shrubs and other thick barriers that are in close proximity to public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the properties.

(v) Vehicle parking.

Vehicle parking must be overlooked preferably by rooms in the properties ideally, that are usually occupied e.g. living rooms, kitchens. During the hours of darkness, the bays must be well illuminated, and they must enjoy good natural surveillance from the properties with unobstructed views.

(vi) Side and rear boundaries.

The walls/fencing and gates preventing access to the rear and sides of the properties must be robust, at least 1.8 metres high (2 metres high if the side or rear gardens are adjacent to open land or a footpath). To prevent it being climbed the perimeter security must be of a suitable design.

Gates must be lockable both sides with a key, the same height as the adjacent wall/fencing and sited at, or as near to, the front building line of the properties as possible.

Rear and side gardens must be secure areas.

(vii) Garden sheds.

Garden sheds should be sited away from the rear fencing or walls to prevent assisting people in climbing over them.

(viii) Bin stores.

Bins must be kept in secure areas.

(ix) Bicycle stores.

Bike stores must be secure, lit and overlooked by the properties (please visit www.securedbydesign.com for more information).

(x) Security lighting.

Security lighting must be installed controlled preferably by photo electric cells or time switches or alternatively PIR detectors. The lighting must protect the rears and sides of the homes, the parking bays and the driveways.

Callers at the external doors of the properties must be lit during the hours of darkness by appropriate lighting.

(xi) Drainpipes.

If the drainpipes of the properties are not within the fabric of the buildings they must be designed so that they do not offer an assist to climbing.

(xii) Public utilities.

If smart meters are not installed, meter boxes must be fixed to, or as near to, the front building lines of the properties as possible.

(xiii) Blank walls.

Windowless elevations or blank walls adjacent to space to which the public have access, should be avoided and provide at least one window to a habitable room wherever possible. Where blank flanking walls are unavoidable, a 1 metre 'buffer zone' must be created.

(xiv) Door security.

All external doors in the individual properties must meet the Secured by Design (SBD) standard PAS 24 2016 or equivalent and be third party tested and certificated.

Glass in door panels or adjacent to door panels must be laminated.

Doors in recesses of more than 600mm must be avoided.

(xv) Window security.

All vulnerable windows fitted, e.g. ground floor windows, windows above flat roofs, must meet the SBD standard i.e. PAS 24 2016 or equivalent and be third party tested and certificated. They should also have key operated window locks fitted.

(xvi) Intruder alarm system.

A 13 amp fused spur should be installed in each individual property. Ideally all properties would have an intruder alarm fitted up to the relevant British Standard.

(xvii) Identification of properties.

Property numbers and street names must be clearly displayed.

(A copy of this letter has been forwarded to the applicant)

6.2 Welsh Water states:

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

ASSET PROTECTION

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

SEWERAGE

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems –

designing, constructing, operating and maintaining surface water drainage systems'.

It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

We request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Conditions

No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

Advisory Notes

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

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

POTABLE WATER SUPPLY

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

(A copy of this letter has been forwarded to the applicant)

6.3 NRW state:

We recommend that you should only grant planning permission if you attach the following condition. This condition would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

Condition: Construction Environmental Management Plan: to ensure protection of the water environment

We received a statutory pre-application consultation notice for this proposal under Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2012. We provided a substantive response to that consultation on 11 September 2020. We have reviewed the Pre-Application Consultation Report, dated October 2020 by LRM Planning Ltd submitted in support of the application and note the applicant's response to our comments.

Our advice in respect of the protection of the water environment, land potentially affected by contamination and European Protected Species remains as stated in that letter. We recommend that you should only grant planning permission if your Authority attaches the condition requested therein.

Other Matters

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

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

6.4 GGAT state:

Information in the regional Historic Environment Record (HER), curated by this Trust, shows that there are no archaeological sites recorded within the proposed development area. A review of the historic Ordnance Survey maps, dating from 1875 to 1941, also shows that the area was previously open land. The HER does note however, on the southern border of the redline boundary, that a Bronze Age arrowhead was recovered within the surrounding area. A record by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), in the HER, shows that the application area is also located to the north east of The Crystals; an area of temporary accommodation that was used during the Second World War for people bombed out of their homes in Cardiff. The shelters were demolished in 1945 and replaced with permanent housing.

We note from the application's Geotechnical & Geo-environmental Site Investigation Report, dated December 2018, that the area has undergone extensive landscaping works comprised of the raising of ground, between 1901 and 1920, with made ground covering the area to depths of between 2.5m and more than 5m, and the diversion of Llanishen Brook. The report also details that further development of the area occurred during the 1940s, with the construction of prefab housing, and with the Iorwerth Jones building being constructed in the 1980s. We also note that the property has recently been demolished.

It is therefore our opinion, given the current information in the HER and that the ground has already been extensively disturbed from previous landscaping and development works, that it is unlikely that significant archaeological remains will be encountered.

As a result, there is not an archaeological restraint to this proposed development and as the archaeological advisors to your Members, we have no archaeological objection to the positive determination of this application. The record is not definitive however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

7. **REPRESENTATIONS**

- 7.1 Local Members have been consulted. No comments have been received to date but will be reported to Committee if received.
- 7.2 The proposal has been advertised in the press and by site notices as a major application.
- 7.3 Neighbouring occupiers were consulted by letter.
- 7.4 A local resident objects for the following reasons:

The proposed development of 20 houses is of two story buildings except for one three story house which is sited opposite mine and my neighbours'

houses with the top floor window looking down directly into our bedrooms impacting on our privacy.

The height of the building will also impact on the skyline compared to the original demolished one story building.

If the three story house must be included can it be sited at the entrance to the new development in Trenchard Drive where it would be overlooking existing gable ends or the far end of the development where it would be overlooking a car park the proposed three story building is very disappointing as we were assured there would be no three story buildings on this site by the council at a previous Hub meeting.

Another concern is the lack of parking on Crystal Glen part of the development Crystal Glen is used as a short cut for motorists especially early mornings also used for parking by Sunday worshippers. Permanent parking on the roadside would cause congestion and safety problems.

- 7.5 A resident some 140m distant from the site fears that placing 20 probably troubled families in a congested area with considerable social problems would be unfair and not in accordance with the sustainable principle of the Wellbeing of Future Generations Act. The resident is anxious about the welfare of residents of Trenchard Drive.

She says that there has been inadequate consultation.

She says site should be used as a park or allotments or community centre and any building should be single storey.

8. **ANALYSIS**

Policy

- 8.1 The application site lies within the settlement boundary as defined by the Adopted LDP proposals map and has no specific land use allocation or designation. The application site comprised the redundant Iorwerth Jones Centre, a former healthcare facility prior to its recent demolition.
- 8.2 The surrounding area is predominantly residential in nature.
- 8.3 The proposal should be assessed against Policy H6: Change of Use or Redevelopment to Residential Use. Policy H6 provides a framework for the assessment of applications for the redevelopment of previously developed land for residential purposes within settlement boundaries where:
- i. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
 - ii. The resulting residential accommodation and amenity will be satisfactory;
 - iii. There will be no unacceptable impact on the operating conditions of

- existing businesses;
- iv. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
 - v. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.
- 8.4 Policy KP1 relates to level of growth and states that “brownfield sites will continue to play an important role and windfall provisions will form part of the provision for new homes as land uses within the city continue to evolve”.
- 8.5 Policy KP5 relates to Good Quality and Sustainable Design and requires all new development “to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by responding to the local character and context of the built and landscape setting”. It also aims to provide “healthy and convenient environment for all users that supports the principles of community safety, encourages walking and cycling, enables employment, essential services and community facilities to be accessible by sustainable transport and maximises the contribution of networks of multi-functional and connected open spaces to encourage healthier lifestyles”. Linking to Policy T1 which aims to promote walking and cycling through providing access to employment, essential services, and community facilities within an accessible distance.
- 8.6 Policy KP13 (Responding to Evidenced Social Needs) is of relevance, stating that “a key part of the successful progression of the city will be to develop sustainable neighbourhoods, tackle deprivation, and improve the quality of life for all”. It sets an affordable housing target of 6,646, which will be achieved through a set of objectives including:
- Providing a range of dwelling sizes, types, and affordability.
 - Supporting the vitality, viability and attractiveness of existing District and Local Centres and their regeneration.
 - Encouraging provision of a full range of facilities and community infrastructure that are accessible to all by walking, cycling and public transport.
 - Supporting regeneration of deprived communities within the city.
 - Encouraging enhancements of communities through better equality of access to services for all, creating places that encourage social interaction and cohesion.
 - Designing out crime and create communities which are and feel safer.
- 8.7 In line with policy KP13, policy H3 (affordable housing) aims to assist the Council to meet evidenced housing need by seeking appropriate affordable housing contribution from new residential developments in the city.
- 8.8 Policy H6 (Change of use or redevelopment to residential use) deems it acceptable for redevelopment to residential use when land is no longer required for its existing or former use, the development contributes to meeting housing requirements and that necessary community and transportation

facilities are accessible or can be readily provided or improved.

- 8.9 Given the residential context and setting of the surrounding area, in a sustainable location, in close proximity a number of shops, services and sustainable modes of transport, the proposal raises no land use policy concerns.

Transportation

- 8.10 All houses will have back gardens which incorporate bike storage. This will allow residents to easily access their bikes without going through their houses, and aim to encourage them to use their bikes more frequently. The new footpath on-site to the North will link the proposal into its surrounding context to allow safe and easy access throughout the site.
- 8.11 There are bus stops some 250m north of the application site on Fishguard Road. Both Heath High Level and Heath Low Level train stations, which lie on the Rhymney and Coryton lines respectively, are within 800 metres walking distance from the site which run frequent service to Cardiff Central (10 minutes travel time).
- 8.12 The site is very sustainable in terms of its location, given the close proximity to Llanishen district centre where there are a large number of shops, services and public transport nodes within the local area. The proposed residential use of the site is therefore ideal in that it has the propensity for occupiers not to have to rely on less sustainable transport.
- 8.13 Two areas of hardstanding are allocated for rubbish collection for residents of plots 1 - 2 and 6 - 11 with a location to place their refuse on collection day instead of having refuse vehicles inside the courtyard. These areas of hardstanding are within 25m of Trenchard Drive to allow refuse managements teams easy accessibility. All other plots will have refuse collection from the edges of their property. The refuse Officer has no objections.

Ecology

- 8.14 A desk study and site surveys, including a preliminary ecological appraisal report and a bat report were prepared by Wardell Armstrong in October 2018 and September 2019, respectively.
- 8.15 The findings of the preliminary ecological appraisal report noted that the Llanishen and Lisvane reservoir Embankments Site of Site of Special Interest (SSSI) is located within 2km of the site, with 27 non-statutory sites of nature conservation located also within 2km of the site. Additionally, Coed-y-Caeau SINC is adjacent to the site along the northern boundary. It was recommended that the mature trees located on site are retained if possible, to preserve existing habitats, and that soft felling techniques should be employed where it is not possible to retain the trees.
- 8.16 The hedgerows were considered to have potential to support common reptiles

and an appropriate condition to minimise the risk during construction was suggested. Similarly, hedgehogs may be present on site and it is recommended that works to hedgerows and woodland areas should avoid the hibernation period (November – March). Limited breeding and foraging habitat for birds are located within the site including grassland habitats (foraging only), hedgerow and mature trees in addition to the broadleaved woodland located outside the northern boundary of the site.

- 8.17 The houses closest to the brook are designed to have roof tiles which will allow bats and nesting birds space to roost in self-contained chambers. These will have a positive impact on biodiversity
- 8.18 Six mature trees which could potentially support bat roosts were identified on site. They were assessed as having low potential. Prior to the demolition of the previous building on this site, mitigation measures were put in place including the erection of three bat boxes on a tree within the woodland strip along the Llanishen Brook to the north of the building.

Trees

- 8.19 The site currently includes several trees which have been assessed in the accompanying Tree Report. Of the 34 individual trees and one woodland assessed, the woodland along the north as well as three trees to the south western corner are assessed as being of Category A quality, denoting trees of high quality with an estimated life expectancy of at least 40 years and of significant conservation, historical, commemorative or other value. These trees are accordingly all proposed to be retained. 12 individual trees are assessed as category B, being of moderate quality with an estimated life expectancy of at least 20 years of which 6 would have to be removed to facilitate the development. The rest are assessed as being within Category C, which are those of low quality with an expected life expectancy of at least 10 years and 12 of these would have to be removed. 8 new specimen trees would be planted. The Tree Officer has no objection subject to conditions.
- 8.20 The landscape and drainage proposals for the site will also aim to improve biodiversity through the planting of native species. The landscape proposal maximises the potential within the site to provide as much native planting as possible.
- 8.21 The landscaping scheme aims to integrate, where possible, the existing trees into the proposed development, including those along the south western site boundary, and those that bound the site along its northern boundary.
- 8.22 A seven metre ecotone zone is proposed between Llanishen Brook and the development site, to create a transitional area of vegetation and protect and enhance the green corridor and important habitat. This comprises of decreasing density of vegetation to ensure that the development does not have a hard edge against the established tree line.
- 8.23 The central part of the site is home to an area of landscaping and SuDS,

softening the area between plots 6-8 and 9-11, and providing clear sight lines from Trenchard Drive towards Coed-y-Caeau. As well as a main feature tree, three smaller trees specimens are proposed, as well as a seating area, smaller shrubbery, and natural play/landscaping features.

Energy Efficiency

- 8.24 The development will adopt a standard which will achieve 17% uplift in building performance over Part L of the Building Regulations Wales 2014. The principles of a 'fabric first' approach rely on a mixture of very good u-values, thermal bridging detailing and air infiltration rates over and above the requirements of any regulatory standard.
- 8.25 Photovoltaic panels will be installed on the roofs of each dwelling. These will be orientated to the South to maximise solar gain which will be stored in batteries to provide a renewable energy source for the site.
- 8.26 Each dwelling will be equipped with a highly efficient boiler that will meet the heating and hot water demands of the home users. Water wastage will be reduced through the incorporation of dual flush toilets and low flow rate showers and taps. The houses will be naturally ventilated and also be fitted with waste water heat recovery devices.
- 8.27 The proposed materials have been chosen, based on their sustainability, recyclability and embodied energy performance ratings and the fact that they can be responsibly sourced. Materials will aim to achieve an A+ to B Rating within the BRE's Green Guide to specification. In order to prevent pollution, insulants have been selected for their low or zero Global Warming Potential.
- 8.28 To further encourage environmental sustainability, residents will have individual bike stores in their gardens to negate the necessity to take their bikes through their houses. It is hoped that this will promote the more frequent use of bikes.

Waste

- 8.29 General and garden waste along with recycling bags will be stored in the rear gardens of all dwellings. There will be communal collection points for plots 1 - 2 and 6 - 11 where residents will locate their refuse on collection day to allow refuse operatives to collect within appropriate travel distances.
- 8.30 During the construction, the Contractor will operate a construction stage site waste management plan to minimise site waste.

Noise

- 8.31 A noise assessment was carried out for the proposed residential development. An assessment was carried out to consider the potential impact of railway noise upon the proposed development. The results of the assessment indicated that no external noise mitigation will be required for

gardens of dwellings throughout the site. The results of the assessment also indicated that the majority of the proposed dwellings at the site will achieve internal noise guideline levels even with all windows open. However, some standard mitigation measures will be required for the facades of noise sensitive rooms on eastern and southern facades in dwellings in the eastern and southern parts of the site.

- 8.32 Using specified double glazing, or similar, will ensure that internal noise guidelines are achieved within all noise sensitive rooms of those dwellings in the eastern and southern parts of the site where facades face east and south. An alternative means of ventilation, such as the trickle vents specified in the report, or similar, will be used so that the windows may remain closed to keep out noise when the occupant chooses.
- 8.33 With the implementation of the proposed mitigation measures, there are no planning or technical reasons with regard to noise to refuse the planning application

Drainage

- 8.34 A below ground water storage is proposed to be provided by a combination of open graded subbase underneath the permeable paving construction and supplementary below ground cellular storage tanks. Whilst it is noted that directing surface water into above ground solutions is preferred, the site offers limited scope for this. The developer is going to utilise permeable paving within the shared private drive and courtyard area, as the SAB does not support its use for individual driveways, it will not be used in these locations. Therefore, in addition to below ground water storage, rain gardens are proposed along the communal areas of the southern and eastern boundary. The landscaping scheme ties into the SuDS strategy, with tree and shrub planting addressing the SuDS guidance on surface water drainage. Welsh Water raised no objection subject to a condition.

Flooding

- 8.35 The Welsh Government Development Advice Maps show the site to be within Flood Zone B, which demarks areas known to have flooded in the past. A small area of land within the north-western corner of the site is within Flood Zone A. NRW has raised no objection.
- 8.36 The Conclusion of the Flood Consequences Assessment states:

The Development Advice Maps show that the site is situated within Flood Zone A and B.

An appraisal of Envirocheck Flood Study Screening report and NRW flood mapping shows the site is at low risk of flooding in all categories of flood types other than groundwater.

Watercourse modelling of Llanishen Brook shows that flows remain within the

channel during the 1 in 100 year +40% event. Some flooding occurs upstream of the culvert on Crystal Glen in the 1 in 1000 year event, however this would overtop the northern bank and flow away from the development site.

Finished floor levels of the development should be no lower than 33.4mAOD to ensure there is sufficient freeboard provision above adjacent flood water levels.

The surface water drainage strategy will provide significant betterment to the drainage catchment south of the site.

Heritage context

- 8.37 In relation to heritage assets, the subject site is remote from anything of value. The site is not within a conservation area, nor does it contain or is near any listed buildings. There are no Scheduled Ancient Monuments, Registered Parks and Gardens or other heritage assets within the vicinity of the site which have the potential to be affected by the development proposals. GGAT has no objection.

Layout/Design

- 8.38 The layout of the site stems from the green link between the proposal and the existing Llanishen Brook to the North of the scheme. The proposal is to regenerate the value of the existing woodland that runs along the Brookside and make this a key landscaped connection between existing walking and cycle paths in the surrounding community. The opening of the Brook allows for the new dwelling proposal to be connected to nature and for biodiversity to thrive.
- 8.39 In order to maximise the development potential of the site and the use of green space the layout of the site has been formed around a 'green street' and central courtyard to provide a green amenity space.
- 8.40 Two sets of terraces form the edges to the courtyard and the 'green street'. The other dwellings on the site face outwardly and address the surrounding dwellings.
- 8.41 The majority of the dwellings are arranged in short runs of terraces to make the most efficient use of the site with two pairs of semi-detached dwellings - plots 1 & 2 and 19 & 20. Both the short terraced run and the semi-detached arrangement are styles common within the local area.
- 8.42 The proposed layout maintains the 21 meter privacy distance between facing windows of proposed dwellings, the 10.5 meters where the side elevation of a new dwelling addresses a neighbouring property, and minimum garden sizes as recommended in the Residential Design Guide SPG.
- 8.43 The layout seeks to retain as much as possible of the existing mature trees. Where this is not possible sufficient planting of new mature trees to replace

them. The Tree Officer has recommended a number of conditions which should be included on any consent.

- 8.44 In the South-West corner, a number of trees on the site are category A. To ensure these are protected and can be maintained, dwellings and private drive are located outside of the root protection zones.
- 8.45 Retaining this existing mature landscape will help retain a sense of privacy for the existing residents and provide the scheme with an instant sense of place and character.
- 8.46 Most of the proposed dwellings are set back from the street to allow parking to be located to the fronts of the dwellings where it benefits from good natural surveillance. This also allows generous areas of planting to be introduced to the dwellings' frontages to soften the streetscape. The exception to this is the parking for plots 1, 2 & 3 which is located on a small private drive. To ensure natural surveillance of this area plot 3 has been given a bay window overlooking the private drive.
- 8.47 As a key element of the scheme, the two private drives are carefully designed. The first to provide a positive and well-used 'green street' and courtyard whilst protecting the privacy of the residents and the second to provide much needed vehicle access and waste management access to plots 1 & 2. These drives have been designed with pedestrian priority and promoting low vehicle speeds. Changes in the nature and texture of surface materials will further add to the notion of pedestrian priority and that the surface is not a public road.

Representations

- 8.48 The proposal is to provide 2 and 3 bedroom Council housing for people in need of accommodation. The Police have raised no objection to the principle of development on this site. The housing proposed is not contrary to the Wellbeing of Future Generations (Wales) Act.
- 8.49 The site is brownfield and its redevelopment reduces pressure for the release of greenfield sites. The site is in a sustainable location. Coed Glas Primary school is 0.7 kilometres north of the application site. There is a bus stop on Fishguard Road 250 north of the site (28 service). There is a small group of shops 450m north of this site and a larger cluster of shops at the southern end of Fidlas Road 0.7 kilometres distant with the Three Arches 600m distant. In addition there is a church with hall some 20m from the site.
- 8.50 The proposed units would occupy a site area of some 7000 sqm, excluding adjoining roads. The development is at a density of less than 30 dwellings per hectare, and avoids development within the SINC along the northern boundary of the site. The development to the south and west has a density of approximately 42 dwellings per hectare but includes several 3 storey apartments as well as 2 storey houses. The existing amenity area to the north extends from Fishguard Road to Ty Glas Avenue, and also extends to the

south west beyond Trenchard Drive. There is a large allotment to the rear of Fishguard Road and Ty Glas Road next to the railway line. St Martins play area is some 300m to the north of the application site.

- 8.51 The surrounding properties include both two and three storey units and the proposed dwellings would be in keeping with the height of surrounding development.

There is a three storey apartment block on the southern side of the junction of Trenchard Drive and Crystal Glen and the only three storey house proposed is on the northern side of this junction. This is considered an appropriate location and does not conflict with the SPG on Residential Development.

- 8.52 The objector who has expressed concern about privacy is separated by Crystal Glen, a distance of 23.5m and is at a slight angle. There is no infringement of the Authority's privacy standards.

- 8.53 In terms of parking there are no parking restrictions on Crystal Glen and the frontage to the site used to be a bus stop. The parking proposed for the development meets the Authority's parking requirements.

- 8.54 Prior to the submission of this application a Pre-Application Consultation exercise was conducted, in accordance with amended Welsh Government advice to take account of Covid. In addition the application has been advertised in the press and by site notices and adjoining neighbours notified, which has exceeded statutory publicity requirements. It is incorrect to claim that consultation has been inadequate.

- 8.55 The application has to be judged on the acceptability of the scheme submitted.

Crime and Disorder

- 8.56 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. South Wales Police have identified some concerns and provided their standard notes which have been shared with the applicant.

- 8.57 The path between plots 1 and 2 passes unit 8, 9 and 20 providing a direct footpath link to and from Crystal Glen. The rear gardens the path passes are enclosed by 2.1m high walls. The path serves a limited number of dwellings and its width of 2m is considered acceptable. The parking spaces serving units 1-3 are overlooked from the rear first floor elevation of units 1, 2 and 6 at a distance of 10m, and from the side bay lounge window of unit 3 which adjoins the access into this small parking area. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed development.

8.58 The footpath extension will provide a direct link to the existing tarmac footpath with street lights that runs at the rear of properties in Trenchard Drive. The footpath extension will be lit with lighting columns. An existing length of footpath will be extinguished and included within a garden and amenity area of the development.

8.59 The applicant has responded to the Police stating:

1. **Site Layout**

Parking for plots 1, 2 and 3 are not overlooked

A bay window is proposed on the side of plot 3 along the entrance to the site which will overlook parking for plots 1, 2, and 3. The rear elevations of plots 1, 2, 3 and 6 also overlook the parking spaces providing added security to the spaces. Along the south-western corner and the access a 1100mm Metal Railing is proposed with low level planting along the site frontage, together these add a sense of enclosure to this area.

All other parking bays are located on plot or are directly overlooked by neighbouring properties, thus we hope that you agree that this is acceptable.

Footpath that runs from plot 1 to adjacent to plot 20.

We discussed the background to the new footpath and in particular a number of key planning/design elements shaping the site layout.

It is noted that Llanishen Brook has a local nature designation, and we have been liaising closely with the Planning, Tree and Ecology officers within the Authority to ensure that any proposed development will respect and improve this habitat and the nature conservation of the area. Due to the designation, a seven-metre restricted area is required from the brook/woodland edge, with an eco-tone proposed within this area to protect and enhance the existing woodland. This is a key aspect of the design, and it is proposed to make this a key landscaped connection between existing walking and cycling paths in the surrounding community, providing the link to the wider footpath network. Linking this to the central courtyard of the site and the green amenity space is key to the sustainability of the site as it will encourage residents to walk and cycle from the site.

Plots 1 and 2 front on to the footpath in the north-western corner, overlooking and providing a sense of security. The sense of security is continued along the path, with the three plots, 8, 9 and 20, that have a side on relationship to the footpath having a large ground floor bay window facing the footpath, that serves the lounge of each property ensuring plenty of surveillance of the footpath. The footpath will also be

lit fully with lighting columns to provide an added sense of security. All walled boundaries onto the footpath will be robust; comprising a 2.1m tall brick wall with coping. In response to your comments, the planting schedule has been amended to include defensible planting in spaces adjoining the new properties and the footpath, with the landscaping plan amended accordingly.

Additionally, the existing footpath along the west of the site has been stopped up, with the curtilage of plot 1 instead extending to the western boundary. This restricts access to the footpath to and from within the site to the courtyard which have more overlooking from properties whilst still providing a link to Trenchard Drive. Planning and Transport Authority support this change.

Changes have also been made to the design of the proposed footpaths, to ensure no sharp right angles where the footpaths intersect with one another. Additionally, landscaping has been reduced next to the SuDS planting to improve visibility and provide an added sense of security.

2. Lighting

It is noted that lighting on the estate must meet the British Standard 5489:2013

3. Boundary identification

Noted. All pedestrian and vehicle areas within the site boundaries will be shared surfaces with pedestrian priority, providing a clear delineation between neighbouring streets and the site.

There will be changes in shared surface material and colour between public and semi-private/private areas Delineation between the footpath and the road will be provided by a standard HB2 kerb, buried into the ground, with a 50mm upstand. Standard HB2 kerbs with a full height upstand, 125mm, shall be provided around rain gardens.

A 1100mm metal railing, is proposed along the front boundary of dwellings.

4. Landscaping and planting

Noted. Landscaping scheme has been developed with holistically and no instances occur where the safety and security of people and properties occur. Maintenance will be carried out to ensure that this is adhered to. Additionally, as noted above, landscaping has been reduced next to the SuDS planting to improve visibility and provide an added sense of security.

5. Vehicle parking

Noted, and addressed above. All car parking is overlooked and well lit.

6. Side and rear boundaries

Noted. 2100mm tall brick wall with coping is proposed for all boundaries facing public spaces, with 1800mm tall close-boarded timber fence between separating garden spaces of plots. All gates are lockable, and will be the same height as the neighbouring walls. Each will be accessed from secured areas.

Points 7-15 are noted and provided.

Equalities Act

- 8.60 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.

Wellbeing

- 8.61 Section 3 of the Well-Being of Future Generations Act 2016 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision. The proposed affordable housing will help promote wellbeing by the provision of good quality homes for future occupants in need of such accommodation.

9. **S106 CONTRIBUTION**

- 9.1 The developer will be required to enter a Unilateral Undertaking to make a financial contribution of £43,058 towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality. The closest areas of recreational open space are:-
- St Martin Crescent Open Space
 - Coed Y Caeau
 - Gleider Field
 - Llanishen Park



Site Location Plan

1 : 1250

- Denotes development boundary
- Denotes land in client's ownership

All site & ownership boundaries to be confirmed by client.

Notes:

Drawing produced using information provided by Cardiff CC.

Read in conjunction with all other relevant project drawings and schedules.

Drawings must not be scaled and any discrepancies must be reported immediately.

Drawings must be printed in colour to ensure all elements are clearly identified.

Ensure this document is only used for its intended purpose, the suitability is defined by the status code below. Pentan accepts no liability if used for any purpose other than that specifically stated.

Rev.	Description	Drawn	Check	Date
P2	Amended Site Boundary	CM	AH	29.09.20
P1	Draft Issue for Comment	CM	AH	10.06.20

PRELIMINARY

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

Project

Iorwerth Jones Site, Llanishen

Client

Cardiff City Council

Drawing Title

Site Location Plan

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3822	- PEN	- ZZ	- ZZ	- DR	- A	- 1000	S4	P2

Scale

1 : 1250 @ A3

Date

Sep '20

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

Boundary Types:

- Application boundary.
- 2100mm Tall Brick Wall With Coping (Refer to Boundary Details for specification. Brick to Match Dwellings).
- - - 1800mm Tall Close-Boarded Timber Fence
- 450mm Timber Knee Rail
- - - 1100mm Metal Railing
- ↗ 2100mm high lockable 900mm timber gates.
- ↗ 1800mm high lockable 900mm timber gates.

Landscaping:

- 450 x 450mm pre-cast concrete paving slabs.
- 200x100mm Herringbone Concrete Paviours (Refer to engineer's information to determine porous-paved areas.)
- 100x100mm Concrete Setts
- Cast concrete pavement
- Grass
- Proposed areas of landscaping / low level planting. Species mix to Landscape Architects' specification.
- 750mm Tall Mixed Species Hedge. Species mix to Landscape Architects' specification.
- Proposed tree.

Symbols:

- 14 Plot numbers.
- Car parking space allocated to Plot.
- Shed Sizes are Indicative Only - Min. 2.4m2 (2 x1.2m) lockable timber sheds fitted with Sheffield-hoop cycle stands sufficient to meet 1 bike per bedroom
- 3 arm rotary dryer.

Proposed Site Layout

1 : 500

Schedule of Accommodation

13no. 2B4P houses	-	1no. car parking spaces per unit
6no. 3B5P houses	-	1no. car parking spaces per unit
1no. 4B6P houses	-	2no. car parking spaces per unit

Total number of units = 20

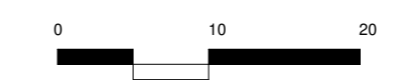
Total number of car parking spaces = 11



Trees as identified in 190711-STS-TRPP-NB 'recommended for removal due to poor structural condition' not shown.

Note: First floor window belongs to a bathroom and will be frosted or similar to prevent overlooking.

Lighting Column to be Repositioned



- Denotes development boundary (Application Boundary)
- Denotes land in client's ownership

All site & ownership boundaries to be confirmed by client.

Notes:

- Refer to Tree Removal and Protection Plan by tree consultants, landscape architect's drawings and design and access statement for landscaping proposals.
- All works in accordance with Ecology Report & Bat Surveys.
- Site layout will be in accordance with Welsh Government DQR and Lifetime Homes requirements.

Notes:

- Drawing produced using detailed topographical survey provided by Cardiff CC. ACAD-IORWERTH-JONES-CENTRE-R1 (Topographical Survey) (July 2019)
- All services and utilities information based on detailed surveys prepared by UtiliMap Land & Utility Surveyors, Ref: CC1966-CAM-ZZ-00-GA-C-90-0101-P01_Site Constraints Plan (August 2019)
- All tree protection information based on detailed surveys prepared by Broadway Tree Consultancy, Ref: 190801-JJC-TRPP-NB_Tree Removal and Protection Plan (August 2019)
- Read in conjunction with all other relevant project drawings and schedules.
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P17	Addition of Metal Railings	CM	AH	24.02.21
P16	Amendments to Private Drive and Knee Rails	CM	AH	16.02.21
P15	Revised Landscaping and Private Drive Layout	CM	AH	03.02.21
P14	Updated Garden Layouts & Annotation	CM	AH	22.01.21
P13	Updated following Comments	CM	AH	20.01.21
P12	Landscaping Amended	CM	AH	29.09.20
P11	Landscaping Amended	CM	AH	24.09.20
P10	Updated Landscaping	CM	AH	24.09.20
P9	Amendment to Notes	CM	AH	13.08.20
P8	Scalebar Added	CM	AH	10.07.20
P7	Issue for Comment	CM	AH	09.07.20
P6	Updated Landscaping	CM	AH	03.07.20
P5	Draft Issue for Comment	CM	AH	10.06.20
P4	Draft Issue for Comment	CM	AH	08.06.20
P3	Updated Courtyard Layout & Private Drive	CM	AH	21.05.20
P2	Draft Issue for Comment	CM	AH	15.05.20
P1	Draft Issue for Comment	LR	DT	28.01.20
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

Project	lorwerth Jones Site, Llanishen
Client	Cardiff City Council
Drawing Title	Proposed Site Layout

Proposed Site Layout

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3822	PEN	ZZ	ZZ	DR	A	1101	S4	P17
Scale								Date
1 : 500 @ A2								Feb '21

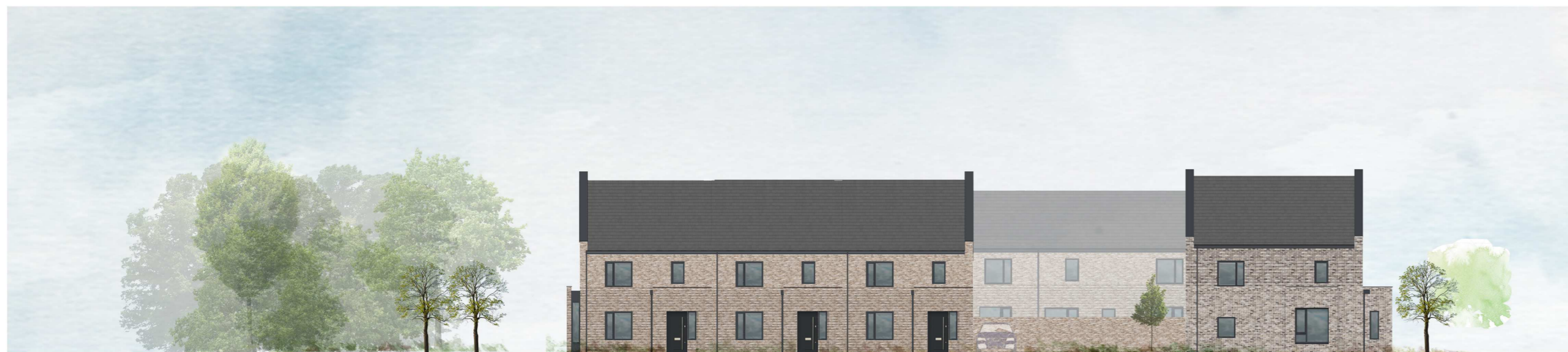
NOTES Do not scale. All dimensions are in millimetres unless stated otherwise



Trenchard Drive Elevation



Crystal Glen Elevation



Courtyard Elevation

Rev.	Description	Drawn	Check	Date
P4	Updated House Type F	CM	CM	31.03.21
P3	Amendment to Roofline on Crystal Glen Elevation	CM	AH	16.07.20
P2	Updated Houses & Landscaping	CM	AH	03.07.20
P1	Draft Issue for Comment	CM	AH	19.06.20

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architects

22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

Project
Iorwerth Jones Site, Llanishen

Client
Cardiff City Council

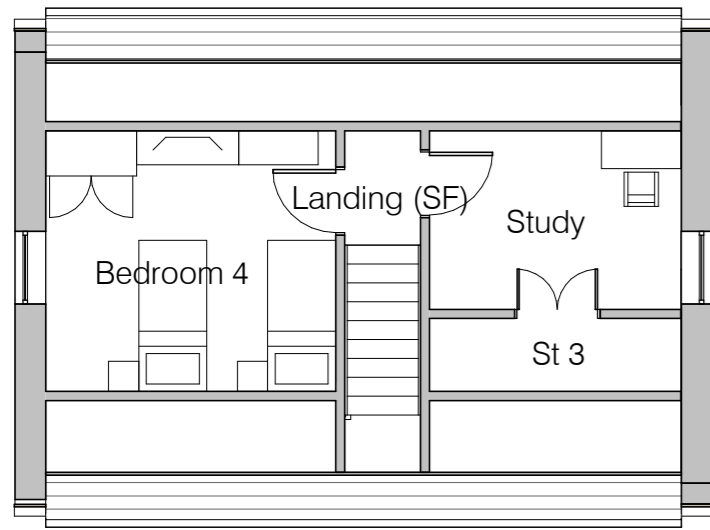
Drawing Title

Street Scenes

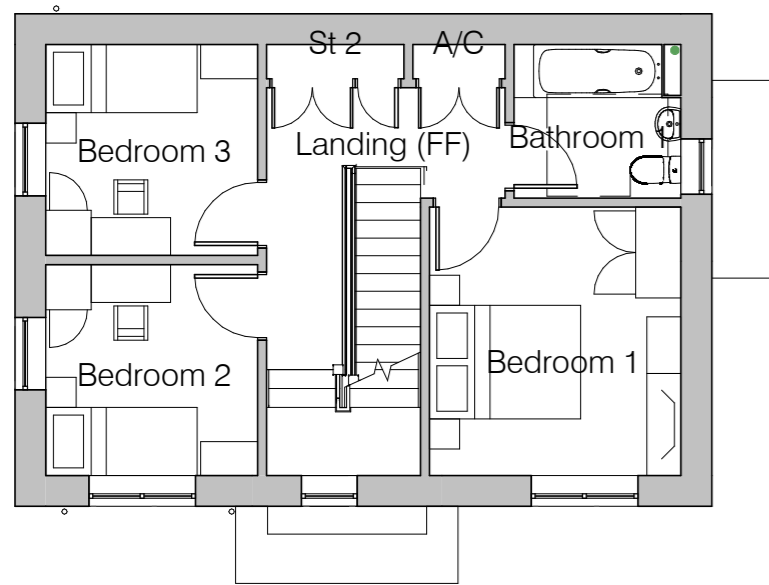
Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3822	PEN	ZZ	ZZ	DR	A	1700	S4	P4
Scale								Date
@ A2								Mar '21



NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

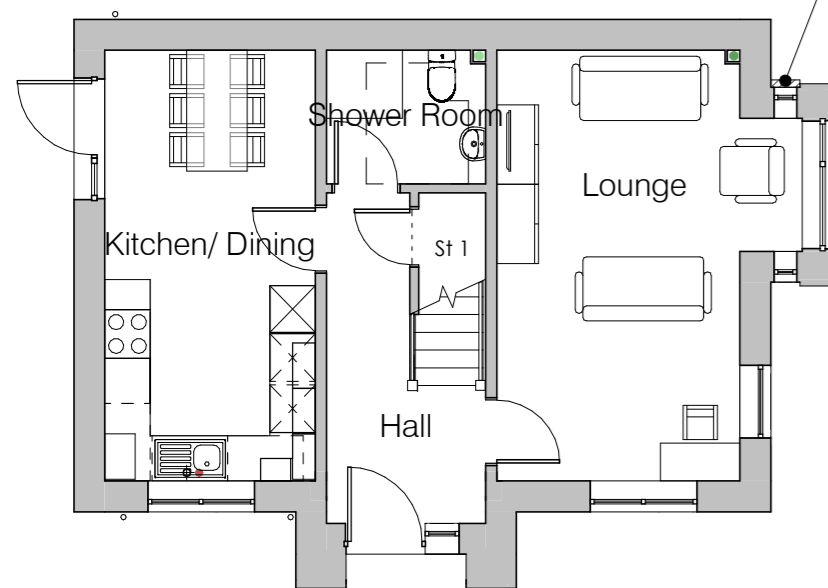


Second Floor Plan
1 : 100



First Floor Plan
1 : 100

Bay window to drain to rear.
Drainage Channel at Ground Level.

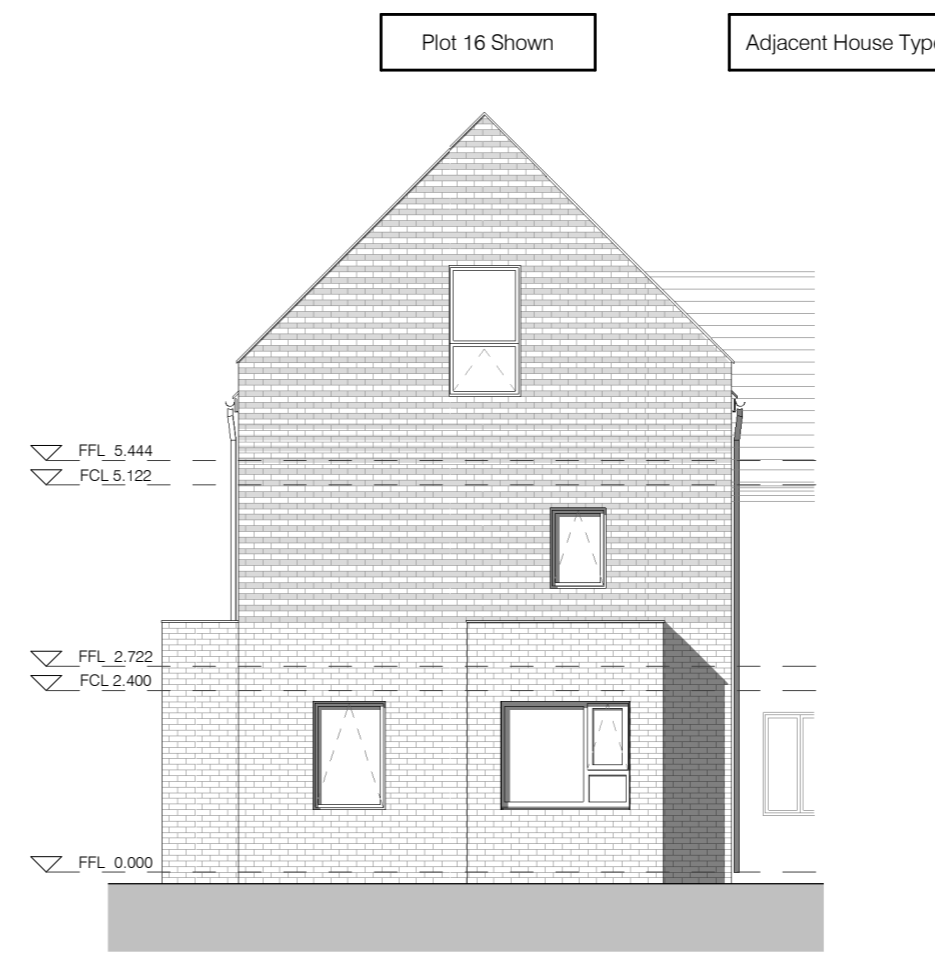


Ground Floor Plan
1 : 100

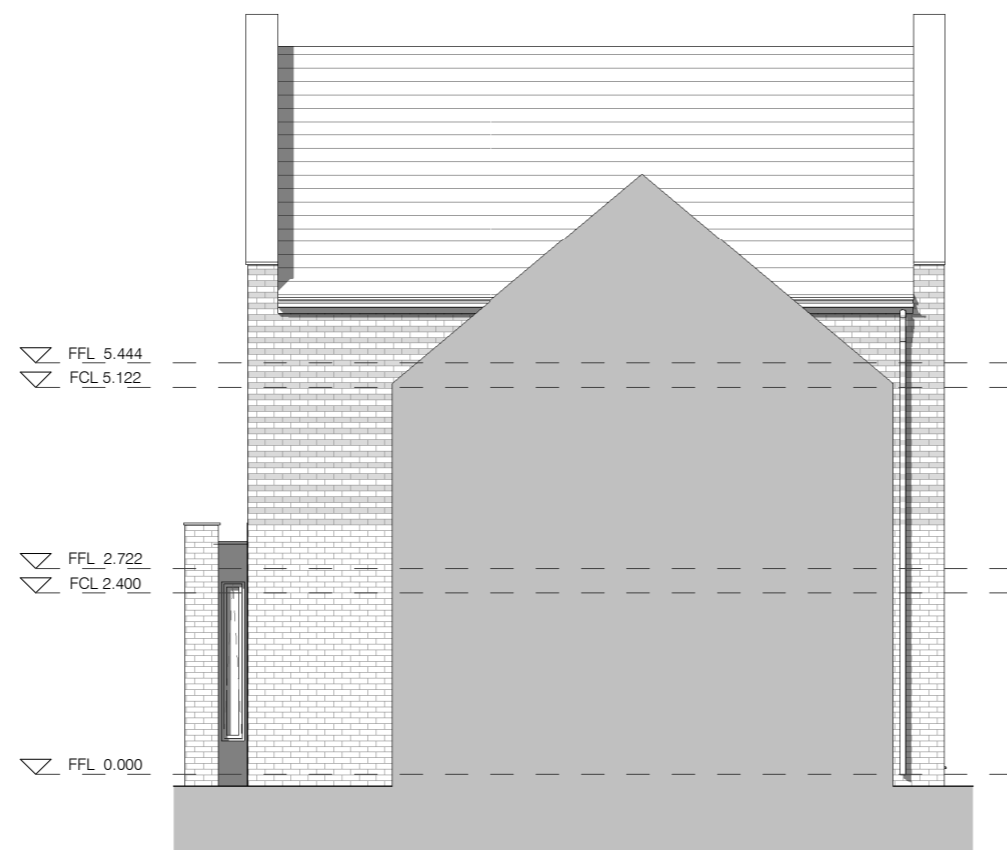
Floor Area - 126m² (GIA)
(HPP Proposed Total Floor Area - 110m²)
(DQR GIA - 110m²)



Front Elevation
1 : 100



Side Elevation
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100

Elevation Material Key

- Wall**
Brickwork Type 01 - Vandersanden Anicius 65mm deep facing brickwork in stretcher bond with white mortar. Brick from External Ground Level to 3300mm above GFL to project every other course (projection distance TBC with brick manufacturer & structural engineer).
- Brickwork Type 02 - Vandersanden Highbury 65mm deep facing brickwork in stretcher bond with white mortar. Brick from 3300mm above GFL to Roof Ridge to project every other course (projection distance TBC with brick manufacturer & structural engineer).
- Brickwork Type 01 applies to plots; 1,2,3,4,6,7,8,9,10,11,13,14,15,17,18
- Brickwork Type 02 applies to plots; 5,12,16,19,20
- Aluminium coping system to all parapet walls including entrance porch, RAL 7024
- Windows and Doors**
Windows & Rear doors Double glazed, PVCu units with fenestration patterns as indicated, Graphite Grey- RAL 7024
- Front doors Composite GRP units, Black Grey- RAL 7021
- Cills Type: PVC-u, Colour: to match external window frame
- Bay window Brick facade and window as per plot type and elevations. Type: PVC-u cloaking architrave, Colour: to match external window frame
- Roof**
Pitched Roof with Clipped Eaves Fibre cement slate tiles. Colour- Blue/Grey
- Entrance Porch canopies GRP flat roof behind brick parapet. Lead work tray or flashing to be provided to all canopies
- Fascias/bargeboards & Soffits Fascias/bargeboards type: PVC-u, Colour: Black
Ventilation: over fascia vent
- Soffits type: PVC-u, Colour: Black
Ventilation: none
Projection: to be a minimum of 200mm
- Rainwater goods Type of pipe: Plastic, Type of gutter: Plastic, Type of profile: Round deep-high flow, gutter and round pipe (RWP), Colour: Black. Manufacturer: Osma or equal and approved.
Other requirements: Canopies are to be fitted with gutters and downpipes. Each rainwater pipe is to discharge into a back inlet gully and is to have a rodding access point at its base. Leaf guards to be fitted to gutters near trees.

All materials specified must be in accordance with Building Regulations. Fire classification of all external surface materials to be confirmed to limit spread of surface flame in accordance with Approved Document B of the Building Regulations.

Notes:

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- Drawings must not be scaled and any discrepancies must be reported immediately.
- Drawings must be printed in colour to ensure all elements are clearly identified.
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- Service penetrations: Service extract terminals and flues are to be rectangular, flush and colour matched to surrounding brick/slate. All locations are to be confirmed by M&E consultant, architect and approved by LPA.

P7	Amendments to Materials and Windows	CM	CM	31.03.21
P6	Amendments to Windows	CM	AH	24.02.21
P5	Amendments to Window Openings and Floor Levels	CM	GW	03.02.21
P4	Updated following Comments	CM	AH	20.01.21
P3	Issue for Comment	CM	AH	10.07.20
P2	Draft Issue for Comment	CM	AH	19.06.20
P1	Draft Issue for Comment	CM	AH	10.06.20
Rev.	Description	Drawn	Check	Date

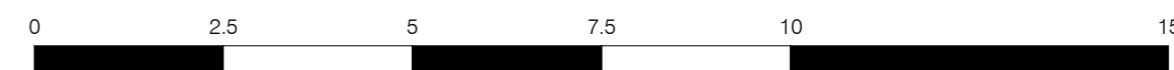
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pentan
architects
22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

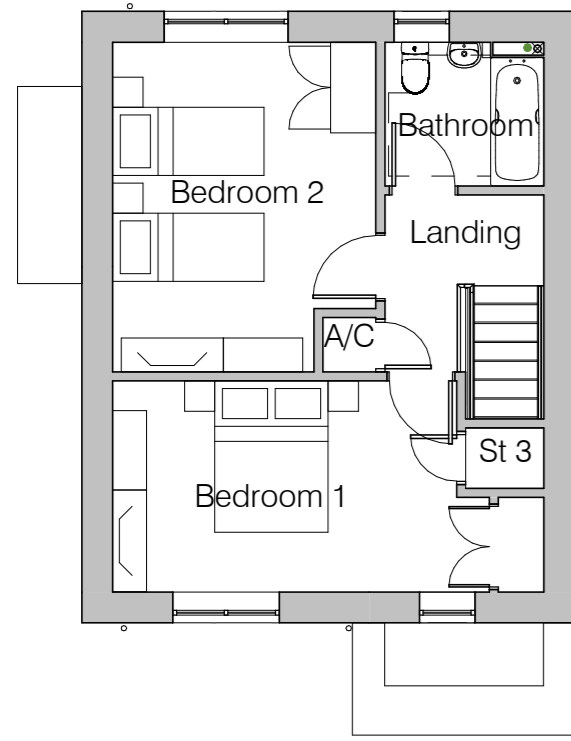
Project
Iorwerth Jones Site, Llanishen
Client
Cardiff City Council
Drawing Title

4B6P House Floor Plans & Elevations Type F

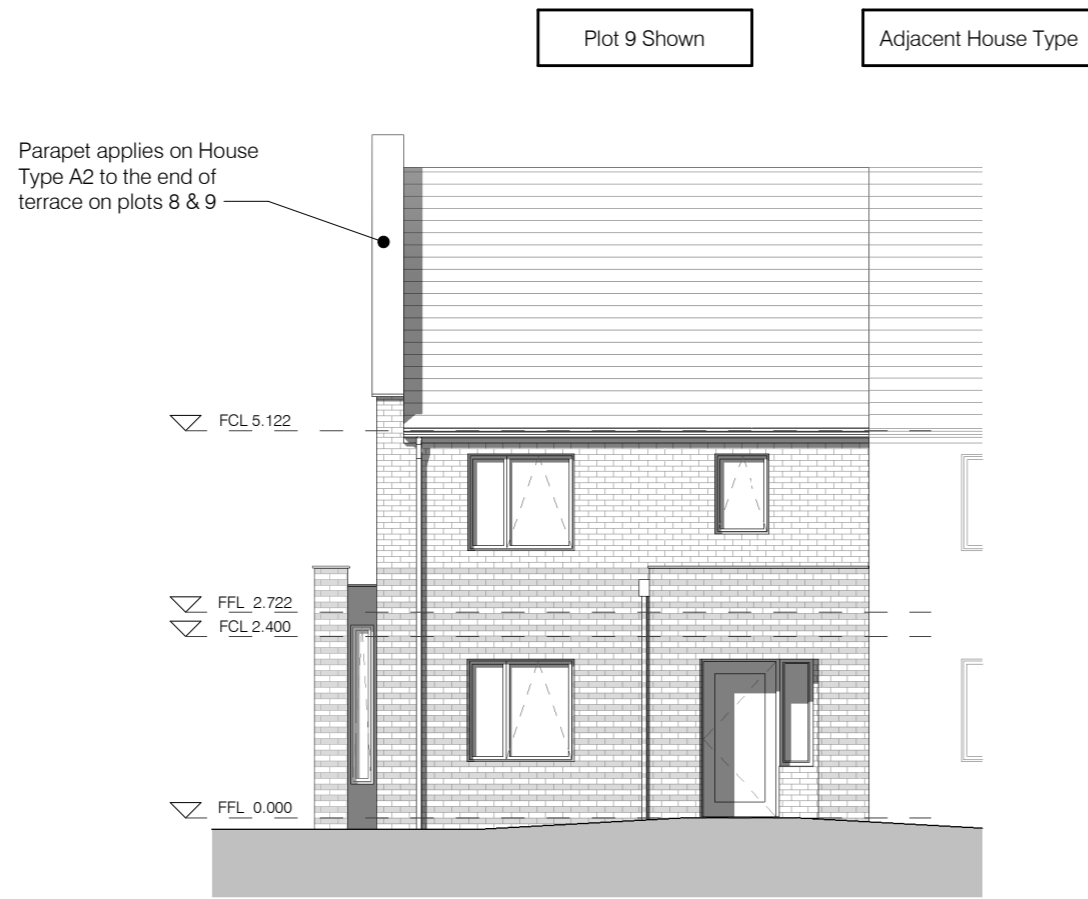
Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3822	PEN	ZZ	ZZ	DR	A	2800	S4	P7
Scale								Date
1 : 100 @ A2								Mar '21



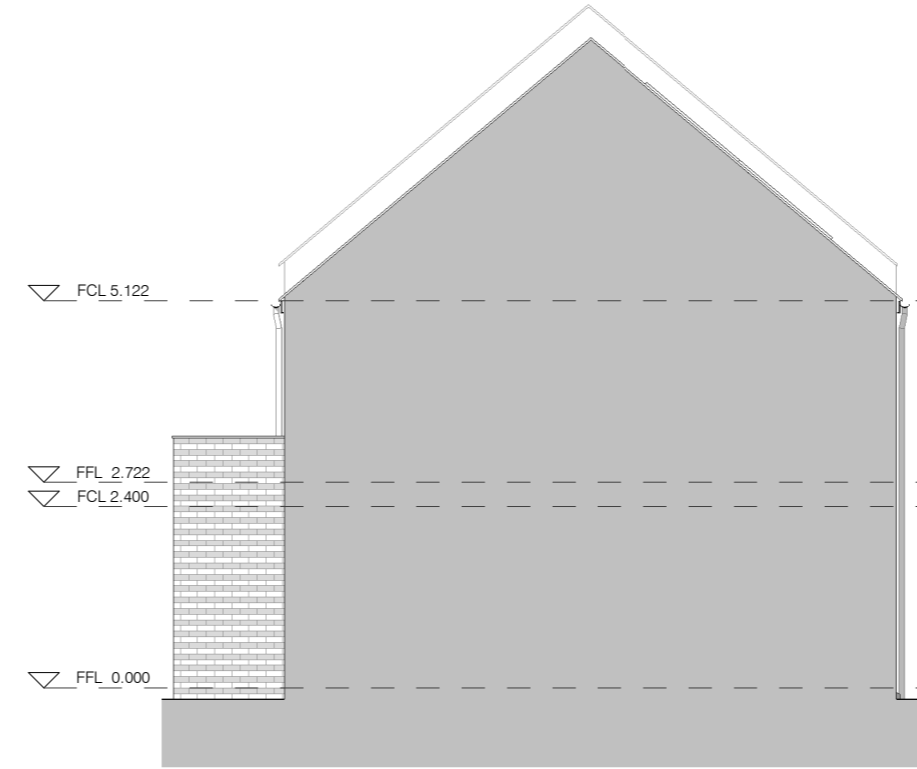
NOTES Do not scale. All dimensions are in millimetres unless stated otherwise



First Floor Plan
1 : 100

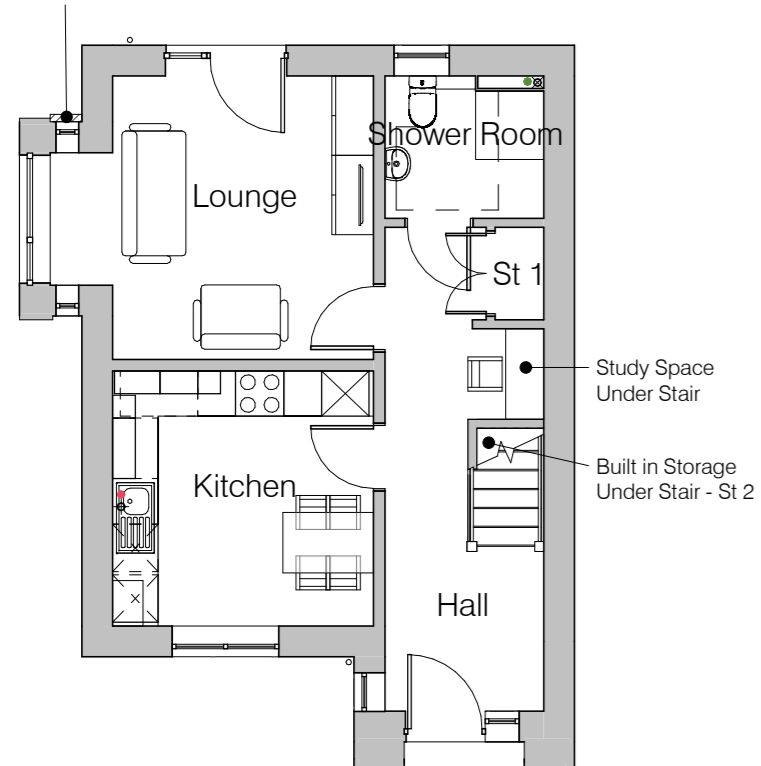


Front Elevation
1 : 100



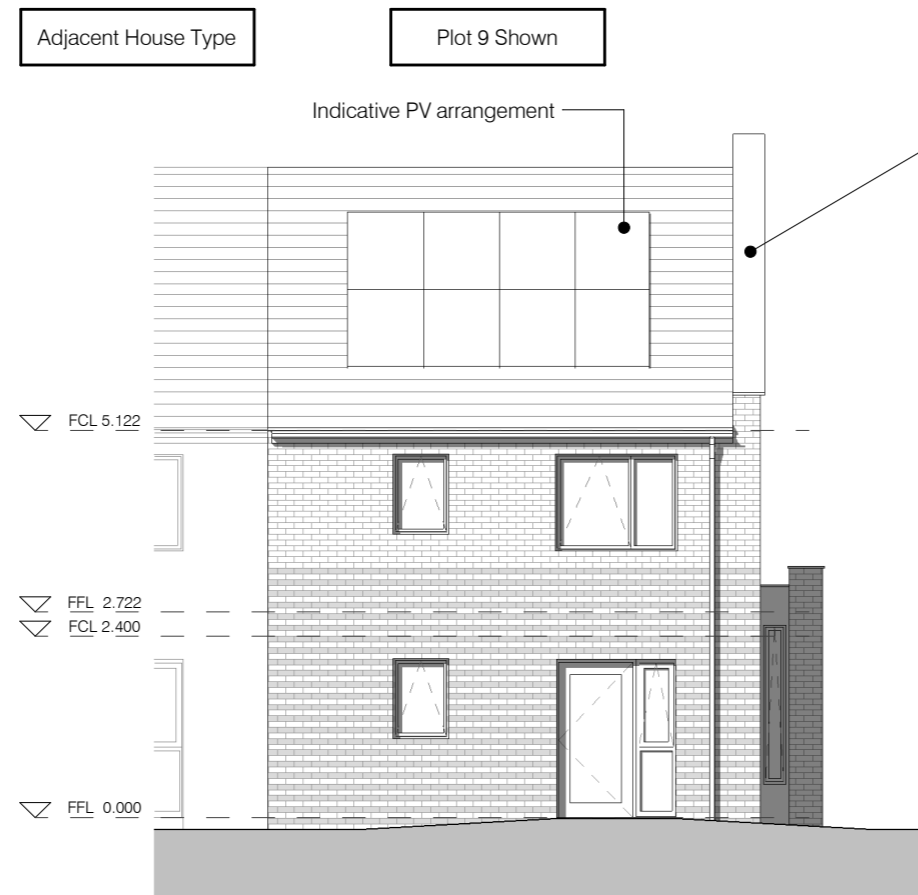
Side Elevation
1 : 100

Bay window to drain to rear.
Drainage Channel at Ground Level.

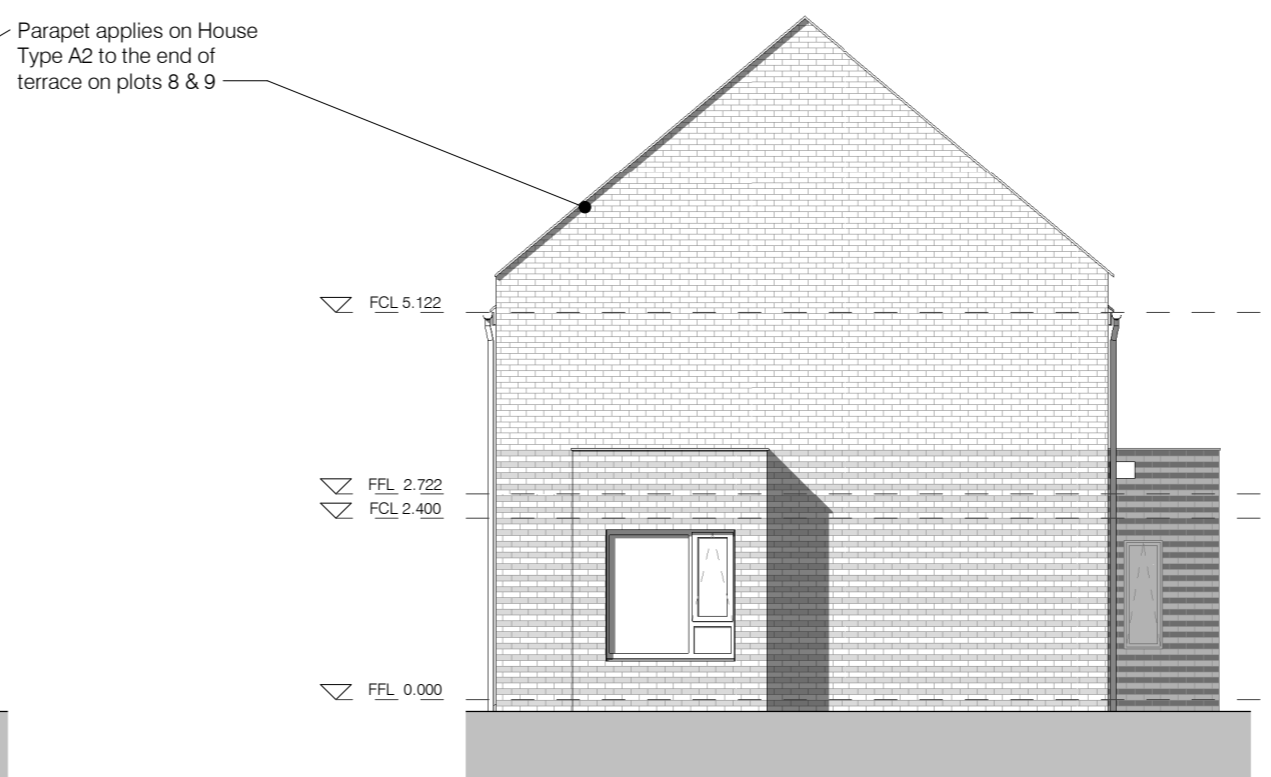


Ground Floor Plan
1 : 100

Floor Area - 85m² (GIA) (86m² with Bay Window)
(HPP Proposed Total Floor Area - 85m²)
(DQR GIA - 83m²)



Rear Elevation
1 : 100



Side Elevation
1 : 100

Elevation Material Key

- Wall**
Brickwork Type 01 - Vandersanden Anicius 65mm deep facing brickwork in stretcher bond with white mortar. Brick from External Ground Level to 3300mm above GFL to project every other course (projection distance TBC with brick manufacturer & structural engineer).
- Brickwork Type 01 applies to plots; 1,2,3,4,6,7,8,9,10,11,13,14,15,17,18
- Brickwork Type 02 - Vandersanden Highbury 65mm deep facing brickwork in stretcher bond with white mortar. Brick from 3300mm above GFL to Roof Ridge to project every other course (projection distance TBC with brick manufacturer & structural engineer).
- Brickwork Type 02 applies to plots; 5,12,16,19,20
- Aluminium coping system to all parapet walls including entrance porch, RAL 7024
- Windows and Doors**
Windows & Rear doors Double glazed, PVCu units with fenestration patterns as indicated, Graphite Grey- RAL 7024
- Front doors Composite GRP units, Black Grey- RAL 7021
- Cills Type: PVC-u, Colour: to match external window frame
- Bay window Brick facade and window as per plot type and elevations. Type: PVC-u cloaking architrave, Colour: to match external window frame
- Roof**
Pitched Roof with Clipped Eaves Fibre cement slate tiles. Colour- Blue/Grey
- Entrance Porch canopies GRP flat roof behind brick parapet. Lead work tray or flashing to be provided to all.
- Fascias/bargeboards & Soffits Fascias/bargeboards type: PVC-u, Colour: Black
Ventilation: over fascia vent
- Soffits type: PVC-u, Colour: Black
Ventilation: none
Projection: to be a minimum of 200mm
- Rainwater goods Type of pipe: Plastic, Type of gutter: Plastic, Type of profile: Round deep-high flow, gutter and round pipe (RWP), Colour: Black. Manufacturer: Osma or equal and approved.
Other requirements: Canopies are to be fitted with gutters and downpipes. Each rainwater pipe is to discharge into a back inlet gully and is to have a rodding access point at its base. Leaf guards to be fitted to gutters near trees.

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Rev.	Description	Drawn	Check	Date
P6	Amendments to Materials & Windows	CM	CM	31.03.21
P5	Amendments to Windows	CM	AH	24.02.21
P4	Amendments to Window Openings and Floor Levels	CM	GW	03.02.21
P3	Issue for Comment	CM	AH	10.07.20
P2	Draft Issue for Comment	CM	AH	19.06.20
P1	Draft Issue for Comment	CM	AH	10.06.20

FOR APPROVAL

pentan
architects
22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

Project
lorwerth Jones Site, Llanishen

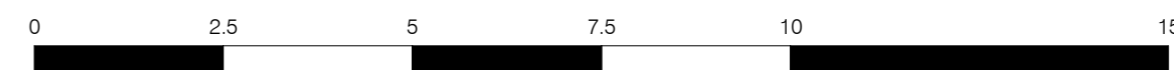
Client
Cardiff City Council

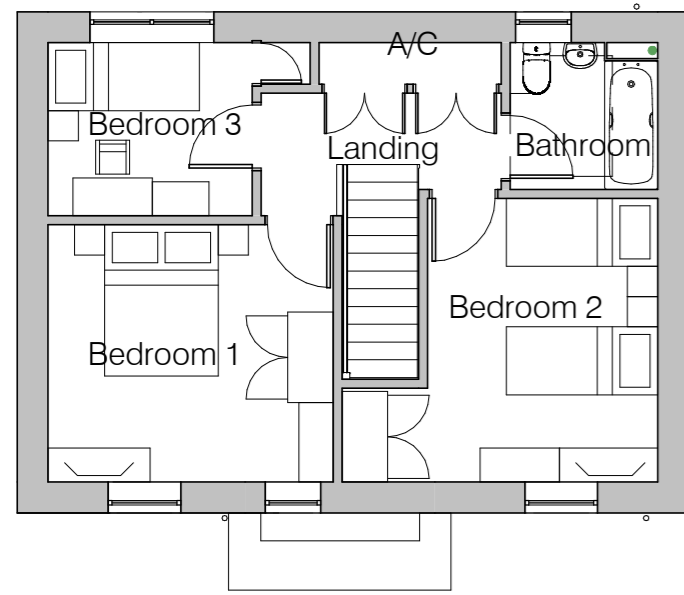
Drawing Title

2B4P House Floor Plans & Elevations Type A - Variation 2

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3822	PEN	- ZZ	- ZZ	- DR	- A	- 2100	S4	P6
Scale								Date
1 : 100 @ A2								Mar '21

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise

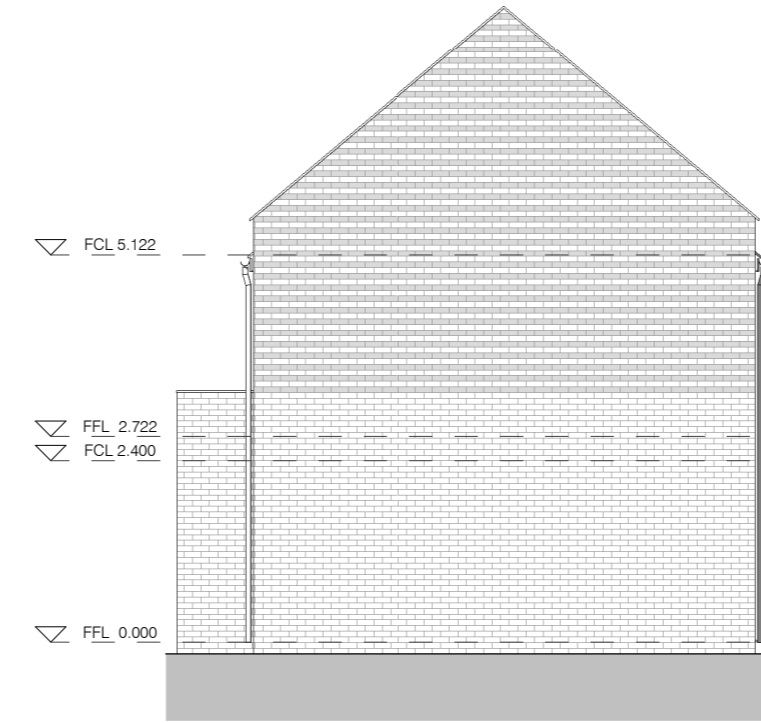




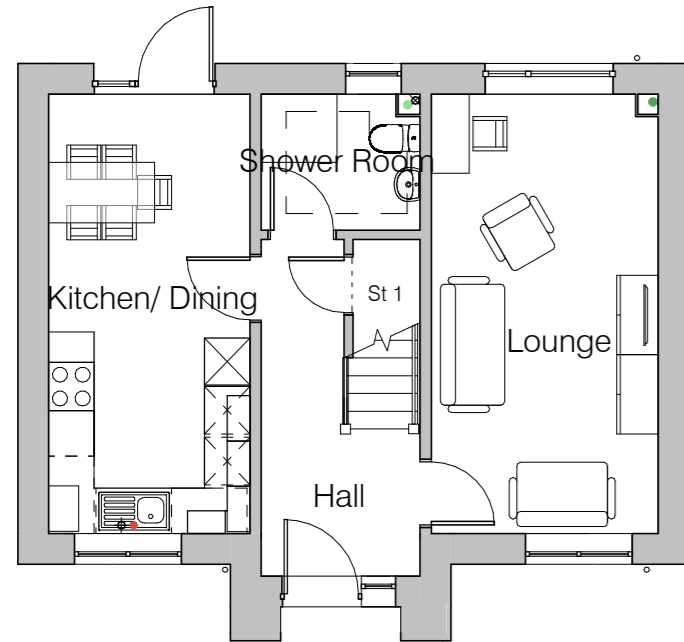
First Floor Plan
1 : 100



Front Elevation
1 : 100



Side Elevation
1 : 100



Ground Floor Plan
1 : 100



Rear Elevation
1 : 100

Floor Area - 95m² (GIA)
(HPP Proposed Total Floor Area - 95m²)
(DQR GIA - 94m²)

Elevation Material Key

Wall
Brickwork Type 01 - Vandersanden Anicius 65mm deep facing brickwork in stretcher bond with white mortar. Brick from External Ground Level to 3300mm above GFL to project every other course (projection distance TBC with brick manufacturer & structural engineer).

Brickwork Type 01 applies to plots; 1,2,3,4,6,7,8,9,10,11,13,14,15,17,18

Brickwork Type 02 - Vandersanden Highbury 65mm deep facing brickwork in stretcher bond with white mortar. Brick from 3300mm above GFL to Roof Ridge to project every other course (projection distance TBC with brick manufacturer & structural engineer).

Brickwork Type 02 applies to plots; 5,12,16,19,20

Aluminium coping system to all parapet walls including entrance porch, RAL 7024

Windows and Doors
Windows & Rear doors Double glazed, PVCu units with fenestration patterns as indicated, Graphite Grey- RAL 7024

Front doors Composite GRP units, Black Grey- RAL 7021

Cills Type: PVC-u, Colour: to match external window frame

Bay window Brick facade and window as per plot type and elevations.
Type: PVC-u cloaking architrave, Colour: to match external window frame

Roof
Pitched Roof with Clipped Eaves Fibre cement slate tiles. Colour- Blue/Grey

Entrance Porch canopies GRP flat roof behind brick parapet. Lead work tray or flashing to be provided to all canopies

Fascias/bargeboards & Soffits Fascias/bargeboards type: PVC-u, Colour: Black
Ventilation: over fascia vent

Soffits type: PVC-u, Colour: Black
Ventilation: none
Projection: to be a minimum of 200mm

Rainwater goods Type of pipe: Plastic, Type of gutter: Plastic, Type of profile: Round deep-high flow, gutter and round pipe (RWP), Colour: Black. Manufacturer: Osma or equal and approved.
Other requirements: Canopies are to be fitted with gutters and downpipes. Each rainwater pipe is to discharge into a back inlet gully and is to have a rodding access point at its base. Leaf guards to be fitted to gutters near trees.

All materials specified must be in accordance with Building Regulations. Fire classification of all external surface materials to be confirmed to limit spread of surface flame in accordance with Approved Document B of the Building Regulations.

Notes:

Read in conjunction with all other relevant project drawings and schedules.

Drawings must not be scaled and any discrepancies must be reported immediately.

Drawings must be printed in colour to ensure all elements are clearly identified.

Ensure this document is only used for its intended purpose, the suitability is defined by the status code below. Pentan accepts no liability if used for any purpose other than that specifically stated.

Service penetrations: Service extract terminals and flues are to be rectangular, flush and colour matched to surrounding brick/slate. All locations are to be confirmed by M&E consultant, architect and approved by LPA.

Rev.	Description	Drawn	Check	Date
P6	Amendments to Materials and Windows	CM	CM	31.03.21
P5	Amendments to Windows	CM	AH	24.02.21
P4	Amendments to Window Openings and Floor Levels	CM	GW	03.02.21
P3	Issue for Comment	CM	AH	10.07.20
P2	Draft Issue for Comment	CM	AH	19.06.20
P1	Draft Issue for Comment	CM	AH	10.06.20
Rev.	Description	Drawn	Check	Date

FOR APPROVAL

pentan
architects

22 Cathedral Road
Cardiff CF11 9LJ
t. 029 2030 9010
info@pentan.co.uk

Project
Iorwerth Jones Site, Llanishen

Client
Cardiff City Council

Drawing Title

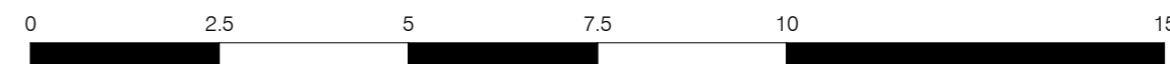
3B5P House Floor Plans & Elevations Type E

Job no.	Org.	Zone	Level	Type	Role	Description	Status	Rev.
3822	PEN	ZZ	ZZ	DR	A	2700	S4	P6

Scale
1 : 100 @ A2

Date
Mar '21

NOTES Do not scale. All dimensions are in millimetres unless stated otherwise



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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 01/03/2021 and 05/03/2021

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
BUTETOWN								
21/00223/MNR	28/01/2021	Michael Graham Young MGY	REN	COLUM BUILDINGS, 13 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5EE	RENEWAL OF 16/00085/MNR FOR ADDITIONAL STOREY AT ROOF LEVEL FOR RESIDENTIAL UNIT, AND CHANGE OF USE AT 1st FLOOR LEVEL FROM COMMERCIAL (A2) TO RESIDENTIAL (C3)	01/03/2021	Withdrawn by Applicant	Renewals and Variation of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00029/T	08/02/2021	WHP Telecoms Ltd	TEL	CARDIFF PORTS, COMPASS ROAD, CARDIFF BAY, CF10 4LT	<p>EE 2No. 3262 RRU'S I.D. 442050 & 442051 TO BE TO BE REMOVED.</p> <p>EE 2No. 5258 RRU'S I.D. 442055 & 442056 TO BE TO BE REMOVED.</p> <p>PROPOSED EE 2No. 4415 RRU'S I.D. 515126 & 515127 TO BE INSTALLED ON THE POSITION OF THE EXISTING 3262 RRUS.</p> <p>PROPOSED EE 2No. 8863 RRU'S I.D. 515128 & 515129 TO BE INSTALLED ON THE POSITION OF THE EXISTING 5258 RRUS.</p> <p>PROPOSED EE 2No. 2217 B20 RRU'S I.D. 515120 & 515121 TO BE INSTALLED ONTO NEW 114Ø X 2000mm CHS POLE.</p> <p>PROPOSED EE 2No. 4480 B1 B3 RRU'S I.D. 515122 & 515124 TO BE INSTALLED ONTO NEW 114Ø X 2000mm CHS POLE.</p> <p>EE 1No. GPS MODULE AT 30.8m MEAN I.D. No. 442054 TO BE REMOVED.</p> <p>PROPOSED EE GPS ID 515119 AT MEAN HEIGHT 30.8m TO BE INSTALLED ON THE</p>	01/03/2021	Response Sent	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
					<p>POSITION OF THE EXISTING GPS.</p> <p>EE 2 X MK1 BOB'S ID 442052 & 449014 TO BE REMOVED.</p> <p>PROPOSED EE 2 X MK2 BOB'S ID 515134 & 515136 TO BE INSTALLED ON THE EXISTING BOB POSITIONS.</p> <p>PROPOSED CTIL (TEF) 1No. GPS MODULE AT 3.0m MEAN I.D. No. 509328 TO BE INSTALLED ON EXISTING GANTRY SUPPORT POLE.</p> <p>EE 1No X IMB05 ID 601375 TO BE REMOVED PROPOSED ERICSSON 6140 ID 684469 TO BE INSTALLED.</p> <p>EE 1No X BTS3900L TO BE REMOVED</p> <p>EE 2 X MK1 BOB'S ID 609590 TO BE REMOVED.</p> <p>PROPOSED EE 2 X MK2 BOB'S ID 684468 TO BE INSTALLED ON THE EXISTING BOB POSITIONS.</p> <p>PROPOSED CTIL (TEF) 1No. GPS MODULE AT 3.0m MEAN I.D. No.</p>			

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
					509328 TO BE INSTALLED ON EXISTING GANTRY SUPPORT POLE,			
CAERAU								
21/00142/DCH	22/01/2021	Weston	HSE	14 ARLES ROAD, CAERAU, CARDIFF, CF5 5AP	CONSTRUCTION OF A FRONT PORCH	04/03/2021	Permission be granted	Householder
CANTON								
PRAP/21/00001/MNR	13/01/2021	Hutchison UK Ltd	PAT	LAND AT LAWRENNY AVENUE, CANTON, CARDIFF	PROPOSED TELECOMMUNICATION S INSTALLATION: PROPOSED 20.0M PHASE 8 MONOPOLE C/W WRAPROUND CABINET AT BASE AND ASSOCIATED ANCILLARY WORKS	04/03/2021	Withdrawn by Applicant	Other Consent Types
21/00098/DCH	26/01/2021	WILLIAMS	CLD	11 DENTON ROAD, CANTON, CARDIFF, CF5 1PD	REAR DORMER LOFT CONVERSION	02/03/2021	Permission be granted	Other Consent Types
20/01651/MNR	24/08/2020	Talbot	FUL	11 EARLE PLACE, CANTON, CARDIFF, CF5 1NZ	CHANGE OF USE FROM RESIDENTIAL (CLASS C3) TO FIVE PERSON HOUSE IN MULTIPLE OCCUPATION (CLASS C4)	03/03/2021	Permission be granted	Minor - Dwellings (C3)
21/00260/DCH	04/02/2021	Lewis	CLD	7 HEOL TERRELL, CANTON, CARDIFF, CF11 8BF	CONVERSION OF GARAGE TO HABITABLE ROOM	03/03/2021	Permission be granted	Other Consent Types
CATHAYS								
A/21/00005/MNR	02/02/2021	Tesco	ADV	TESCO METRO, 5-7 CAPITOL ARCADE, CITY CENTRE, CARDIFF, CF10 2HQ	6 X FASCIA SIGNS, 1 X PROJECTING SIGN AND 9 X GRAPHIC SIGNS	02/03/2021	Permission be granted	Advertisements

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02642/MJR	21/12/2020	Rightacres Property Company Limited	NMA	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CARDIFF	AMENDMENTS RELATING TO DESIGN DEVELOPMENT AND TO REGULARISE THE PLANS WITH DETAILS APPROVED BY THE DISCHARGE OF PLANNING CONDITIONS (EXCLUDING PUBLIC REALM AND LANDSCAPING WORKS) - PREVIOUSLY APPROVED UNDER 19/02140/MJR	04/03/2021	Permission be granted	Non Material Amendment
20/02643/MJR	21/12/2020	Rightacres Property Company Limited	NMA	SITE OF FORMER MARLAND HOUSE AND NCP CAR PARK, CENTRAL SQUARE, CITY CENTRE, CARDIFF	AMENDMENTS RELATING TO DESIGN DEVELOPMENT AND TO REGULARISE THE PLANS WITH DETAILS APPROVED BY THE DISCHARGE OF PLANNING CONDITIONS (EXCLUDING PUBLIC REALM AND LANDSCAPING WORKS) - PREVIOUSLY APPROVED UNDER 19/03052/MJR	04/03/2021	Permission be granted	Non Material Amendment

CREIGAU/ST FAGANS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02591/DCH	17/12/2020	Wilkes	LBC	1 CASTLE HILL, ST FAGANS, CARDIFF, CF5 6EJ	REMOVAL OF SOIL ABUTTING THE SIDE AND REAR OF THE PROPERTY AND NARROWING OF MODERN STEPS ADJACENT TO PROPERTY AND CONSTRUCTION OF RETAINING WALL IN GARDEN INCLUDING DRAINAGE CHANNEL AND REMOVAL OF REAR STORE	04/03/2021	Withdrawn by Applicant	Listed Buildings

21/00150/MJR	26/01/2021	Persimmon Homes East Wales	NMA	PHASE 1 AND 2, M4 JUNCTION 33, MOTORWAY JUNCTION 33, CREIGIAU	AMEND BRICK MATERIAL OF PLOTS 7-25, AMEND DOOR COLOUR OF PLOTS 130, 132, 133, 152, 187, 188, AMEND CLADDING SPECIFICATION FOR THE GREYFRIAR C4 & C5 HOUSETYPE AND APARTMENT BLOCK OM AE 02, APARTMENT BLOCK OM AE 03 AND APARTMENT BLOCK HA AE 02, AMEND STONE ON PLOTS 57 AND 75 AND AMEND EAVES PLOTS 258-282 & 295-299 PREVIOUSLY APPROVED UNDER 18/00696/MJR	03/03/2021	Permission be granted	Non Material Amendment
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CYNCOED

20/01715/DCH	06/10/2020	GUPTA	HSE	3 HOLLYBUSH RISE, CYNCOED, CARDIFF, CF23 6TG	2 STOREY SIDE EXTENSIONS, GARAGE TO REAR, RETAINING WALLS AND FRONT GATES	03/03/2021	Permission be granted	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/01942/MNR	08/10/2020	Christ Church	DOC	CHRIST CHURCH PARISH CHURCH, LAKE ROAD NORTH, ROATH PARK, CARDIFF, CF23 5QN	DISCHARGE OF CONDITIONS 4 (MATERIALS), 5 (SITE ENCLOSURE), 9 (FLOODING), 10 (SURFACE WATER DRAINAGE SCHEME), 11 (OPERATION AND MAINTENANCE PLAN), 13 (CYCLE PARKING), 14 (LANDSCAPE WORKS) AND 21 (WASTE STORAGE) OF 17/02132/MNR	02/03/2021	Full Discharge of Condition	Discharge of Conditions
21/00002/DCH	08/01/2021	Kaffaf	HSE	41 CEFN COED AVENUE, LAKESIDE, CARDIFF, CF23 6HF	TWO STOREY REAR EXTENSION AND FRONT PORCH EXTENSION	02/03/2021	Permission be granted	Householder
21/00050/DCH	12/01/2021	Towner	HSE	11 CYNCOED PLACE, CYNCOED, CARDIFF, CF23 6SG	PARTIAL DEMOLITION OF EXISTING PROPERTY AND CONSTRUCTION OF SINGLE AND TWO STOREY REAR AND SIDE EXTENSIONS WITH REAR DORMER ROOF EXTENSIONS AND ALTERATIONS TO THE FRONT ELEVATION	02/03/2021	Permission be granted	Householder
21/00228/DCH	29/01/2021	Wilkinson	NMH	27 LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6EE	ADDITION OF NEW DOOR, AMENDMENTS TO WINDOW SIZES ON GROUND FLOOR AND DORMER, AND WINDOW ADDED TO LOFT FLOOR LEVEL - PREVIOUSLY APPROVED UNDER 20/00276/DCH	04/03/2021	Permission be granted	Non Material Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02610/DCH	17/12/2020	Young	HSE	44 ST DAVIDS CRESCENT, ELY, CARDIFF, CF5 4GQ	TWO STOREY SIDE EXTENSION WITH REAR DORMER LOFT EXTENSION	04/03/2021	Permission be granted	Householder

GRANGETOWN

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00026/T	03/02/2021	WHP Telecoms Ltd	TEL	CHANNEL VIEW FLATS, CHANNEL VIEW ROAD, GRANGETOWN, CARDIFF, CF11 0AB	<p>H3G & EE 2No. RRU'S (I.D. No's. 435340, 435336) & 1No. BOB UNIT (I.D. No. 440408) TO BE REMOVED AND REPLACED WITH 3No RRU'S (I.D. No's. 516728, 516731, 516734) & 1No. MK2 BOB (I.D. No 516737).</p> <p>H3G & EE 2No. RRU'S (I.D. No's. 435341, 435337) & 1No. BOB UNIT (I.D. No. 440410) TO BE REMOVED AND REPLACED WITH 3No RRU'S (I.D. No's. 516729, 516732, 516735) & 1No. MK2 BOB (I.D. No 516738).</p> <p>EXISTING H3G & EE 1No. GPS (8178-HR-DH-W TIME SYNC) UNIT AT 42m MEAN HEIGHT I.D. No. 437752 TO BE REMOVED AND REPLACED WITH 1No. UHF GPS ANTENNA I.D. No. 516726.</p> <p>H3G & EE 2No. RRU'S (I.D. No's. 429002, 429003) & 1No. BOB UNIT (I.D. No. 440392) TO BE REMOVED AND REPLACED WITH 3No RRU'S (I.D. No's. 516727,516730, 516733) & 1No. MK2 BOB (I.D. No 516726).</p>	01/03/2021	Response Sent	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00199/DCH	02/02/2021	FARBON & ANGHARAD	CLD	35 COEDCAE STREET, GRANGETOWN, CARDIFF, CF11 7AA	REAR DORMER ROOF EXTENSION	03/03/2021	Permission be granted	Other Consent Types
20/02484/MNR	03/12/2020	Neil's Cuisine Ltd	VAR	115-117 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6JU	REMOVAL OF CONDITION 3 AND VARIATION OF CONDITION 4 OF 11/02079/DCI TO ALLOW TAKEAWAY AND CONSUMPTION OF HOT FOOD OFF PREMISES AND EXTEND OPENING HOURS	04/03/2021	Permission be granted	Renewals and Variation of Conditions

HEATH

20/02432/DCH	24/11/2020	Kawol	HSE	32 ST EDWEN GARDENS, HEATH, CARDIFF, CF14 4LA	TWO STOREY SIDE EXTENSION AND REAR SINGLE STOREY EXTENSION	04/03/2021	Planning Permission be refused	Householder
21/00248/DCH	04/02/2021	Turner	CLD	33 ST MALO ROAD, HEATH, CARDIFF, CF14 4HL	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	03/03/2021	Permission be granted	Other Consent Types
20/02507/DCH	03/03/2021	Donnelly	HSE	ST FABIANS, 100 TY-WERN ROAD, RHIWBINA, CARDIFF, CF14 4SF	SINGLE STOREY SIDE EXTENSION	02/03/2021	Planning Permission be refused	Householder
20/02601/DCH	22/12/2020	Fisher	HSE	17 ST MALO ROAD, HEATH, CARDIFF, CF14 4HL	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER EXTENSION	02/03/2021	Permission be granted	Householder
21/00181/DCH	08/02/2021	TANTI	HSE	44 NORTON AVENUE, BIRCHGROVE, CARDIFF, CF14 4AJ	REMOVE AND REPLACE ROOF TO SINGLE STOREY EXTENSION AT REAR AND CONSTRUCT NEW DORMER TO REAR WITH JULIET BALCONY	04/03/2021	Permission be granted	Householder

LLANDAFF

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02663/DCH	22/12/2020	EDWARDS	HSE	43 BISHOPS WALK, LLANDAFF, CARDIFF, CF5 2HA	PROPOSED SINGLE STOREY EXTENSION TO SIDE OF PROPERTY. DORMER LOFT EXTENSION WITH GABLE END BUILT UP TO ACCOMMODATE LOFT CONVERSION.	04/03/2021	Permission be granted	Householder
20/02535/DCH	11/12/2020	Peters	HSE	12 BISHOPS WALK, LLANDAFF, CARDIFF, CF5 2HD	SINGLE STOREY AND TWO STOREY REAR EXTENSION	04/03/2021	Permission be granted	Householder
LLANISHEN								
20/02452/MNR	30/11/2020	Cardiff Council	FUL	LLANISHEN HIGH SCHOOL, HEOL HIR, LLANISHEN, CARDIFF, CF14 5YL	THREE ADDITIONAL CLASSROOMS AND TOILET FACILITIES WITH ASSOCIATED WORKS	04/03/2021	Permission be granted	General Regulations
20/02294/MNR	05/11/2020	Dwr Cymru Welsh Water - Capital Delivery Alliance	DOC	GROUNDS OF LLANISHEN RESERVOIR, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	DISCHARGE OF CONDITIONS 3 (CAST IRON COVERS) AND 4 (LIFT GANTRY REPAIR METHODOLOGY) OF 20/00876/MNR	04/03/2021	Full Discharge of Condition	Discharge of Conditions
21/00059/DCH	12/01/2021	Fraser	HSE	2 GLEBE PLACE, LLANISHEN, CARDIFF, CF14 5UY	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	02/03/2021	Permission be granted	Householder
PENTWYN								
20/02444/DCH	25/11/2020	webster	HSE	14 WYNCLIFFE GARDENS, PENTWYN, CARDIFF, CF23 7FA	DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF A SINGLE STOREY REAR AND SIDE EXTENSION	03/03/2021	Permission be granted	Householder

PENTYRCH

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02323/DCH	18/11/2020	Williams	HSE	CATTWG COTTAGE, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	TWO STOREY INFILL EXTENSION TO FRONT ELEVATION WITH SIDE AND REAR SINGLE STOREY EXTENSIONS AND ASSOCIATED WORKS	04/03/2021	Permission be granted	Householder

PENYLAN

A/20/00095/MNR	22/12/2020	Original Style Ltd	ADV	UNIT 2, DRAGON RETAIL PARK, 507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	NEW SIGNAGE	02/03/2021	Permission be granted	Advertisements
21/00110/DCH	19/01/2021	Bennett	CLD	31 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DE	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	02/03/2021	Permission be granted	Other Consent Types

PLASNEWYDD

21/00074/MNR	14/01/2021	IMPERIAL SERVICES	FUL	FLAT 5, 43 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AR	CONVERSION OF 4 BEDROOM FLAT COVERING SECOND FLOOR AND LOFT INTO 2NO. FLATS	02/03/2021	Permission be granted	Minor - Dwellings (C3)
20/02587/DCH	29/12/2020	HOSSEINI	FUL	125 RICHMOND ROAD, ROATH, CARDIFF	ERECTION OF DETACHED GARAGE	03/03/2021	Permission be granted	Householder
20/02302/MNR	09/11/2020	Ashi	FUL	46 RICHMOND ROAD, ROATH, CARDIFF, CF24 3AT	RETENTION OF 7NO BED HOUSE IN MULTIPLE OCCUPATION	03/03/2021	Permission be granted	Minor - Dwellings (C3)
20/02706/MNR	07/01/2021	LLEWELLYN	FUL	REAR OF 169-171 NEWPORT ROAD, ROATH	ERECTION OF 2 STOREY BUILDING TO HOUSE 2 FLATS WITH REAR ACCESS UNDER PART TO EXISTING PROPERTY	04/03/2021	Permission be granted	Minor - Dwellings (C3)

PONTPRENNAU/ST MELLONS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00028/DCH	11/01/2021	SENJOANSRAJAH	HSE	6 TY-TO-MAEN CLOSE, OLD ST MELLONS, CARDIFF, CF3 5EY	SINGLE STOREY SIDE AND REAR EXTENSIONS AND LOFT CONVERSION WITH SIDE DORMER WITH EXTERNAL ALTERATIONS	04/03/2021	Permission be granted	Householder
20/02666/MJR	23/12/2020	Persimmon Homes (East Wales)	DOC	LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONSONS	DISCHARGE OF CONDITION 33 (CONSTRUCTION MANAGEMENT SCHEME) OF 13/00578/DCO	04/03/2021	Full Discharge of Condition	Discharge of Conditions
20/02586/MNR	17/12/2020	Advanced Medical Simulation Online Limited	FUL	UNIT 2A, OAK TREE COURT, MULBERRY DRIVE, PONTPRENNAU, CARDIFF, CF23 8RS	CHANGE OF USE OF GROUND FLOOR FROM B1 OFFICES TO D1 CLINIC WITH B1 USE	02/03/2021	Permission be granted	Minor - Other Principal Uses
RHIWBINA								
21/00198/DCH	01/02/2021	GRIFFITHS	CLD	7 LON-Y-MYNYDD, RHIWBINA, CARDIFF, CF14 6NZ	REAR DORMER ROOF EXTENSION	02/03/2021	Permission be granted	Other Consent Types
20/02363/DCH	17/11/2020	Roche	HSE	75 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6TP	HIP TO GABLE ROOF CONVERSION, WITH FRONT AND REAR DORMERS, DEMOLITION OF CONSERVATORY, GARAGE AND STORE AND CONSTRUCTION OF REAR EXTENSION WITH GRANNY ANNEXE	03/03/2021	Permission be granted	Householder
20/02195/DCH	03/11/2020	Jones	LBC	38 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	REORGANISATION OF SOME NON-LOAD BEARING PARTITION WALLS AT FIRST FLOOR LEVEL AND NEW WINDOW TO SIDE ELEVATION	03/03/2021	Permission be granted	Listed Buildings

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02701/DCH	05/01/2021	Jones	HSE	24 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	REPLACEMENT OF THE FRONT DOORWAY	03/03/2021	Permission be granted	Householder
20/02194/DCH	03/11/2020	Jones	HSE	38 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	NEW WINDOW TO SIDE ELEVATION	04/03/2021	Permission be granted	Householder
20/02478/DCH	15/12/2020	MORRIS	HSE	36 LANSDOWNE AVENUE, RHIWBINA, CARDIFF, CF14 6AT	CONSTRUCTION OF A DETACHED GARAGE	04/03/2021	Planning Permission be refused	Householder
20/02702/DCH	05/01/2021	Jones	LBC	24 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	REPLACEMENT OF THE FRONT DOORWAY	04/03/2021	Permission be granted	Listed Buildings

RIVERSIDE

21/00011/MJR	05/01/2021	CPD Cathedral Ltd	VAR	32 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9UQ	VARIATION OF CONDITION 10 OF 20/01411/MJR TO ALLOW RETENTION OF STREET TREE T1 INSTEAD OF REPLACEMENT	05/03/2021	Permission be granted	Renewals and Variation of Conditions
20/02693/MNR	04/01/2021	TFSLET Ltd	FUL	15 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HQ	CHANGE OF USE OF GROUND FLOOR LEVEL FROM MIXED CLASS A1 (RETAIL) AND B1 (OFFICE) TO A3 (FOOD & DRINK) WITH ASSOCIATED SINGLE STOREY INFILL EXTENSION TO REAR	04/03/2021	Permission be granted	Minor - Retail (A1-A3)
21/00007/DCH	04/01/2021	Rees	HSE	157 KING'S ROAD, PONTCANNA, CARDIFF, CF11 9DE	SINGLE STOREY REAR EXTENSION AND REAR DORMER ROOF EXTENSION	04/03/2021	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02222/DCH	02/11/2020	Walton	HSE	120 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EQ	REAR DORMER EXTENSION, NEW ROOFLIGHTS TO FRONT AND ALTERATIONS TO FIRST FLOOR REAR TO CREATE BALCONY	02/03/2021	Planning Permission be refused	Householder

WHITCHURCH/TONGWYNLAIS

20/02673/DCH	22/12/2020	Williams	HSE	51 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1DZ	DEMOLISH EXISTING GARAGE AND BUILD GAMES ROOM WITH HARDSTAND	04/03/2021	Permission be granted	Householder
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Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 08/03/2021 and 12/03/2021

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
ADAMSDOWN								
21/00079/MNR	15/01/2021	Beecher	FUL	REAR OF 149 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1QG	DEMOLISH MONOPITCH GARAGE AND REPLACE WITH HABITABLE DWELLING WITHIN EXISTING CURTILAGE	10/03/2021	Planning Permission be refused	Minor - Dwellings (C3)
BUTETOWN								
20/02611/MJR	04/02/2021	Cardiff Community Housing Association	NMA	199 -245 GALLEON WAY, ATLANTIC WHARF, CARDIFF, CF10 4JE	REMOVAL OF EXISTING TIMBER CLADDING AND REPLACEMENT WITH NON-COMBUSTIBLE TIMBER EFFECT CLADDING TO CLOSELY MATCH THE ORIGINAL - PREVIOUSLY APPROVED UNDER 00/01206/C	10/03/2021	Permission be granted	Non Material Amendment

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00039/T	09/03/2021	Clark Telecom Ltd	TEL	BUTE STREET SW, BUTE STREET, BUTETOWN, CARDIFF, CF10 5HW	REMOVAL OF 1NO. NEW EQUIPMENT CABINET AND INSTALLATION OF 1NO. NEW EQUIPMENT CABINET, IN THE SAME LOCATION, AT GROUND LEVEL ADJACENT TO THE EXISTING EQUIPMENT CABINETS AND STREETWORKS TELECOMMUNICATIONS POLE. ALL OTHER ASSOCIATED ANCILLARY EQUIPMENT THERETO AS ILLUSTRATED ON THE ENCLOSED DRAWINGS. INCLUDING THE REPLACEMENT OF 1NO. GPS UNIT ON THE TELECOMMUNICATIONS POLE, PLUS REPLACEMENT OF EQUIPMENT WITHIN AN EXISTING EQUIPMENT CABINET. FOR THE	11/03/2021	No Response Sent	Other Consent Types

CAERAU

21/00309/DCH	05/02/2021	Cummings	CLD	31 HEOL PANTYDERI, CAERAU, CARDIFF, CF5 5PL	CONSTRUCT A REAR SINGLE STOREY LEAN-TO EXTENSION	09/03/2021	Permission be granted	Other Consent Types
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00289/DCH	05/02/2021	Hartley	CLD	12 THE SANCTUARY, CAERAU, CARDIFF, CF5 4RX	CONSTRUCT A LEAN TO SINGLE STOREY, PITCHED ROOF, REAR EXTENSION (APPROX 3.5m)	09/03/2021	Permission be granted	Other Consent Types

CANTON

20/01677/MJR	27/08/2020	Ely Mill Development Company	DOC	PHASE C, FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	PARTIAL DISCHARGE OF CONDITION 21 (SURFACE WATER DETAILS) OF 18/01190/MNR	11/03/2021	Partial Discharge of Condition (s)	Discharge of Conditions
20/02585/DCH	29/12/2020	GALEA	HSE	13 LECKWITH CLOSE, CANTON, CARDIFF, CF11 8AH	GROUND FLOOR AND TWO STOREY REAR AND SIDE EXTENSIONS, REAR DORMER ROOF EXTENSION AND ASSOCIATED ALTERATIONS	09/03/2021	Planning Permission be refused	Householder
20/02209/DCH	02/11/2020	Chauhan	HSE	30 BROADHAVEN, CANTON, CARDIFF, CF11 8DB	PROPOSED 2 STOREY SIDE EXTENSION, PROPOSED SINGLE STOREY REAR EXTENSION, DEMOLISH EXISTING GARAGE, NEW DORMER HIP TO GABLE LOFT CONVERSION, EXTENDED TERRACE & GARDEN ROOM	12/03/2021	Permission be granted	Householder

CATHAYS

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/00751/MJR	27/03/2020	TE 14 High Street Ltd	LBC	14 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1AX	WORKS TO FACILITATE A MIXED USE DEVELOPMENT COMPRISING OF 12NO. RESIDENTIAL FLATS AND RETAIL UNIT WITH INTERNAL ALTERATIONS AND MINOR EXTERNAL ALTERATIONS TO A GRADE II LISTED BUILDING	12/03/2021	Permission be granted	Listed Buildings
20/02337/MNR	26/11/2020	EVANS	FUL	84 MAY STREET, CATHAYS, CARDIFF, CF24 4EY	CONVERSION OF HOUSE TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION AND ALTERATIONS	12/03/2021	Planning Permission be refused	Minor - Dwellings (C3)
20/02583/DCH	17/12/2020	HARRIS	HSE	10 CRANBROOK STREET, CATHAYS, CARDIFF, CF24 4AL	GROUND FLOOR REAR EXTENSION, TWO STOREY SIDE EXTENSION AND REAR DORMER ROOF EXTENSION WITH ASSOCIATED ALTERATIONS	09/03/2021	Permission be granted	Householder
A/21/00007/MNR	10/02/2021	Cardiff University	ADV	CARDIFF UNIVERSITY SCHOOL OF MATHS AND COMPUTER SCIENCE, ABACWS BUILDING, SENGHENNYDD ROAD, CATHAYS, CARDIFF, CF24 4AG	NEW SIGNAGE	08/03/2021	Permission be granted	Advertisements
20/02312/MNR	20/01/2021	Park Estates Investment Ltd	FUL	33 CHARLES STREET, CARDIFF, CF10 2GA	CONVERSION OF PROPERTY FROM OFFICES TO 8NO. APARTMENTS WITH ADDITIONAL FLOOR TO EXISTING ANNEX AND ROOF EXTENSION	08/03/2021	Planning Permission be refused	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02581/MJR	21/12/2020	Vita (Cardiff) 1 Limited	NMA	BRADLEY COURT, 11 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3DR	AMENDMENTS TO INCLUDE: 1. NEW BUILDING ELEVATION DETAIL; 2. REVISED INTERNAL LAYOUT; 3. DETAIL DEVELOPMENT OF MAIN ENTRANCE; 4. WINDOW DETAILS TO THE VILLA; 5. PLANT SCREENS AT 8TH AND 15TH FLOOR LEVELS; 6. REVISED LANDSCAPING DETAILS - PREVIOUSLY APPROVED UNDER 17/01417/MJR	11/03/2021	Permission be granted	Non Material Amendment
21/00276/MJR	04/02/2021	Ropemaker Properties Limited	NMA	LANDORE COURT, 47-53 CHARLES STREET, CITY CENTRE, CARDIFF	AMENDMENTS TO ELEVATIONS AND VARY WORDING OF CONDITION 2 - PREVIOUSLY APPROVED UNDER 19/02464/MJR	10/03/2021	Permission be granted	Non Material Amendment
20/02342/DCH	26/11/2020	HARRIS	HSE	46 DANIEL STREET, CATHAYS, CARDIFF, CF24 4NY	GROUND AND FIRST FLOOR REAR EXTENSION AND REAR DORMER ROOF EXTENSION	10/03/2021	Planning Permission be refused	Householder
CREIGAU/ST FAGANS								
21/00086/DCH	15/01/2021	Molton	HSE	12 FFORDD GWERN, ST FAGANS, CARDIFF, CF5 6PB	REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION	09/03/2021	Permission be granted	Householder

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21/00062/DCH	13/01/2021	Hastings	HSE	9 MAES CADWGAN, CREIGIAU, CARDIFF, CF15 9TQ	FIRST FLOOR REAR EXTENSION ABOVE EXISTING GROUND FLOOR EXTENSION	08/03/2021	Permission be granted	Householder
20/02469/DCH	01/12/2020	Evans	HSE	102 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SB	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION	12/03/2021	Permission be granted	Householder
CYNCOED								
21/00225/DCH	28/01/2021	Griffiths	HSE	2 TUMMEL CLOSE, LAKESIDE, CARDIFF, CF23 6LR	PROPOSED NEW ENTRANCE PORCH TO INCLUDE NEW ROOF OVER GARAGE	08/03/2021	Permission be granted	Householder
20/02011/DCH	12/10/2020	Crosby	HSE	8 NANT-FAWR CRESCENT, CYNCOED, CARDIFF, CF23 6JN	TWO STOREY SIDE EXTENSION	08/03/2021	Permission be granted	Householder
20/02577/DCH	29/12/2020	GRIFFIN	HSE	4 BETTWS-Y-COED ROAD, CYNCOED, CARDIFF, CF23 6PL	FIRST FLOOR REAR EXTENSION	09/03/2021	Permission be granted	Householder
20/02677/DCH	18/01/2021	Wright	HSE	18 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JG	SINGLE STOREY PORCH EXTENSION AND ADDITIONAL WORKS INCLUDING REMOVAL OF REAR CHIMNEY	10/03/2021	Permission be granted	Householder
20/00909/MNR	06/05/2020	White	DOC	LAND AT REAR OF AYLWARD, PARK END LANE, CYNCOED, CARDIFF, CF23 6JW	DISCHARGE OF CONDITIONS 3 (SITE LEVELS), 5 (DRAINAGE) AND 6 (SOFT LANDSCAPE OF 17/01087/MNR	11/03/2021	Full Discharge of Condition	Discharge of Conditions

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21/00027/MNR	08/01/2021	LONGHOURS LTD	FUL	53 WILSON ROAD, ELY, CARDIFF, CF5 4LL	SINGLE STOREY SIDE EXTENSION TO FORM STORE ANCILLIARY TO GROUND FLOOR RETAIL UNIT	12/03/2021	Permission be granted	Minor - Retail (A1-A3)

FAIRWATER

21/00209/DCH	27/01/2021	Edwards-Davies	HSE	51 WROUGHTON PLACE, FAIRWATER, CARDIFF, CF5 4AB	PROPOSED 2 STOREY SIDE AND REAR EXTENSION TO EXISTING SEMI-DETACHED DWELLING	11/03/2021	Permission be granted	Householder
20/02545/DCH	09/12/2020	Carroll	HSE	UPPER COTTAGE, PLAS MAWR ROAD, FAIRWATER, CARDIFF, CF5 3JU	EXTENSION OF VEHICLE CROSSOVER	09/03/2021	Planning Permission be refused	Householder

GABALFA

20/02226/DCH	02/11/2020	Chaletzos	HSE	23 LLANTARNAM ROAD, MYNACHDY, CARDIFF, CF14 3EF	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER ROOF EXTENSION	10/03/2021	Permission be granted	Householder
A/21/00012/MNR	12/02/2021	Puri	ADV	200 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NB	ILLUMINATED FASCIA SIGN TO FRONT ELEVATION	09/03/2021	Permission be granted	Advertisements

GRANGETOWN

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
PRNO/21/00004/M19/02/2021		Cardiff Council	PRAP	GRANGETOWN GAS WORKS, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0XR	DEMOLITION OF APPROXIMATELY TWELVE NUMBER INDUSTRIAL BUILDINGS/STRUCTURES OF VARIOUS CONSTRUCTION INCLUDING PORTAL FRAME STEEL CLAD WAREHOUSE TYPE BUILDINGS, STEEL TANKS, OPEN TOP BUNKERS AND ELECTRICAL SUB-STATIONS TO ALLOW FOR REGENERATION OF SITE	09/03/2021	Permission Required	General Regulations

PRAP/21/00012/M19/02/2021		Cardiff Council	PRAP	GRANGETOWN GAS WORKS, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0XR	DEMOLITION OF APPROXIMATELY TWELVE NUMBER INDUSTRIAL BUILDINGS/STRUCTURES OF VARIOUS CONSTRUCTION INCLUDING PORTAL FRAME STEEL CLAD WAREHOUSE TYPE BUILDINGS, STEEL TANKS, OPEN TOP BUNKERS AND ELECTRICAL SUB-STATIONS TO ALLOW FOR REGENERATION OF SITE	10/03/2021	Prior Approval be granted	General Regulations
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00033/T	19/02/2021	Maxema Ltd	TEL	ASDA, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	PRE-APPLICATION CONSULTATION - INSTALLATION OF A 20M COLUMN ACCOMMODATING ANTENNAS AND MICROWAVE DISHES, THE INSTALLATION OF GROUND-BASED EQUIPMENT CABINET, ALONG WITH ANCILLARY WORKS.	08/03/2021	No Response Sent	Other Consent Types
21/00254/DCH	02/02/2021	Saeed	HSE	140 CLIVE STREET, GRANGETOWN, CARDIFF, CF11 7JF	SINGLE STOREY SIDE EXTENSION, FIRST FLOOR REAR EXTENSION AND REPLACEMENT OF EXISTING REAR DORMER EXTENSION WITH LARGER STRUCTURE WITH ALTERATIONS TO FENESTRATION AND ASSOCIATED EXTERNAL WORKS	08/03/2021	Permission be granted	Householder
19/02786/MJR	23/10/2019	Wales & West Housing Association	DOC	ST PAULS CHURCH, LLANMAES STREET, GRANGETOWN, CARDIFF, CF11 7LR	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 7 (CONSTRUCTION MANAGEMENT PLAN), 18 (TREE PROTECTION) AND 19 (LANDSCAPE WORKS) OF 16/03065/MJR	08/03/2021	Full Discharge of Condition	Discharge of Conditions

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21/00045/MNR	08/01/2021	Railway Pensions Nominees Limited	VAR	UNIT J, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	VARIATION OF CONDITIONS 2 AND 15(C) OF PLANNING PERMISSION 97/00873/R TO ENABLE AMENDMENTS TO THE RANGE OF GOODS PERMITTED TO BE SOLD FROM UNIT J PLUS REFURBISHMENT OF THE EXISTING UNIT COMPRISING ALTERATIONS TO EXTERNAL ELEVATIONS AND BUILDING ALTERATIONS, INCLUDING THE CREATION OF A NEW SERVICING DOCKING AREA TO THE REAR	12/03/2021	Permission be granted	Renewals and Variation of Conditions

20/02605/MNR	23/12/2020	IPSWICH HOLDINGS LTD	FUL	LAND AT HADFIELD COURT, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	CONSTRUCTION OF TWO INDUSTRIAL UNITS	12/03/2021	Permission be granted	Minor - Industry/Storage/Di stribution
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HEATH

21/00102/DCH	15/01/2021	Davies	HSE	36 HEATHWOOD GROVE, HEATH, CARDIFF, CF14 3RD	REMOVAL OF EXISTING DETACHED GARAGE AND SINGLE STOREY REAR ANNEX. CONSTRUCTION OF SINGLE STOREY REAR AND SIDE EXTENSION INCLUDED RAISED PATIO. HIP TO GABLE LOFT CONVERSION AND REAR DORMER EXTENSION	12/03/2021	Permission be granted	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00155/DCH	02/02/2021	Morgan	HSE	28 TAIR ERW ROAD, BIRCHGROVE, CARDIFF, CF14 4QZ	ORANGERY STYLE CONSERVATORY TO THE REAR OF THE DWELLING	11/03/2021	Permission be granted	Householder
20/02679/MNR	22/12/2020	Haswell	FUL	67 KING GEORGE V DRIVE WEST, HEATH, CARDIFF, CF14 4EF	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO STOREY RESIDENTIAL DWELLING	09/03/2021	Permission be granted	Minor - Dwellings (C3)
20/02639/DCH	04/01/2021	Barnes	HSE	7 GREENFIELD ROAD, WHITCHURCH, CARDIFF, CF14 1TE	EXTENSION AND ALTERATIONS TO EXISTING DWELLING TO CREATE DORMER BUNGALOW	09/03/2021	Planning Permission be refused	Householder
21/00090/DCH	15/01/2021	Graham	HSE	19 CEFN CARNAU ROAD, HEATH, CARDIFF, CF14 4LZ	SINGLE STOREY SIDE EXTENSION TO PROVIDE EXTERNAL STORAGE UNIT	11/03/2021	Permission be granted	Householder
21/00112/MNR	18/01/2021	Allied Bakeries	FUL	ALLIED BAKERIES, MAES-Y-COED ROAD, HEATH, CARDIFF, CF14 4UZ	STEEL FRAMED CANOPY EXTENSION TO THE MAIN BUILDING	11/03/2021	Permission be granted	Minor - Industry/Storage/Di stribution
21/00052/DCH	11/01/2021	Miles	HSE	37 ST ANTHONY ROAD, HEATH, CARDIFF, CF14 4DG	DEMOLITION OF EXISTING REAR ANNEX AND GARAGE AND CONSTRUCTION OF SINGLE AND TWO STOREY REAR EXTENSION	10/03/2021	Permission be granted	Householder
21/00297/DCH	05/02/2021	Summers	CLD	37 CRYSTAL AVENUE, HEATH, CARDIFF, CF23 5QL	SINGLE STOREY REAR EXTENSION	09/03/2021	Permission be granted	Other Consent Types
LISVANE								
21/00103/DCH	26/01/2021	Greenman	HSE	14 MILLRACE CLOSE, LISVANE, CARDIFF, CF14 0UR	SINGLE AND TWO STOREY REAR EXTENSION	11/03/2021	Permission be granted	Householder

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LLANDAFF								
20/02096/DCH	19/10/2020	Davies	HSE	8 SPENCER'S ROW, LLANDAFF, CARDIFF, CF5 2EP	SINGLE STOREY REAR EXTENSION	10/03/2021	Permission be granted	Householder
20/02410/DCH	20/11/2020	JONES	HSE	MAESDERWEN, 54 PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NL	SIDE AND REAR SINGLE AND DOUBLE EXTENSION	08/03/2021	Permission be granted	Householder
20/02661/DCH	22/12/2020	Hargreaves	HSE	12 PROSPECT DRIVE, LLANDAFF, CARDIFF, CF5 2HN	PROPOSED PART TWO STOREY/PART SINGLE STOREY SIDE & REAR EXTENSION, ALTERATIONS TO EXISTING LOFT TO INCLUDE HIP-TO-GABLE WALL AND REAR DORMER	08/03/2021	Permission be granted	Householder
LLANDAFF NORTH								
20/02553/DCH	19/01/2021	Taylor	CLD	6 CLYRO PLACE, LLANDAFF NORTH, CARDIFF, CF14 2LT	HIP TO GABLE LOFT EXTENSION WITH REAR DORMER ROOF EXTENSION	11/03/2021	Permission be granted	Other Consent Types
21/00124/DCH	22/01/2021	Cartwright	HSE	6 DOLWEN ROAD, LLANDAFF NORTH, CARDIFF, CF14 2QP	PROPOSED TWO STOREY EXTENSION TO REAR WITH LOFT CONVERSION AND DORMER WINDOW	11/03/2021	Permission be granted	Householder
LLANISHEN								
21/00125/DCH	18/01/2021	Kelly	DOC	1 MAYHILL CLOSE, THORNHILL, CARDIFF, CF14 9DT	DISCHARGE OF CONDITION 4 (ARBORICULTURAL METHOD STATEMENT AND (TREE PROTECTION PLAN) OF 19/00967/DCH	09/03/2021	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00003/DCH	06/01/2021	Jenkins	HSE	10 CORNFIELD CLOSE, LLANISHEN, CARDIFF, CF14 5HS	TWO STOREY FRONT EXTENSION	08/03/2021	Planning Permission be refused	Householder
20/02548/DCH	14/12/2020	MORRIS	HSE	14 BROOKVALE DRIVE, THORNHILL, CARDIFF, CF14 9EH	PROPOSED TWO STOREY SIDE EXTENSION TO REPLACE EXISTING SINGLE STOREY EXTENSION	08/03/2021	Permission be granted	Householder
21/00500/DCH	01/03/2021	Holroyd	CLD	LONGDALE, 20 THE RISE, LLANISHEN, CARDIFF, CF14 0RD	GROUND FLOOR REAR EXTENSION	08/03/2021	Withdrawn by Applicant	Other Consent Types
20/02472/MNR	30/11/2020	Jones	FUL	2 ST DOGMAEL'S AVENUE, LLANISHEN, CARDIFF, CF14 5PZ	CONVERSION OF DWELLING INTO 2 DWELLINGS WITH SINGLE STOREY REAR EXTENSION, DOUBLE STOREY SIDE EXTENSION AND CONSTRUCTION OF DRIVEWAY FOR OFF-ROAD PARKING	09/03/2021	Permission be granted	Minor - Dwellings (C3)
21/00107/MNR	19/01/2021	Barclay's Bank Plc	FUL	32-34 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LT	REMOVAL OF EXISTING SIGNAGE FACIAS AND PROJECTING BARCLAY'S SIGNAGE AND ALLOW FOR ALL HOLES TO BRICKWORK TO BE MADE GOOD. EXISTING ATM TO BE REMOVED AND NEW OPENING TO BE COVERED WITH NEW METAL PLATE	08/03/2021	Permission be granted	Other Consent Types

LLANRUMNEY

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02544/MNR	19/01/2021	Pacheco	FUL	7 DICKENS AVENUE, LLANRUMNEY, CARDIFF, CF3 5LX	CREATION OF DWELLING BY DIVIDING EXISTING PROPERTY INTO TWO AND CONVERTING EXISTING SINGLE STOREY EXTENSION INTO TWO STOREY DWELLING	09/03/2021	Planning Permission be refused	Minor - Dwellings (C3)

PENTWYN

21/00072/MNR	13/01/2021	Schools Organisation Access & Planning, Cardiff Council	FUL	GLYN COED PRIMARY SCHOOL, GLYN COED ROAD, PENTWYN, CARDIFF, CF23 7DW	DEMOLITION AND REPLACEMENT OF A MODULAR TEACHING UNIT WITH CORRIDOR LINK TO MAIN BUILDING	08/03/2021	Permission be granted	General Regulations
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PENYLAN

21/00218/DCH	29/01/2021	Gerrard	CLD	34 CYNCOED ROAD, PENYLAN, CARDIFF, CF23 5SG	REAR DORMER ROOF EXTENSION	09/03/2021	Permission be granted	Other Consent Types
21/00080/DCH	19/01/2021	Jenkins	HSE	51 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HD	REPLACEMENT WINDOWS TO FRONT ELEVATION	11/03/2021	Permission be granted	Householder
21/00438/MJR	22/02/2021	Wates Residential Ltd	DOC	FORMER HOWARDIAN ADULT LEARNING CENTRE, HAMMOND WAY, PENYLAN, CARDIFF	DISCHARGE OF CONDITIONS 23 (SAMPLES OF EXTERNAL MATERIALS) AND 25 (EXTERNAL MATERIALS TO BE USED ON THE RETAINING WALLS) OF 18/02500/MJR	10/03/2021	Full Discharge of Condition	Discharge of Conditions

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20/01255/MJR	14/07/2020	Wales and West Housing Association and Jehu Group	FUL	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF	DEVELOPMENT OF 50NO. APARTMENTS AND 1NO. RETAIL UNIT (USE CLASS A1), AND ASSOCIATED WORKS, INCLUDING SUSTAINABLE DRAINAGE, LANDSCAPING, AMENITY SPACE AND OTHER WORKS	11/03/2021	Permission be granted	Major - Dwellings (C3)
20/02572/DCH	16/12/2020	Davis	HSE	15 EGREMONT ROAD, PENYLAN, CARDIFF, CF23 5LP	SINGLE STOREY REAR EXTENSION AND RAISED PATIO AND REAR DORMER LOFT EXTENSION	11/03/2021	Permission be granted	Householder
PLASNEWYDD								
21/00135/MNR	20/01/2021	Wates	DOC	SITE OF FORMER CARDIFF SCIENTIFIC LABORATORY, 5-13 CROFTS STREET, ROATH, CARDIFF	DISCHARGE OF CONDITIONS 3 (CONTAMINATION), 4 (REMEDIATION SCHEME AND VERIFICATION PLAN), 10 (MATERIALS), 13 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN), 14 (CYCLE PARKING PROVISION), 15 (HIGHWAYS IMPROVEMENT SCHEME) AND 17 (FOUL DRAINAGE SCHEME) OF 19/01682/MNR	11/03/2021	Full Discharge of Condition	Discharge of Conditions
20/01524/MNR	04/08/2020	Mr Philip Kaye	FUL	21 WELLFIELD ROAD, ROATH, CARDIFF, CF24 3NZ	CHANGE OF USE FROM A1 RETAIL USE TO A1/A3 MIXED USE	10/03/2021	Permission be granted	Minor - Retail (A1-A3)

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21/00088/MNR	14/01/2021	Sports Performance Services Ltd	NMA	33 THE PARADE, ROATH, CARDIFF, CF24 3AD	REMOVAL OF CONDITION 4 (ACOUSTIC REPORT) AND REVISION OF CONDITION 5 (DRAINAGE) TO PERMIT SUBMISSION OF DETAILS POST COMMENCEMENT - PREVIOUSLY APPROVED UNDER 17/02425/MNR	08/03/2021	Permission be granted	Non Material Amendment
20/00822/MNR	17/04/2020	Greene	FUL	REAR OF 133-143 MACKINTOSH PLACE AND 135 MACKINTOSH PLACE, ROATH, CARDIFF, CF24 4RN	CONSTRUCTION OF 4NO. NEW DWELLING UNITS CONSISTING OF 2NO. FLATS AND 2NO. MAISONETTES ON LAND AT REAR OF 133-143 MACKINTOSH PLACE AND ALTERATION AND EXTENSION OF EXISTING DWELLING HOUSE AT 135 MACKINTOSH PLACE TO CREATE NEW PEDESTRIAN ACCESS INCLUDING GROUND FLOOR SIDE EXTENSION AT REAR	09/03/2021	Permission be granted	Minor - Dwellings (C3)
PONTPRENAU/ST MELLONS								
20/02709/DCH	06/01/2021	Nicoll	HSE	27 BOYCE WAY, OLD ST MELLONS, CARDIFF, CF3 6AB	GROUND AND FIRST FLOOR REAR EXTENSION	09/03/2021	Planning Permission be refused	Householder

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21/00082/MJR	13/01/2021	Persimmon Homes (East Wales)	DOC	PHASE 6, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	DISCHARGE OF CONDITIONS 3 (DRAINAGE), 12 (BAT BIRD ENHANCEMENTS) AND 28 (PHASING) OF 13/00578/DCO	08/03/2021	Full Discharge of Condition	Discharge of Conditions
21/00046/MJR	08/01/2021	Persimmon Homes (East Wales)	DOC	PHASE 6, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	DISCHARGE OF CONDITIONS 7 (CONSTRUCTION METHOD STATEMENT), 9 (ENCLOSURE), 14 (PEDESTRIAN CROSSING) AND 15 (EXTERNAL MATERIALS) OF 19/03205/MJR	08/03/2021	Full Discharge of Condition	Discharge of Conditions
21/00188/DCH	29/01/2021	Simpson	HSE	THE CHASE, BEGAN ROAD, PONTPRENNAU, CARDIFF, CF3 6XL	PROPOSED SINGLE STOREY REAR EXTENSION, REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION WITH SUN LOUNGE EXTENSION	11/03/2021	Permission be granted	Householder
RADYR								
21/00041/DCH	11/02/2021	Williams	CLD	64 HEOL ISAF, RADYR, CARDIFF, CF15 8DZ	INSERTION OF 2 ROOFLIGHTS TO FRONT ELEVATION AND REAR-FACING DORMER WITH JULIETTE BALCONY	11/03/2021	Permission be granted	Other Consent Types
20/02615/DCH	17/12/2020	Cox	HSE	UPPER BARN, RADYR FARM ROAD, RADYR, CARDIFF, CF15 8EL	THE ERECTION OF A DETACHED GARAGE WITH ROOM OVER	08/03/2021	Permission be granted	Householder

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21/00119/DCH	19/01/2021	Knight	HSE	14 MAES Y BRIALLU, MORGANSTOWN, CARDIFF, CF15 8FA	SINGLE STOREY EXTENSION TO FRONT ELEVATION	11/03/2021	Planning Permission be refused	Householder
20/02427/DCH	25/11/2020	Simon	HSE	9 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	SINGLE STOREY REAR EXTENSION WITH BALCONY ROOF AREA	11/03/2021	Permission be granted	Householder
RHIWBINA								
20/02309/DCH	13/11/2020	fraser	HSE	69 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HD	SINGLE STOREY EXTENSION TO REAR ELEVATION	11/03/2021	Permission be granted	Householder
21/00021/DCH	14/01/2021	springall	HSE	79 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AQ	REAR WRAP AROUND SINGLE STOREY EXTENSION	08/03/2021	Permission be granted	Householder
21/00461/DCH	25/02/2021	fraser	CLD	69 HEOL-Y-DERI, RHIWBINA, CARDIFF, CF14 6HD	HIP TO GABLE ROOF EXTENSION AND REAR DORMER	08/03/2021	Permission be granted	Other Consent Types
20/02283/DCH	09/11/2020	REYNOLDS	HSE	33 BLAEN-Y-COED, RHIWBINA, CARDIFF, CF14 6LL	PROPOSED SECOND STOREY REAR EXTENSION	12/03/2021	Permission be granted	Householder
RIVERSIDE								
20/01855/MNR	21/09/2020	React Support Services	FUL	REAR OF 67 PLANTAGENET STREET, RIVERSIDE, CARDIFF, CF11 6AQ	CONVERSION OF EXISTING OUTBUILDING TO 2NO. 1 BEDROOM APARTMENTS AMENDED PLANS RECEIVED 17/12/2020	09/03/2021	Permission be granted	Minor - Dwellings (C3)
20/02182/MNR	27/10/2020	GCE Properties Ltd	FUL	75 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AF	CHANGE OF USE OF EXISTING BUILDING FROM OFFICES (USE CLASS B1) TO 4NO. FLATS (USE CLASS C3), INCLUDING A REAR SINGLE STOREY EXTENSION AND ASSOCIATED WORKS	08/03/2021	Permission be granted	Minor - Dwellings (C3)

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PRAP/21/00003/MNR	14/02/2021	Cornerstone and Telefonica UK Ltd	PAT	FOOTWAY OF LLANDAFF ROAD, PONTCANNA	INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 3 NO. ANTENNAS, 2 NO. EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT THERETO INCLUDING A GPS MODULE AND 6 NO. REMOTE RADIO HEADS (RRHS)	10/03/2021	Permission Required	Other Consent Types
20/01344/DCH	14/07/2020	KHAN	HSE	14 MARK STREET, RIVERSIDE, CARDIFF, CF11 6LL	RETAIN EXTENSION AS BUILT	10/03/2021	Permission be granted	Householder
RUMNEY								
21/00025/DCH	12/01/2021	CAMPBELL	HSE	1 CHURCH ROAD, RUMNEY, CARDIFF, CF3 3BA	REAR DORMER ROOF EXTENSION AND NEW PITCHED ROOF ON EXISTING TWO STOREY FLAT ROOF STRUCTURE	08/03/2021	Permission be granted	Householder
20/02711/DCH	05/01/2021	Gordon	HSE	24 CASTLE CRESCENT, RUMNEY, CARDIFF, CF3 4FU	DEMOLITION OF EXISTING DETACHED GARAGE AND SHED AND CONSTRUCTION OF TWO STOREY SIDE EXTENSION AND REAR DORMER ROOF EXTENSION	08/03/2021	Permission be granted	Householder
SPLOTT								
20/01175/MNR	26/06/2020	Macauley	FUL	150 RAILWAY STREET, SPLOTT, CARDIFF, CF24 2NH	CONVERSION OF EXISTING HOUSE TO THREE FLATS WITH SINGLE AND DOUBLE STOREY REAR EXTENSIONS	09/03/2021	Permission be granted	Minor - Dwellings (C3)

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20/02654/DCH	21/12/2020	Robertson-Burge	HSE	9 HIND CLOSE, PENGAM, CARDIFF, CF24 2EF	PROPOSED REAR EXTENSIONS AND MINOR ALTERATIONS TOGETHER WITH EXTERNAL WORKS	09/03/2021	Permission be granted	Householder
21/00439/MNR	22/02/2021	Oneil	NMA	PENGAM MOORS SOCIAL CLUB, SEAWALL ROAD, TREMORFA, CARDIFF, CF24 5TH	CHANGE OF ROOF ORIENTATION ON UNITS 1 TO 6 INC - PREVIOUSLY APPROVED UNDER 20/01789/MNR	10/03/2021	Permission be granted	Non Material Amendment
TROWBRIDGE								
19/02843/MJR	28/10/2019	Wates Residential and Cardiff Council	VAR	LAND AT TREFASOR CRESCENT AND WILLOWBROOK DRIVE, ST MELLONS	VARIATION OF CONDITION 1 OF 16/01671/MJR TO EXTEND THE PERIOD FOR SUBMISSION OF THE RESERVED MATTERS FOR A FURTHER 2 YEARS	11/03/2021	Permission be granted	General Regulations
19/03260/MJR	19/12/2019	Wates Residential and Cardiff Council	VAR	LAND OFF WILLOWBROOK DRIVE, ST MELLONS	VARIATION OF CONDITION 6 OF 16/01670/MJR TO AMEND THE SCALE PARAMETERS BY INCREASING THE PARAMETERS ASSOCIATED WITH THE TWO STOREY BUILDINGS AND INCORPORATE THREE STOREY FLATS INTO THE SCHEME	11/03/2021	Permission be granted	Renewals and Variation of Conditions
WHITCHURCH/TONGWYNLAIS								
21/00087/DCH	19/01/2021	Llywelyn	HSE	12 WESTBOURNE CRESCENT, WHITCHURCH, CARDIFF, CF14 2BL	INSTALLATION OF 3NO. ROOFLIGHTS TO REAR OF PROPERTY	09/03/2021	Permission be granted	Householder

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21/00073/MNR	18/01/2021	La cucina da Mara td	VAR	3 PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2AA	VARIATION OF CONDITION 4 AND REMOVAL OF CONDITIONS 2, 3, AND 12 OF 10/01803/DCO TO ALLOW FOR NEW STYLE OF CLASS A3 OPERATION	09/03/2021	Permission be granted	Renewals and Variation of Conditions
PRNO/21/00005/MNR	03/03/2021	Williams	DEM	BUILDINGS 10 AND 11, WHITCHURCH HIGH UPPER SCHOOL, PENLLINE ROAD, WHITCHURCH, CARDIFF, CF14 2XJ	DEMOLITION OF 2NO. SINGLE STOREY TIMBER FRAMED SECTIONAL BUILDINGS	09/03/2021	No Prior Approval required	Other Consent Types
21/00029/MNR	12/01/2021	First Choice Housing Association	CLD	UNIT 10, GREENMEADOW SPRINGS BUSINESS PARK, VILLAGE WAY, TONGWYNLAIS, CARDIFF, CF15 7NE	INSTALLATION OF SOLAR PANELLING ACROSS FRONT AND SIDE OF ROOF	09/03/2021	Permission be granted	Other Consent Types
TEL/21/00038/T	09/03/2021	Clark Telecom Ltd	TEL	COED ARIAN, COLLEGE ROAD, WHITCHURCH, CARDIFF, CF14 2NP (EE_52024)	ADDITION OF 1NO. NEW EQUIPMENT CABINET, AT GROUND LEVEL ADJACENT TO THE EXISTING EQUIPMENT CABINETS AND STREETWORKS TELECOMMUNICATION S POLE. ALL OTHER ASSOCIATED ANCILLARY EQUIPMENT THERETO AS ILLUSTRATED ON THE ENCLOSED DRAWINGS.	11/03/2021	No Response Sent	Other Consent Types

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 15/03/2021 and 19/03/2021

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ADAMSDOWN								
A/20/00081/MNR	27/10/2020	Wildstone	ADV	LAND ON THE NORTH SIDE OF, WINDSOR ROAD, ADAMSDOWN	ERECTION OF A SINGLE DIGITAL DISPLAY UNIT	19/03/2021	Planning Permission be refused	Advertisements
21/00521/MNR	09/03/2021	PENRISE PROPERTIES	NMA	6 CYRIL CRESCENT, ROATH, CARDIFF, CF24 1DQ	INTERNAL ALTERATIONS AND REVISED ACCESS TO FLAT 2 PLUS REMOVAL OF SMALL GROUND FLOOR EXTENSION - PREVIOUSLY APPROVED UNDER 20/02186/MNR	19/03/2021	Permission be granted	Non Material Amendment
BUTETOWN								
A/21/00023/MNR	26/02/2021	STAYBRIDGE SUITES	ADV	HOLIDAY INN EXPRESS, LONGUEIL CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4EE	INSTALLATION OF 1NO. ILLUMINATED TOTEM SIGN AND 3NO. ILLUMINATED FASCIA SIGNS	19/03/2021	Permission be granted	Advertisements
20/02576/MNR	14/12/2020	Smart	FUL	UNITS 1-6, SCHOOL LANE, JOHN STREET, BUTETOWN, CARDIFF, CF10 5PE	CHANGE OF USE TO JOHN STREET ARCHES TO A1, A2, A3, B1, B2 AND D1 USES	17/03/2021	Permission be granted	Other Consent Types
CANTON								
21/00054/DCH	03/02/2021	Davies	HSE	14 WINDWAY AVENUE, CANTON, CARDIFF, CF5 1AP	REAR SINGLE STOREY EXTENSION AND GARAGE EXTENSION	17/03/2021	Permission be granted	Householder
21/00168/DCH	05/02/2021	Berry	HSE	627 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BG	SINGLE STOREY REAR EXTENSION	17/03/2021	Permission be granted	Householder

CATHAYS

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20/02265/DCH	03/11/2020	Winter	HSE	82 COBURN STREET, CATHAYS, CARDIFF, CF24 4BT	SINGLE STOREY REAR EXTENSION, DEMOLITION AND REBUILD OF EXISTING FIRST FLOOR EXTENSION AND REAR DORMER ROOF EXTENSION	18/03/2021	Withdrawn by Applicant	Householder
21/00159/MNR	25/01/2021	BERRIMAN	FUL	102 MAINDY ROAD, CATHAYS, CARDIFF, CF24 4HQ	PROPOSED AMENDMENTS TO REAR SINGLE STOREY ELEMENT OF PREVIOUS APPROVED SCHEME - 20/02244/MNR	15/03/2021	Permission be granted	Householder
21/00536/DCH	09/03/2021	SALIH	HSE	55 MINNY STREET, CATHAYS, CARDIFF, CF24 4ET	SINGLE STOREY REAR EXTENSION AND REAR DORMER ROOF EXTENSION AND ALTERATIONS TO EXISTING C4 HOUSE OF MULTIPLE OCCUPANCY	15/03/2021	Withdrawn by Applicant	Householder
21/00584/MJR	08/03/2021	Ropemaker Properties Limited	DOC	LANDORE COURT, 47-53 CHARLES STREET, CITY CENTRE, CARDIFF	DISCHARGE OF CONDITION 22 (ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN) OF 19/02464/MJR	19/03/2021	Full Discharge of Condition	Discharge of Conditions
TEL/21/00045/T	15/03/2021		TEL	ADJACENT TESCO, CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4JA	PRE-APPLICATION CONSULTATION - PROPOSED BASE STATION INSTALLATION	19/03/2021	Response Sent	Other Consent Types
CREIGAU/ST FAGANS								
21/00346/DCH	15/02/2021	Goren	HSE	68 TREM Y RHYD, ST FAGANS, CARDIFF, CF5 6FW	SINGLE STOREY REAR EXTENSION	19/03/2021	Permission be granted	Householder

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CYNCOED								
21/00295/MJR	04/02/2021	Scimitar Homes (Cyncoed) Ltd	NMA	8 CEFN COED ROAD, CYNCOED, CARDIFF, CF23 6AQ	AMENDMENTS TO THE APPROVED MATERIALS AND INTRODUCE NEW CAST STONE - PREVIOUSLY APPROVED UNDER 18/03013/MJR	19/03/2021	Permission be granted	Non Material Amendment
20/02037/DCH	08/10/2020	SMITH	HSE	185 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6AH	DEMOLITION OF EXISTING DOUBLE GARAGE AND CONSTRUCTION OF A TWO STOREY SIDE EXTENSION WITH SINGLE STOREY REAR EXTENSION (INCLUDING FIRST FLOOR BALCONY), SINGLE STOREY SIDE GARDEN EXTENSION TO FORM INDOOR SWIMMING POOL, FRONT PORCH EXTENSION AND DORMER ROOF EXTENSIONS TOGETHER WITH NEW BASEMENT GYM AREA, WITH ASSOCIATED WORKS	19/03/2021	Withdrawn by Applicant	Householder
GRANGETOWN								
20/01364/MNR	16/07/2020	Cardiff City House of Sport	DOC	HOUSE OF SPORT, CLOS PARC MORGANNWG, LECKWITH, CARDIFF, CF11 8AW	DISCHARGE OF CONDITIONS 3 (GAS) AND 4 (CONTAMINATION) OF 19/01567/MNR	19/03/2021	Full Discharge of Condition	Discharge of Conditions

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TEL/21/00043/T	12/03/2021	Clark Telecom Ltd	TEL	T-MOBILE (52043) AT ROOF TOP, TREBLE B TYRES (WINDWAY TYRE EXHAUST CENTRE), NORTH CLIVE STREET, GRANGETOWN	REPLACE NO 2 ANTENNA WITH NO 2 ANTENNA AND PROPOSE 1NO PSU CABINET & 1NO EQUIPMENT CABINET TOGETHER WITH ANCILLARY EQUIPMENT	19/03/2021	No Response Sent	Other Consent Types

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TEL/21/00046/T	17/03/2021	WHP Telecoms Ltd	TEL	CHANNEL VIEW FLATS, CHANNEL VIEW ROAD, GRANGETOWN, CARDIFF, CF11 7HW (235179)	<p>PRE-APP CONSULTATION - EXISTING H3G & EE 1No. GPS (8178-HR-DH-W TIME SYNC) UNIT AT 42m MEAN HEIGHT I.D. No. 437752 TO BE REMOVED AND REPLACED WITH 1No. UHF GPS ANTENNA I.D. No. 516726</p> <p>H3G & EE 2No. RRU'S (I.D. No's. 429002, 429003) & 1No. BOB UNIT (I.D. No. 440392) TO BE REMOVED AND REPLACED WITH 1No. ERICSSON 2460 RRU (I.D. No. 520573), 1No. ERICSSON 4480 RRU (I.D. 516727), 1No. ERICSSON 4419 RRU (I.D. 516730), 1No. ERICSSON 8823 RRU (I.D. 516733) & 1No. MK2 BOB (I.D. No 516736)</p> <p>H3G & EE 2No. RRU'S (I.D. No's. 435340, 435336) & 1No. BOB UNIT (I.D. No. 440408) TO BE REMOVED AND REPLACED WITH 1No. ERICSSON 2460 RRU (I.D. No. 520574), 1No. ERICSSON 4480 RRU (I.D. 516728), 1No. ERICSSON 4419 RRU (I.D. 516731), 1No. ERICSSON 8823 RRU (I.D. 516734) & 1No. MK2 BOB (I.D. No</p>	19/03/2021	No Response Sent	Other Consent Types

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					576737) H3G & EE 2No. RRU'S (I.D. No's. 435341, 435337) & 1No. BOB UNIT (I.D. No. 440410 TO BE REMOVED AND REPLACED WITH 1No. ERICSSON 2460 RRU (I.D. No. 520575), 1No. ERICSSON 4480 RRU (I.D. 516729), 1No. ERICSSON 4419 RRU (I.D. 516732), 1No. ERICSSON 8823 RRU (I.D. 516735) & 1No. MK2 BOB (I.D. No 516738)			

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00047/T	17/03/2021	WHP Telecoms Ltd	TEL	CHANNEL VIEW FLATS, CHANNEL VIEW ROAD, GRANGETOWN, CARDIFF, CF11 7HW	<p>EXISTING H3G & EE 1No. GPS (8178-HR-DH-W TIME SYNC) UNIT AT 42m MEAN HEIGHT I.D. No. 437752 TO BE REMOVED AND REPLACED WITH 1No. UHF GPS ANTENNA I.D. No. 516726</p> <p>H3G & EE 2No. RRU'S (I.D. No's. 429002, 429003) & 1No. BOB UNIT (I.D. No. 440392) TO BE REMOVED AND REPLACED WITH 1No. ERICSSON 2460 RRU (I.D. No. 520573), 1No. ERICSSON 4480 RRU (I.D. 516727), 1No. ERICSSON 4419 RRU (I.D. 516730), 1No. ERICSSON 8823 RRU (I.D. 516733) & 1No. MK2 BOB (I.D. No 516736)</p> <p>H3G & EE 2No. RRU'S (I.D. No's. 435340, 435336) & 1No. BOB UNIT (I.D. No. 440408) TO BE REMOVED AND REPLACED WITH 1No. ERICSSON 2460 RRU (I.D. No. 520574), 1No. ERICSSON 4480 RRU (I.D. 516728), 1No. ERICSSON 4419 RRU (I.D. 516731), 1No. ERICSSON 8823 RRU (I.D. 516734) & 1No. MK2 BOB (I.D. No 576737)</p>	19/03/2021	No Response Sent	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
					H3G & EE 2No. RRU'S (I.D. No's. 435341, 435337) & 1No. BOB UNIT (I.D. No. 440410 TO BE REMOVED AND REPLACED WITH 1No. ERICSSON 2460 RRU (I.D. No. 520575), 1No. ERICSSON 4480 RRU (I.D. 516729), 1No. ERICSSON 4419 RRU (I.D. 516732), 1No. ERICSSON 8823 RRU (I.D. 516735) & 1No. MK2 BOB (I.D. No 516738)			

HEATH

21/00153/DCH	21/01/2021	Good	HSE	8 HEOL GWENT, BIRCHGROVE, CARDIFF, CF14 4PL	SINGLE STOREY REAR EXTENSION	17/03/2021	Permission be granted	Householder
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LLANDAFF

20/02402/DCH	20/11/2020	Harris	HSE	GLYNDERWEN, 63 PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NG	SINGLE STOREY REAR EXTENSION	16/03/2021	Permission be granted	Householder
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20/02529/DCH	07/12/2020	Williams	HSE	20 RIVERSDALE, LLANDAFF, CARDIFF, CF5 2QL	PROPOSED TWO AND SINGLE STOREY REAR EXTENSION	17/03/2021	Permission be granted	Householder
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21/00319/DCH	08/02/2021	Jorgensen	HSE	4 LYNCH BLOSSE CLOSE, DANESCOURT, CARDIFF, CF5 2QU	CONSTRUCTION OF FRONT PORCH	17/03/2021	Permission be granted	Householder
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LLANDAFF NORTH

21/00272/DCH	12/02/2021	Patterson	CLD	11 POMMERGELLI ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FS	REAR DORMER ROOF EXTENSION	15/03/2021	Permission be granted	Other Consent Types
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00391/DCH	19/02/2021	Butler	CLD	51 WEST ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FT	RE-ROOFING TO REAR ELEVATION SINGLE STOREY EXTENSION AND REAR DORMER ROOF EXTENSION	19/03/2021	Permission be granted	Other Consent Types

LLANISHEN

21/00255/DCH	02/02/2021	Griffiths	HSE	30 MILL ROAD, LISVANE, CARDIFF, CF14 0XB	REPLACEMENT OF FRONTAGE WALLS AND PLANTING	17/03/2021	Permission be granted	Householder
20/01335/DCH	15/07/2020	IRESON	HSE	4 HEOL Y BARCUD, THORNHILL, CARDIFF, CF14 9JB	REAR DORMER ROOF EXTENSION AND SINGLE STOREY REAR EXTENSION	16/03/2021	Permission be granted	Householder

LLANRUMNEY

21/00169/DCH	22/01/2021	Hewett	HSE	57 CROYDE AVENUE, LLANRUMNEY, CARDIFF, CF3 5NA	SINGLE STOREY FRONT PORCH, TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION	15/03/2021	Permission be granted	Householder
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PENTWYN

21/00099/DCH	18/01/2021	Waquas	HSE	99 HOLLYBUSH ROAD, PENTWYN, CARDIFF, CF23 7AG	NEW TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	17/03/2021	Permission be granted	Householder
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
PRAP/21/00004/M21/02/2021		Telefonica UK Limited (on behalf of Cornerstone)	PAT	LLANEDEYRN SHOPPING CENTRE, MAELFA, LLANEDEYRN	THE REPLACEMENT OF 9NO. EXISTING ANTENNAS WITH 18NO. NEW ANTENNAS ON 3NO. NEW 2.5M SUPPORT POLES FIXED TO EXISTING STEELWORK, THE INSTALLATION OF 2NO. MICROWAVE DISHES, THE INSTALLATION OF 3NO. ROOFTOP EQUIPMENT CABINETS, ALONG WITH MINOR ANCILLARY WORKS	19/03/2021	No Prior Approval required	Other Consent Types

PENYLAN

20/01837/DCH	18/09/2020	Majid	HSE	57 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HD	REPLACEMENT OF EXISTING GROUND AND FIRST FLOOR WINDOWS TO FRONT ELEVATION WITH UPVC DOUBLE GLAZED SASH STYLE WINDOWS	16/03/2021	Planning Permission be refused	Householder
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PLASNEWYDD

PRAP/21/00002/M21/01/2021		Telefonica UK Limited (on behalf of Cornerstone)	PAT	EASTGATE HOUSE, 35-43 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AB	THE REPLACEMENT OF 6NO. EXISTING ANTENNAS WITH 18NO. NEW ANTENNAS, ON 4NO. NEW 5 METRE SUPPORT POLES, THE INSTALLATION OF 2NO. MICROWAVE DISHES, THE INSTALLATION OF RRU'S, THE INSTALLATION OF 3NO. ROOFTOP EQUIPMENT CABINETS, ALONG WITH MINOR ANCILLARY WORKS	17/03/2021	No Prior Approval required	Other Consent Types
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/01957/DCH	05/10/2020	Madley	HSE	13 TYLA TEG, PANTMAWR, CARDIFF, CF14 7TL	SINGLE STOREY AND TWO STOREY SIDE EXTENSIONS AND CREATION OF HARDSTAND AREA.	19/03/2021	Permission be granted	Householder
20/02645/DCH	21/12/2020	Hall	HSE	5 HEOL ISCOED, RHIWBINA, CARDIFF, CF14 6PA	DEMOLITION OF EXISTING SINGLE STOREY ANNEXE AND CONSTRUCTION OF SINGLE STOREY EXTENSION TO REAR. DOUBLE STOREY EXTENSION TO SIDE ELEVATION. DEMOLITION OF EXISTING GARAGE AND REPLACEMENT WITH TIMBER GARDEN SHED.	19/03/2021	Permission be granted	Householder
20/02173/DCH	26/10/2020	Perez	HSE	37 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EJ	CONSTRUCTION OF REAR DOUBLE STOREY EXTENSION WITH DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE AND GYM AND REPLACEMENT ROOFLIGHTS TO EXISTING REAR SINGLE STOREY EXTENSION	19/03/2021	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02174/DCH	26/10/2020	Perez	LBC	37 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EJ	CONSTRUCTION OF REAR DOUBLE STOREY EXTENSION WITH DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF NEW GARAGE AND GYM AND REPLACEMENT ROOFLIGHTS TO EXISTING REAR SINGLE STOREY EXTENSION	19/03/2021	Permission be granted	Listed Buildings
21/00247/DCH	02/02/2021	Kitchen	HSE	77 PORTHAMAL ROAD, RHIWBINA, CARDIFF, CF14 6AQ	GROUND FLOOR REAR EXTENSION AND REAR DORMER ROOF EXTENSION	15/03/2021	Permission be granted	Householder
RIVERSIDE								
21/00546/DCH	04/03/2021	Lewis	HSE	13 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EN	SINGLE AND TWO STOREY REAR EXTENSION AND LOFT CONVERSION	16/03/2021	Withdrawn by Applicant	Householder
21/00065/MJR	15/01/2021	Cardiff Council Housing Development Team	FUL	REAR OF HAYES PLACE, 32 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9DU	RETENTION OF 19 NO. RESIDENTIAL PODS AND ASSOCIATED WORKS	19/03/2021	Permission be granted	General Regulations
21/00193/DCH	01/02/2021	Moyer	HSE	8 PITMAN STREET, PONTCANNA, CARDIFF, CF11 9DJ	PROPOSED ALTERATIONS TO REAR GARDEN BOUNDARY ENCLOSURE	19/03/2021	Permission be granted	Householder
21/00491/MJR	03/03/2021	Young	DOC	REAR OF 35 ROMILLY CRESCENT AND 70-72 LLANDAFF ROAD, PONTCANNA, CARDIFF	DISCHARGE OF CONDITIONS 4 (MATERIALS), 5 (ARCHITECTURAL DETAILING) AND 6 (MEANS OF SITE ENCLOSURE) OF 19/02071/MJR	17/03/2021	Full Discharge of Condition	Discharge of Conditions

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RUMNEY								
21/00249/DCH	04/02/2021	Wilson	HSE	1 TREDELERCH ROAD, RUMNEY, CARDIFF, CF3 3AH	SINGLE STOREY REAR EXTENSION	19/03/2021	Permission be granted	Householder
19/01533/MJR	12/06/2019	Mr C Spiteri	FUL	782-786 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FG	DEMOLITION OF EXISTING BUILDINGS AND PROPOSED MIXED USE DEVELOPMENT COMPRISING OF RESIDENTIAL RETAIL AND ASSOCIATED PARKING	16/03/2021	Permission be granted	Major - Dwellings (C3)
TROWBRIDGE								
21/00176/DCH	25/01/2021	Collins	HSE	36 PRESTATYN ROAD, TROWBRIDGE, CARDIFF, CF3 1RZ	REMOVAL OF EXISTING SHED AND ERECTION OF SINGLE STOREY GARDEN ROOM	17/03/2021	Permission be granted	Householder
20/02678/MNR	08/01/2021	Cardiff Council-Neighbourh ood Regeneration	FUL	COMMUNAL AREAS AT TROWBRIDGE GREEN, TROWBRIDGE, CARDIFF	ADDITION OF BINSTORES IN THE REAR COURTYARDS OF THE FLATS	17/03/2021	Permission be granted	General Regulations
WHITCHURCH/TONGWYNLAIS								
20/02349/MJR	16/11/2020	Cyncoed Properties Ltd	FUL	FOREST FARM INDUSTRIAL ESTATE, LONGWOOD DRIVE, WHITCHURCH, CARDIFF, CF14 7YS	NEW COMMERCIAL/INDUST RIAL UNIT (B1/B8) WITH SINGLE STOREY OFFICE AND ASSOCIATED YARD AND PARKING AREAS	17/03/2021	Permission be granted	Minor - Industry/Storage/Dis tribution

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21/00370/DCH	15/02/2021	Robinson	CLD	30 HEOL-Y-WAUN, WHITCHURCH, CARDIFF, CF14 1LB	REMOVAL OF EXISTING CONSERVATORY AND DETACHED GARAGE AND CONSTRUCTION OF A SINGLE STOREY SIDE AND REAR WRAP EXTENSION	15/03/2021	Permission be granted	Other Consent Types
20/02227/MNR	05/11/2020	McGee	FUL	53 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1DZ	REAR GROUND AND FIRST FLOOR EXTENSIONS CONVERTING THE UPPER FLOORS INTO AN APARTMENT	19/03/2021	Permission be granted	Minor - Dwellings (C3)

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 22/03/2021 and 26/03/2021

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
ADAMSDOWN								
PRAP/21/00008/MNR	10/02/2021	Telefonica & CTIL	PAT	ENTERPRISE HOUSE, 84-85 ADAM STREET, ADAMSDOWN, CARDIFF, CF24 2FN	THE REPLACEMENT OF 6NO. EXISTING ANTENNAS WITH 12NO. NEW ANTENNAS, ON 3NO. 5.5 METRE SUPPORT POLES, THE INSTALLATION OF RRU'S, THE INSTALLATION OF EQUIPMENT WITHIN THE EXISTING CABIN ALONG WITH MINOR ANCILLARY WORKS	24/03/2021	No Prior Approval required	Other Consent Types
BUTETOWN								
21/00376/MNR	17/02/2021	Nails In The City	FUL	54A BUTE STREET, BUTETOWN, CARDIFF, CF10 5AF	RETENTION OF USE AS A BEAUTY SALON	23/03/2021	Permission be granted	Minor - Retail (A1-A3)
21/00178/MNR	02/02/2021	Cellnex	FUL	TRANSMITTING STATION, COMPASS ROAD, BUTETOWN, CARDIFF	PROPOSED ADDITIONS TO EXISTING BASE STATION INSTALLATION AT LAND OFF COMPASS ROAD	25/03/2021	Permission be granted	Other Consent Types
A/21/00009/MNR	15/02/2021	Senedd Cymru	ADV	THE SENEDD, WELSH PARLIAMENT, PIERHEAD STREET, CARDIFF BAY, CARDIFF, CF99 1SN	INSTALLATION OF 2 NO. EXTERNAL DIGITAL INFORMATION/SIGNAGE TOTEM SCREENS	25/03/2021	Permission be granted	Advertisements
21/00261/MNR	04/02/2021	AERMACH	FUL	UNIT E3, SOUTH POINT, CLOS MARION, CARDIFF BAY, CARDIFF, CF10 4SP	ADDITION OF FIRST FLOOR WINDOWS TO FRONT ELEVATION AND INTERNAL ALTERATIONS	26/03/2021	Permission be granted	Other Consent Types
CANTON								

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00408/DCH	19/02/2021	Bratton	CLD	39 NOTTINGHAM STREET, CANTON, CARDIFF, CF5 1JP	SINGLE STOREY REAR EXTENSION	23/03/2021	Permission be granted	Other Consent Types
21/00437/DCH	23/02/2021	Davies	CLD	5 FAIRFIELD AVENUE, CANTON, CARDIFF, CF5 1BR	DEMOLITION OF REAR SIDE RETURN AND SINGLE STOREY GROUND FLOOR REAR EXTENSION TO 4M FOR ORIGINAL	23/03/2021	Permission be granted	Other Consent Types
CATHAYS								
21/00265/MNR	02/02/2021	AHMED	FUL	125 CRWYS ROAD, CATHAYS, CARDIFF, CF24 4NG	CHANGE OF USE OF PART OF GROUND FLOOR FROM ESTATE AGENT (A2 USE) TO MEDITERRANEAN VEGAN PANTRY RESTAURANT AND TAKE AWAY (A3 USE) WITH FUME EXTRACTION SYSTEM	25/03/2021	Permission be granted	Minor - Retail (A1-A3)
21/00359/MNR	22/02/2021	Laings Jewellers	FUL	25-27 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	REPLACEMENT SHOPFRONTS TO THE HAYES AND SHOPPING CENTRE ELEVATIONS AND REMOVAL OF EXISTING HAYES ENTRANCE WITH ONLY EXTERNAL ENTRANCE BEING VIA 25 THE HAYES	25/03/2021	Permission be granted	Other Consent Types
A/21/00011/MNR	22/02/2021	Laings Jewellers	ADV	25-27 THE HAYES, CITY CENTRE, CARDIFF, CF10 1GA	NEW SIGNAGE	25/03/2021	Permission be granted	Advertisements

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TEL/21/00049/T	17/03/2021	Avison Young	TEL	CARDIFF ARMS PARK STADIUM, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1JA	EMERGENCY PLANNING NOTICE - THE INSTALLATION OF A 30 METRE JOOG TOWER MOUNTED WITH 6 NO. ANTENNAS, 1 NO. 0.3 METRE DIAMETER DISH AND 1 NO. GPS ANTENNA FIXED TO A MODULAR STEEL TOWER BASE WITH 2 METRE HIGH PALISADE FENCE, 1 NO. ELECTRICAL METRE CABINET AND 1 NO. ELTEK CABINET MEASURING 700 MM X 730 MM X 2000 MM TO BE FIXED TO MODULAR STREEL GRILLAGE AND ASSOCIATED DEVELOPMENT	25/03/2021	No Response Sent	Other Consent Types
20/02340/MNR	11/11/2020	Cardiff Council	LBC	CITY HALL, GORSEDD GARDENS ROAD, CATHAYS PARK, CARDIFF, CF10 3ND	REMOVAL OF THE SIR THOMAS PICTON STATUE AT CITY HALL, CARDIFF	26/03/2021	Transferred to Welsh Assembly Government	General Regulations
CYNCOED								
TEL/21/00051/T	23/03/2021	Openreach	TEL	6 CEFN COED ROAD, CYNCOED, CARDIFF, CF23 6AQ	POLE NOTICE - 1 x 9m wooden pole (7.3m above ground)	25/03/2021	No Response Sent	Other Consent Types
21/00480/DCH	25/02/2021	Coles/Mackenzie	NMH	9 JELICOE GARDENS, ROATH PARK, CARDIFF, CF23 5QW	REDUCE LENGTH OF SIDE EXTENSION COMPONENT - PREVIOUSLY APPROVED UNDER 19/01689/DCH	25/03/2021	Permission be granted	Non Material Householder

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21/00390/DCH	17/02/2021	Boyes	HSE	75 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QU	SINGLE STOREY REAR EXTENSION AND REPLACEMENT OF EXISTING PATIO AREA	25/03/2021	Permission be granted	Householder
20/02459/DCH	27/11/2020	Jones	HSE	37 LLYSWEN ROAD, CYNCOED, CARDIFF, CF23 6NH	GROUND FLOOR REAR AND TWO STOREY SIDE EXTENSION WITH RAISED PATIO, REAR DORMER ROOF EXTENSION INCLUDING RAISING RIDGE, AND GARAGE EXTENSION AND CONVERSION INTO A GARDEN ROOM	25/03/2021	Permission be granted	Householder
21/00191/DCH	25/01/2021	Bhakar	HSE	50 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NW	TWO STOREY HIPPED ROOF REAR EXTENSION	25/03/2021	Permission be granted	Householder
GRANGETOWN								
21/00163/DCH	03/02/2021	Hirani	HSE	21 HAFOD STREET, GRANGETOWN, CARDIFF, CF11 6RB	REAR SINGLE STOREY EXTENSION, REAR DORMER ROOF EXTENSION AND FRONT PORCH ALTERATION	25/03/2021	Permission be granted	Householder
21/00486/DCH	25/02/2021	Marshall	CLD	7 TAFF TERRACE, GRANGETOWN, CARDIFF, CF11 7AL	REAR SINGLE STOREY EXTENSION	25/03/2021	Permission be granted	Other Consent Types
HEATH								
21/00450/DCH	23/02/2021	Gould	NMH	57 ST AMBROSE ROAD, HEATH, CARDIFF, CF14 4BH	AMENDMENT TO ROOF DESIGN OF PROPOSED EXTENSION - PREVIOUSLY APPROVED UNDER 19/02640/DCH	23/03/2021	Permission be granted	Non Material Householder

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21/00196/DCH	29/01/2021	CHALLINOR	HSE	95 HEATHWAY, HEATH, CARDIFF, CF14 4JS	REAR SINGLE AND TWO STOREY EXTENSIONS AND HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	23/03/2021	Permission be granted	Householder
LISVANE								
20/02563/DCH	20/01/2021	O'DONNELL	HSE	1 CHERRY ORCHARD ROAD, LISVANE, CARDIFF, CF14 0UD	GROUND FLOOR REAR EXTENSION AND EXTERNAL REFURBISHMENT WORKS	23/03/2021	Permission be granted	Householder
LLANDAFF								
21/00269/MNR	08/02/2021	Pearn's Pharmacies Ltd	FUL	2 RACHEL CLOSE, DANESCOURT, CARDIFF, CF5 2SH	ADDITION OF AN AUTOMATED PRESCRIPTION COLLECTION DISPENSER	23/03/2021	Permission be granted	Minor - Other Principal Uses
21/00301/DCH	05/02/2021	Roach	FUL	32 ROOKWOOD CLOSE, LLANDAFF, CARDIFF, CF5 2NS	ENLARGEMENT OF WINDOW OPENING TO DOOR OPENING AND FITTING OF FRENCH/PATIO DOORS	26/03/2021	Permission be granted	Householder
LLANISHEN								
20/02671/DCH	12/01/2021	Hopkins	HSE	5 DOMBEY CLOSE, LLANISHEN, CARDIFF, CF14 9DB	CONSTRUCTION CONSERVATORY TO REAR ELEVATION TO REPLACE SMALLER EXISTING CONSERVATORY	26/03/2021	Permission be granted	Householder
21/00387/DCH	17/02/2021	Sheppard	HSE	24 NORTH RISE, LLANISHEN, CARDIFF, CF14 0RN	SIDE DORMER EXTENSIONS TO REAR OF ROOF	22/03/2021	Withdrawn by Applicant	Householder

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21/00392/DCH	23/02/2021	Keepfer	NMH	3 GLAN HAFREN MEWS, LISVANE ROAD, LISVANE, CARDIFF, CF14 0BG	REMOVAL OF SLIGHT SET-BACK OF FRONT WALL OF EXTENSION; RE-ALIGNMENT OF SIDE WALL OF EXTENSION ABOVE BOUNDARY WALL; REMOVAL OF FIRST FLOOR FRONT AND REAR WINDOWS AND NEW GROUND FLOOR REAR OPENING; CHANGE OF CLADDING MATERIAL FROM ZINC (AS APPROVED ON FRONT ELEVATION) TO CEDAR CLADDING TO MATCH APPROVED SIDE AND REAR ELEVATIONS - PREVIOUSLY APPROVED UNDER 16/00074/DCH	25/03/2021	Permission be granted	Non Material Householder

PENYLAN

21/00322/DCH	18/02/2021	McMillen	CLD	26 SOUTHCOURT ROAD, PENYLAN, CARDIFF, CF23 9DA	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	25/03/2021	Permission be granted	Other Consent Types
21/00161/MNR	22/01/2021	Telefonica UK Limited (on behalf of Cornerstone)	FUL	TELECOM SITE ADJACENT TO UNIT 1, RHYMNEY RIVER BRIDGE ROAD, PENYLAN	THE REPLACEMENT OF THE EXISTING 15M MONOPOLE WITH A NEW 20M MONOPOLE, ACCOMMODATING 18NO. NEW ANTENNAS, 2NO. MICROWAVE DISHES, THE INSTALLATION OF 4NO. EQUIPMENT CABINETS, ALONG WITH MINOR ANCILLARY WORKS	26/03/2021	Permission be granted	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00252/DCH	01/02/2021	Jones	HSE	40 DERI ROAD, PENYLAN, CARDIFF, CF23 5AJ	SINGLE STOREY REAR EXTENSION	26/03/2021	Permission be granted	Householder

PLASNEWYDD

21/00165/MNR	22/01/2021	TREDEGARVILLE INTERNATIONAL BAPTIST CHURCH	FUL	42 THE PARADE, ROATH, CARDIFF, CF24 3AD	CONVERSION OF PROPERTY IN D1 USE TO 3 SELF CONTAINED FLATS AND ONE 6 BED HMO WITH EXTERNAL ALTERATIONS	25/03/2021	Permission be granted	Minor - Dwellings (C3)
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PONTPRENAU/ST MELLONS

21/00590/MJR	16/03/2021	Persimmon Homes (East Wales)	NMA	PHASE 3, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	ADDITIONAL ENCLOSURE DETAIL ADJACENT TO PLOT 365 CONSISTING OF A 1.2 METRE POST AND RAIL FENCE - PREVIOUSLY APPROVED UNDER 17/01787/MJR	25/03/2021	Permission be granted	Non Material Amendment
21/00224/MNR	28/01/2021	Plantos Day Nursery	FUL	PLANTOS DAY NURSERY, WERN FAWR HOUSE, EASTERN BUSINESS PARK, WERN FAWR LANE, OLD ST MELLONS, CARDIFF CF3 5XA	PROPOSED EXTENSION OF CURTILAGE AND INSTALLATION OF MODULAR BUILDING TO PROVIDE ADDITIONAL SPACE FOR EXISTING PLANTOS DAY NURSERY	24/03/2021	Withdrawn by Applicant	Minor - Other Principal Uses

RADYR

20/02140/MNR	21/10/2020	Powell	FUL	24 STATION ROAD, RADYR, CARDIFF, CF15 8AA	CONVERSION OF DETACHED DOUBLE STOREY GARAGE INTO RESIDENTIAL DWELLING AND CREATION OF A NEW PARKING BAY WITH CROSS OVER	26/03/2021	Permission be granted	Minor - Dwellings (C3)
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<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00190/DCH	26/01/2021	Clare Bennett and Owen Lewis	HSE	175 PANTMAWR ROAD, PANTMAWR, CARDIFF, CF14 6US	REMOVAL OF CAR PORT AND REPLACEMENT WITH SINGLE STOREY SIDE EXTENSION WITH ALTERATIONS TO FRONT GARDEN AND DRIVE	25/03/2021	Permission be granted	Householder
21/00444/DCH	23/02/2021	Clarke	CLD	3 GLANRHYD, RHIWBINA, CARDIFF, CF14 6JL	EXISTING FLAT ROOF TO THE REAR EXTENSION TO BE REMOVED AND REPLACED WITH A NEW HIP ROOF AND ASSOCIATED WORKS	24/03/2021	Withdrawn by Applicant	Other Consent Types
20/02650/DCH	19/01/2021	Butt	HSE	45 HEOL ERWIN, RHIWBINA, CARDIFF, CF14 6QQ	SIDE AND REAR SINGLE STOREY EXTENSION AND REPLACEMENT GARAGE/GARDEN ROOM	25/03/2021	Permission be granted	Householder
20/02682/DCH	04/01/2021	Edwards	HSE	79 CAE'R WENALLT, PANTMAWR, CARDIFF, CF14 7HQ	PROPOSED SIDE DORMER ROOF EXTENSION AND ASSOCIATED ALTERATIONS	26/03/2021	Permission be granted	Householder
21/00287/DCH	10/02/2021	Maddocks	CLD	10 HEOL AER, RHIWBINA, CARDIFF, CF14 6NJ	SINGLE STOREY REAR EXTENSION, GARAGE SIDE EXTENSION AND LOFT CONVERSION WITH DORMER EXTENSIONS	26/03/2021	Permission be granted	Other Consent Types
21/00396/DCH	25/02/2021	Champaneri	HSE	HOLLYBANKS, RHIWBINA HILL, RHIWBINA, CARDIFF, CF14 6UF	DEMOLITION OF EXISTING PLAY ROOM AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	26/03/2021	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
RIVERSIDE								
A/21/00030/MNR	16/03/2021	Coffi Lab	ADV	85 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	NEW SIGNS	26/03/2021	Withdrawn by Applicant	Advertisements
21/00097/DCH	26/01/2021	WALLIS	HSE	17 LITTLETON STREET, RIVERSIDE, CARDIFF, CF11 6JN	TWO STOREY REAR EXTENSION	25/03/2021	Planning Permission be refused	Householder
21/00212/MJR	28/01/2021	CPD Cathedral Ltd	VAR	32 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9UQ	VARIATION OF CONDITION 2 OF 20/01411/MJR TO SUBSTITUTE PLANS TO ALLOW FOR AMENDMENTS	25/03/2021	Permission be granted	Renewals and Variation of Conditions
RUMNEY								
21/00651/MJR	16/03/2021	Wates Residential	NMA	LAND OFF LLANDUDNO ROAD, RUMNEY, CARDIFF	AMENDMENT TO CLADDING ON HOUSE TYPE B - PREVIOUSLY APPROVED UNDER 17/01681/MJR	25/03/2021	Permission be granted	Non Material Amendment
21/00166/DCH	27/01/2021	Demirci	HSE	35 MEADVALE ROAD, RUMNEY, CARDIFF, CF3 1UG	PART TWO STOREY SIDE SINGLE STOREY REAR EXTENSION	26/03/2021	Permission be granted	Householder
SPLOTT								
21/00379/DCH	16/02/2021	Yates	DOC	2 CLOS HECTOR, PENGAM, CARDIFF, CF24 2HL	DISCHARGE OF CONDITION 2 (EXTERNAL FINISHING MATERIALS OF THE EXTENSION) OF 20/02528/DCH	24/03/2021	Full Discharge of Condition	Discharge of Conditions
TROWBRIDGE								
21/00194/DCH	02/02/2021	Donaghy	HSE	14 ELLESMERE COURT, ST MELLONS, CARDIFF, CF3 0AP	ERECTION OF BRICK SHED TO FRONT ELEVATION	26/03/2021	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
WHITCHURCH/TONGWYNLAIS								
21/00069/DCH	14/01/2021	Hulbert	HSE	50 THE PHILOG, WHITCHURCH, CARDIFF, CF14 1EA	CONSTRUCTION OF NEW VEHICLE CROSSOVER AT FRONT ELEVATION TO ALLOW FOR PARKING ON HARDSTAND	25/03/2021	Permission be granted	Householder
21/00344/DCH	17/02/2021	Phillips	HSE	2 KELSTON PLACE, WHITCHURCH, CARDIFF, CF14 2AP	ROOF EXTENSIONS TO CREATE REAR DORMER AND REAR GABLE END	25/03/2021	Permission be granted	Householder

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 29/03/2021 and 09/04/2021

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
ADAMSDOWN								
20/02568/MNR	15/12/2020	Home UK (Cardiff) Ltd -Home UK (New) Ltd	FUL	REAR OF 290-294 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1RS	DEMOLISH EXISTING UNUSED GARAGE STRUCTURES AND BUILD 2NO. ONE BED DWELLINGS	29/03/2021	Permission be granted	Minor - Dwellings (C3)
21/00656/MJR	17/03/2021	Cardiff and Vale University Health Board	DOC	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	DISCHARGE OF CONDITION 10 (WASTE MANAGEMENT PLAN) OF 18/00768/MJR	30/03/2021	Full Discharge of Condition	Discharge of Conditions
21/00229/MNR	29/01/2021	Property Index Cardiff Ltd	FUL	96 NEWPORT ROAD, ROATH, CARDIFF, CF24 1DG	CHANGE OF USE FROM RESIDENTIAL DWELLING (C3) TO 10 BED HOUSE OF MULTIPLE OCCUPATION (SUI GENERIS)	01/04/2021	Permission be granted	Minor - Dwellings (C3)
21/00036/MJR	13/01/2021	CCHA	DOC	LONGCROSS HOUSE, LONGCROSS STREET, ADAMSDOWN, CARDIFF, CF24 0JW	DISCHARGE OF CONDITIONS 3 (PERMEABILITY TESTS), 5 (CONTAMINATION), 13 (EXTERNAL MATERIALS), 14 (ARCHITECTURAL DETAILING) AND 19 (MEANS OF ENCLOSURE) OF 17/02902/MJR	06/04/2021	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
PRAP/21/00009/M12	02/2021	Hutchison 3G UK Ltd	PAT	LAND AT BROADWAY, ADAMSDOWN	INSTALLATION OF A 18 METRE-HIGH MONOPOLE SUPPORTING 6 NO. ANTENNAS AND 2 NO. TRANSMISSION DISHES, 4 NO. EQUIPMENT CABINETS AND DEVELOPMENT WORKS ANCILLARY THERETO	06/04/2021	Permission Required	Other Consent Types

BUTETOWN

18/02999/MJR	20/12/2018	Cadwyn Housing Association	FUL	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	01/04/2021	Permission be granted	Major - Dwellings (C3)
20/00908/MJR	04/06/2020	Cadwyn Housing Association	FUL	CLARENCE HOUSE, CLARENCE ROAD, BUTETOWN, CARDIFF, CF10 5FB	CONVERSION TO 18NO. RESIDENTIAL FLATS INCLUDING ADDITIONAL RECESSED STOREY AT ROOF LEVEL AND ASSOCIATED WORKS	01/04/2021	Permission be granted	Major - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00320/MJR	11/02/2021	First Inn Ventures	NMA	HOLIDAY INN EXPRESS, LONGUEIL CLOSE, ATLANTIC WHARF, CARDIFF, CF10 4EE	AMENDMENTS TO APPROVED DRAWINGS TO REFLECT ALTERATIONS TO THE LOBBY ENTRANCE, ADDITION OF AN INTERNAL DOOR, CHANGE IN MORTAR COLOUR AND REINSTATEMENT OF PARKING BARRIERS - PREVIOUSLY APPROVED UNDER 18/00455/MJR	07/04/2021	Permission be granted	Non Material Amendment

CAERAU

21/00239/DCH	02/02/2021	Bulman	HSE	157 HEOL TRELAI, CAERAU, CARDIFF, CF5 5LE	PROPOSED 'ASSISTED LIVING' DISABILITY TWO STOREY SIDE EXTENSION	30/03/2021	Planning Permission be refused	Householder
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CANTON

21/00350/MJR	16/02/2021	Cardiff City Council	DOC	LAND OFF LECKWITH ROAD, CANTON, CARDIFF	DISCHARGE OF CONDITION 11 (CCTV DETAILS) OF 20/00035/MJR	29/03/2021	Full Discharge of Condition	General Regulations
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21/00412/MNR	19/02/2021	Mahsa Ltd	LBC	190-192 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GW	REPLACE WINDOWS TO SECOND FLOOR WITH NEW SLIM LINE DOUBLE-GLAZED TIMBER WINDOWS, REPLACE ISOLATED WINDOWS ON FIRST FLOOR WITH NEW SLIM LINE DOUBLE-GLAZED TIMBER WINDOWS AND TO REPLACE REAR WINDOWS WITH NEW DOUBLE-GLAZED UPVC WINDOWS .	30/03/2021	Withdrawn by Applicant	Listed Buildings
20/02391/DCH	23/11/2020	Evans	HSE	58 CLIVE ROAD, CANTON, CARDIFF, CF5 1HG	RETENTION OF CONSERVATORY	08/04/2021	Permission be granted	Householder
CATHAYS								
20/02262/MNR	03/11/2020	Cable	FUL	135 WYEVERNE ROAD, CATHAYS, CARDIFF, CF24 4BJ	CONVERSION TO INCLUDE CHANGE OF USE FROM 2 FLATS (C3) TO HOUSE IN MULTIPLE OCCUPATION (C4) WITH GROUND FLOOR REAR EXTENSION AND ASSOCIATED ALTERATIONS	08/04/2021	Permission be granted	Minor - Dwellings (C3)
20/02156/MNR	12/11/2020	Edward	FUL	THE COURTYARD, CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4EL	CONVERSION OF OFFICES AND STUDIO UNITS TO STUDENT ACCOMMODATION	08/04/2021	Permission be granted	Minor - Dwellings (C3)

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21/00292/DCH	09/02/2021	Edwards	HSE	67 COSMESTON STREET, CATHAYS, CARDIFF, CF24 4LQ	DEMOLITION OF EXISTING CONSERVATORY AND SINGLE STOREY LEAN TO STRUCTURE AND CONSTRUCTION OF SINGLE STOREY EXTENSION	08/04/2021	Permission be granted	Householder
21/00481/MNR	25/02/2021	Euranglo Cardiff Limited	DOC	SOUTHGATE HOUSE, WOOD STREET, CITY CENTRE	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS) AND 4 (UTILITIES SURVEYS) OF 20/00628/MNR	08/04/2021	Full Discharge of Condition	Discharge of Conditions
21/00369/MJR	18/02/2021	Rightacres Property Company Limited	NMA	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	AMENDMENTS RELATING TO THE ROOF-SPACE AND ALTERATIONS TO THE LAYOUT OF THE GROUND, FIRST, SECOND, THIRD, FOURTH AND SIXTH FLOORS - PREVIOUSLY APPROVED UNDER 19/01538/MJR	30/03/2021	Permission be granted	Non Material Amendment
21/00499/DCH	02/03/2021	Heywood	CLD	1 CLUN TERRACE, CATHAYS, CARDIFF, CF24 4RB	SINGLE STOREY SIDE AND REAR EXTENSION ONLY	29/03/2021	Permission be granted	Other Consent Types
20/02551/MNR	21/12/2020	NUNN	LBC	STALL 200, CENTRAL MARKET, ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1AU	INSTALLATION OF BROADBAND CABLING AND EQUIPMENT	29/03/2021	Permission be granted	Listed Buildings

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00104/MNR	15/01/2021	Transport for Wales Limited	LBC	CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE	REPLACEMENT OF EXISTING WAYFINDING AND SIGNAGE THROUGHOUT THE STATION, REPLACEMENT OF LITTER BINS AND OVERCLADDING OF STAIR NOSINGS TO PLATFORM STAIRS	29/03/2021	Permission be granted	Listed Buildings
21/00264/MJR	03/02/2021	Rightacres Property Company Limited	DOC	PARKGATE HOUSE, FORMER COUNTY COURT BUILDING AND ADJACENT LAND, WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1NW	DISCHARGE OF CONDITION 10 (JOINERY DETAILS) OF 19/01540/MJR	30/03/2021	Full Discharge of Condition	Discharge of Conditions
20/02533/MJR	15/12/2020	Cardiff University	DOC	46-48 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BB	DISCHARGE OF CONDITION 8 (BIRD AND BAT BOXES) OF 16/01739/MJR	30/03/2021	Full Discharge of Condition	Discharge of Conditions
CREIGAU/ST FAGANS								
20/00913/MJR	07/05/2020	Redrow Homes (South Wales); St Fagans No 1&2 Trust and St Fagans No 3 Trust	DOC	PLASDWR, NORTH WEST CARDIFF	PARTIAL DISCHARGE OF CONDITION 23 (STRATEGIC SUSTAINABLE SURFACE WATER DRAINAGE MASTERPLAN) OF 14/02733/MJR IN RELATION TO THE ST FAGANS SUB CATCHMENT	30/03/2021	Partial Discharge of Condition (s)	Discharge of Conditions
TEL/21/00052/T	23/03/2021	Openreach	TEL	RHYDLAFAR WWTW, LLANTRISANT ROAD, ST FAGANS, CARDIFF, CF5 6DS	POLE NOTICE - 1 x 11m wooden pole (9.2m above ground)	01/04/2021	No Response Sent	Other Consent Types

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21/00347/DCH	16/02/2021	St Fagans Trust Estate	DOC	1-3 CHESTNUT COTTAGES, CROFFT-Y-GENAU ROAD, ST FAGANS, CARDIFF, CF5 6EG	DISCHARGE OF CONDITIONS 4 (EXTERNAL FINISHING MATERIALS) AND 5 (MORTAR MIX) OF 20/01665/DCH	08/04/2021	Full Discharge of Condition	Discharge of Conditions

CYNCOED

21/00085/DCH	27/01/2021	Evans	HSE	4 OGWEN DRIVE, LAKESIDE, CARDIFF, CF23 6LH	SINGLE STOREY REAR EXTENSION	31/03/2021	Permission be granted	Householder
21/00315/DCH	15/02/2021	Ryan	HSE	111 BLACK OAK ROAD, CYNCOED, CARDIFF, CF23 6QW	SINGLE STOREY REAR EXTENSION	29/03/2021	Permission be granted	Householder

ELY

21/00233/MNR	29/01/2021	Cardiff Council Education & Lifelong Learning	FUL	ST FAGANS PRIMARY SCHOOL, DROPE ROAD, ELY, CARDIFF, CF5 4SZ	REPLACEMENT AND EXTENSION TO EXISTING EXTERNAL CANOPIES WITH ALUMINIUM FRAME CANOPIES	29/03/2021	Permission be granted	General Regulations
20/02672/DCH	28/01/2021	Evans	HSE	108 DROPE ROAD, ELY, CARDIFF, CF5 6EP	SINGLE STOREY WRAP AROUND EXTENSION TO SIDE AND REAR ELEVATION	08/04/2021	Permission be granted	Householder

FAIRWATER

A/21/00010/MNR	11/02/2021	Lewis Homes Ltd	ADV	PARCEL 1D, PART 2 OF PHASE 2B ON LAND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	ERECTION OF 8.NO FLAGPOLES AND ASSOCIATED BANNERS	08/04/2021	Permission be granted	Advertisements
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GABALFA

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00056/T	26/03/2021	Openreach	TEL	FLAT 11, NEWFOUNDLAND COURT, NEWFOUNDLAND ROAD, GABALFA, CARDIFF, CF14 3AU	INSTALLATION OF FIXED LINE BROADBAND ELECTRONIC COMMUNICAITONS APPARATUS	08/04/2021	No Response Sent	Other Consent Types
21/00271/MJR	03/02/2021	Wates Residential	NMA	BRIARDENE, NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	ALTERATIONS TO LANDSCAPING LAYOUT TO REFLECT RECENT APPROVALS - PREVIOUSLY APPROVED UNDER 17/01691/MJR	29/03/2021	Permission be granted	Non Material Amendment
20/02675/MNR	31/12/2020	MSA Properties	FUL	FLAT 2, 232 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3ND	GROUND FLOOR REAR EXTENSION	29/03/2021	Permission be granted	Other Consent Types
21/00332/DCH	10/02/2021	Iqbal	HSE	14 MARGAM ROAD, MYNACHDY, CARDIFF, CF14 3EH	REAR SINGLE STOREY EXTENSION	30/03/2021	Permission be granted	Householder
21/00330/MNR	12/02/2021	Sedna Holdings Ltd	CLU	64 NEW ZEALAND ROAD, GABALFA, CARDIFF, CF14 3BS	TO ESTABLISH USE AS TWO FLATS	31/03/2021	Permission be granted	Other Consent Types
21/00446/DCH	26/02/2021	SHIRES	HSE	25 LONGSPEARS AVENUE, GABALFA, CARDIFF, CF14 3NU	DEMOLITION OF THE EXISTING REAR SINGLE STOREY EXTENSION AND CONSERVATORY AND CONSTRUCTION OF A SINGLE STOREY EXTENSION	06/04/2021	Permission be granted	Householder
GRANGETOWN								
21/00051/MNR	11/01/2021	TANTI	FUL	COACH HOUSE REAR OF 25 MERCHES GARDENS, GRANGETOWN, CARDIFF, CF11 6RF	CONVERSION OF REAR OUT-BUILDING INTO ONE BEDROOM FLAT WITH EXTERNAL ALTERATIONS	08/04/2021	Planning Permission be refused	Minor - Dwellings (C3)

HEATH

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00054/T	29/03/2021	Clark Telecom Ltd	TEL	THE MONICO APARTMENTS, PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1UU	SWAP 3NO ANTENNA WITH 3NO 2.0M ANTENNA AND RELOCATE EXISTING 1NO ANTENNA ONTO NEW YOKE BRACKET. SWAP OUT NO1 CABINET WITH PROPOSED NEW 1NO RBS CABINET .SWAP OUT 1NO GPS NODE WITH NEW EE NO1 GPS NODE ADD EE 1NO ERS & 1NO MK2 TOP BOB TO BE INSTALLED BEHIND ANTENNA	08/04/2021	No Response Sent	Other Consent Types
20/02695/DCH	04/01/2021	Holland	HSE	30 KYLE AVENUE, WHITCHURCH, CARDIFF, CF14 1SS	DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	06/04/2021	Permission be granted	Householder
21/00298/DCH	04/02/2021	Jones	HSE	94 TON-YR-YWEN AVENUE, HEATH, CARDIFF, CF14 4PB	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	30/03/2021	Permission be granted	Householder
20/01860/MJR	30/09/2020	Capital, Estates and Operational Services, Cardiff and Vale University Health Bo	FUL	UNIVERSITY HOSPITAL OF WALES, HEATH PARK WAY, HEATH, CARDIFF, CF14 4XW	PROPOSED MAJOR TRAUMA AND VASCULAR HYBRID THEATRES, PLUS IN-PATIENT WARD SPACE, AND HARD AND SOFT LANDSCAPE	30/03/2021	Permission be granted	Major - Other Principal Uses
21/00508/DCH	02/03/2021	Powell	CLD	10 ST EDWEN GARDENS, HEATH, CARDIFF, CF14 4LA	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	29/03/2021	Permission be granted	Other Consent Types

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21/00524/DCH	03/03/2021	MARTIN	NMH	6 NANT Y FEDW, BIRCHGROVE, CARDIFF, CF14 1SD	PROPOSED CHANGE OF THE EXTENSION'S EXTERNAL FINISH FROM PAINTED RENDERED BLOCKWORK TO FACING BRICK TO MATCH EXISTING HOUSE - PREVIOUSLY APPROVED UNDER 20/00894/DCH	29/03/2021	Permission be granted	Non Material Householder

LISVANE

PRAP/21/00006/M03	03/02/2021	Cornerstone and Telefonica UK Ltd	PAT	LAND AT LISVANE ROAD, LISVANE, CARDIFF	THE PROPOSED INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, A GPS MODULE AND 3 NO. REMOTE RADIO UNITS (RRUS), WITH 2 NO. EQUIPMENT CABINETS AT THE BASE AND ANCILLARY DEVELOPMENT THERETO	30/03/2021	Permission Required	Other Consent Types
21/00213/DCH	28/01/2021	Matthews	HSE	32 ROWAN WAY, LISVANE, CARDIFF, CF14 0TD	REMOVAL OF EXISTING SINGLE STOREY SIDE EXTENSION AND CONSTRUCTION OF SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSIONS	06/04/2021	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00331/DCH	10/02/2021	Dhanani	HSE	2 LONGLEAT CLOSE, LISVANE, CARDIFF, CF14 0ES	REAR SINGLE STOREY EXTENSION, FRONT PORCH EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM	08/04/2021	Permission be granted	Householder

LLANDAFF

21/00345/DCH	16/02/2021	Corbett	HSE	55 BISHOPS WALK, LLANDAFF, CARDIFF, CF5 2HA	PROPOSED 2 STOREY/SINGLE STOREY REAR EXTENSION. EXISTING GARAGE TO BE RE-BUILT AND EXTENDED	06/04/2021	Permission be granted	Householder
21/00573/DCH	22/03/2021	EVAS	CLD	39 FAIRWATER GROVE EAST, LLANDAFF, CARDIFF, CF5 2JS	REAR SINGLE STOREY EXTENSION	01/04/2021	Permission be granted	Other Consent Types
PRAP/21/00007/M12/02/2021	12/02/2021	Cellnex UK Ltd	PAT	COMMUNICATION STATION, TELEPHONE EXCHANGE, ELY ROAD, LLANDAFF, CARDIFF, CF5 2JH	PROPOSED UPGRADE TO EXISTING ROOFTOP TELECOMMUNICATION S EQUIPMENT	30/03/2021	No Prior Approval required	Other Consent Types
PRAP/21/00005/M13/02/2021	03/02/2021	Cornerstone and Telefonica UK Ltd	PAT	LAND ADJACENT TO REAR OF DOUGLAS CLOSE , DANESCOURT WAY, DANESCOURT, CARDIFF	THE PROPOSED INSTALLATION OF A 20M SLIM-LINE COLUMN SUPPORTING 6 NO. ANTENNAS, 2 NO. TRANSMISSION DISHES, A GPS MODULE AND 3 NO. REMOTE RADIO UNITS (RRUS), WITH 2 NO. EQUIPMENT CABINETS AT THE BASE AND ANCILLARY DEVELOPMENT THERETO.	30/03/2021	Permission Required	Other Consent Types

LLANISHEN

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00333/DCH	09/02/2021	CALLARD	REN	5 SHAFTESBURY CLOSE, THORNHILL, CARDIFF, CF14 9EJ	RENEWAL OF 16/00318/DCH FOR GROUND FLOOR SIDE EXTENSION	30/03/2021	Permission be granted	Renewals and Variation of Conditions
21/00507/DCH	02/03/2021	Tucker	CLD	64 JOHNSTON ROAD, LLANISHEN, CARDIFF, CF14 5HG	HIP TO GABLE ROOF EXTENSION WITH REAR DORMER	29/03/2021	Permission be granted	Other Consent Types
21/00356/DCH	17/02/2021	Kingdom	HSE	23 NORTH RISE, LLANISHEN, CARDIFF, CF14 0RN	CONSTRUCTION OF NEW RETAINING WALL AND FENCE ALONG BOUNDARY AND LEVELLING OF GARDEN	06/04/2021	Permission be granted	Householder
21/00691/DCH	19/03/2021	Holroyd	CLD	LONGDALE, 20 THE RISE, LLANISHEN, CARDIFF, CF14 0RD	GROUND FLOOR REAR EXTENSION	01/04/2021	Permission be granted	Other Consent Types

LLANRUMNEY

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00061/T	31/03/2021	WHP Telecoms Ltd	TEL	ST ILLTYDS ROMAN CATHOLIC COLLEGE, NEWPORT ROAD, LLANRUMNEY, CARDIFF, CF3 1XQ	<p>H3G & EE 1No. GPS (8178-HR-DH-W TIME SYNC) UNIT AT 15.3m MEAN HEIGHT I.D. No. 443514 (BEHIND) TO BE REPLACED WITH 1No. GPS ANTENNA (I.D. No. 523902) AT 15.2m</p> <p>H3G & EE 3No. 5258 RRU's (I.D. No's. 443511, 443512 and 443513) & 3No. 3262 RRU's (I.D. No's 443508, 443509 and 443510) 3No 1800 MHA's (I.D'S TBC) AND 3No. BOB's (I.D. No's 443505, 443506 AND 443507) TO BE REMOVED.</p> <p>PROPOSED EE 3No. 4480 RRU's (I.D. No's. 523903, 523904 and 523905) & 3No. 4419 RRU's (I.D. No's 523906, 523907 and 523908) 3No. 8863 RRU's (I.D. No's 523909, 523910 and 523911) AT 14.5m & 3 No. MK2 BOB UNIT (I.D's 523915, 523916 AND 523917) at 13.85m TO BE INSTALLED ON EXISTING ANTENNA SUPPORT POLES USING AMPA BOOK MOUNT SOLUTION</p> <p>PROPOSED EE 1No. AIRI CABINET I.D. No 694565 TO BE INSTALLED IN CABIN</p>	08/04/2021	No Response Sent	Other Consent Types

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
					EXISTING EE 1No. IMB05 INSTALLED ON CABLE LADDER TO BE REMOVED.			
					H3G & EE 1No. BTS 3900L I.D. No 246716 TO BE REMOVED.			
					H3G & EE 3No. BOB UNITS ON BOB LADDER (I.D. 373870, 373871, 373872) TO BE REMOVED AND REPLACED WITH EE 3No. MK2 BOB UNITS (I.D. 523912, 523913 AND 523914).			

PENYLAN

TEL/21/00063/T	01/04/2021	Clark Telecom Ltd	TEL	NEWPORT ROAD DNS 2, NEWPORT ROAD, CARDIFF, CF23 9YG	REPLACEMENT OF 1NO. EQUIPMENT CABINET. ALL OTHER ASSOCIATED ANCILLARY EQUIPMENT THERETO AS ILLUSTRATED ON THE ENCLOSED DRAWINGS	08/04/2021	No Response Sent	Other Consent Types
21/00335/DCH	10/02/2021	Devokota	HSE	94 FFORDD NOWELL, PENYLAN, CARDIFF, CF23 9FB	REAR DORMER ROOF EXTENSIONS	08/04/2021	Permission be granted	Householder
A/21/00024/MNR	01/03/2021	Wates Construction	ADV	PROPOSED RESIDENTIAL DEVELOPMENT, HOWARDIAN ADULT LEARNING CENTRE, HAMMOND WAY, PENYLAN, CARDIFF, CF23 9NB	NEW SIGNAGE	08/04/2021	Permission be granted	Advertisements

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00614/MJR	15/03/2021	c/o Agent	DOC	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF	DISCHARGE OF CONDITION 7 (ACCESS JUNCTION) OF 20/01255/MJR	08/04/2021	Full Discharge of Condition	Discharge of Conditions
21/00293/MJR	04/02/2021	W. Wing Yip (London) Ltd	NMA	507 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AD	AMENDMENTS AS FOLLOWS: PROPOSED EXTENSION OF UNIT 4 INTO SERVICE YARD; REPOSITIONING OF ENTRANCE LOBBY; CLADDING/GLAZING ALTERATIONS; ADDITION OF PV PANELS ON LOWER FLAT ROOF AREA OVER COLD ROOM/DRY STORES AREA; REPOSITIONING OF CYCLE STANDS; RELOCATION OF BUILDING LOCATION WITHIN THE A3 SITE AREA - PREVIOUSLY APPROVED UNDER 18/02910/MJR	01/04/2021	Permission be granted	Non Material Amendment
21/00539/DCH	09/03/2021	SUEREF	CLD	241 ALBANY ROAD, ROATH, CARDIFF, CF24 3NW	REAR DORMER ROOF EXTENSION	30/03/2021	Permission be granted	Other Consent Types
21/00208/DCH	26/01/2021	Willmott	HSE	132 MARLBOROUGH ROAD, ROATH, CARDIFF, CF23 5BY	GARDEN STORE FOR DOMESTIC USE ON EXISTING HARDSTANDING IN GARDEN	29/03/2021	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
21/00613/MJR	15/03/2021	c/o Agent	DOC	FORMER COLCHESTER MOTOR COMPANY AND THE THREE BREWERS, COLCHESTER AVENUE, PENYLAN, CARDIFF	DISCHARGE OF CONDITIONS 9 (TOPSOIL AND SUBSOIL SPECIFICATION) AND 12 (CONTAMINATED LAND MEASURES) AND PARTIAL DISCHARGE OF CONDITION 11 (GROUND GAS PROTECTION) OF 20/01255/MJR	29/03/2021	Partial Discharge of Condition (s)	Discharge of Conditions

PLASNEWYDD

20/02571/DCH	22/12/2020	NIRO	FUL	14 PLASNEWYDD ROAD, ROATH, CARDIFF, CF24 3EN	GROUND AND FIRST FLOOR REAR EXTENSION WITH REAR DORMER ROOF EXTENSION	29/03/2021	Planning Permission be refused	Householder
21/00329/MNR	10/02/2021	Wates	DOC	SITE OF FORMER CARDIFF SCIENTIFIC LABORATORY, 5-13 CROFTS STREET, ROATH, CARDIFF	DISCHARGE OF CONDITIONS 11 (LANDSCAPING DETAILS) AND 16 (CONSTRUCTION MANAGEMENT SCHEME) OF 19/01682/MNR	29/03/2021	Full Discharge of Condition	Discharge of Conditions
21/00472/MNR	24/02/2021	AKSRA Property	FUL	2 ALBANY ROAD, ROATH, CARDIFF, CF24 3RP	CHANGE OF USE FROM VACANT TANNING CENTRE TO CLASS A3 USE	30/03/2021	Permission be granted	Minor - Retail (A1-A3)
21/00414/DCH	25/02/2021	Jewsbury	HSE	106 NINIAN ROAD, ROATH, CARDIFF, CF23 5ER	SINGLE STOREY EXTENSION TO REPLACE THE EXISTING CONSERVATORY	31/03/2021	Permission be granted	Householder

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20/00679/MNR	18/03/2020	Sarhan	FUL	159 AND REAR OF 161 CITY ROAD, ROATH, CARDIFF, CF24 3BQ	CHANGE OF USE OF REAR OF 161 CITY ROAD AND COMBINE WITH REAR OF 159 TO ESTABLISH A SHEESHA LOUNGE ANCILLARY TO A3 USE AT 159 CITY ROAD WITH EXTERNAL ALTERATIONS	31/03/2021	Planning Permission be refused	Minor - Retail (A1-A3)

TEL/21/00059/T	25/03/2021	Clark Telecom Ltd	TEL	EASTGATE HOUSE, 35-43 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AB	REPLACE 3NO ANTENNA WITH 3NO ERICSSON ANTENNA, REPLACE 1NO GPS NODE WITH 1NO NEW GPS NODE AND UPGRADE WITHIN THE EXISTING CABIN ON STEEL GRILLAGE TOGETHER WITH UPGRADE OF ANCILLARY EQUIPMENT.	08/04/2021	No Response Sent	Other Consent Types
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PONTRENNAU/ST MELLONS

21/00378/MNR	15/02/2021	player	DOC	LAND AT CHURCH ROAD, OLD ST MELLONS, CARDIFF	DISCHARGE OF CONDITION 13 (EXTERNAL LIGHTING) OF 19/02819/MNR	06/04/2021	Full Discharge of Condition	Discharge of Conditions
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19/03097/MJR	02/12/2019	Persimmon Homes (East Wales)	RES	LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	APPLICATION FOR THE APPROVAL OF THE RESERVE MATTERS PURSUANT TO PERMISSION 13/00578/DCO IN RESPECT OF THE PRIMARY SCHOOL, ONE FORM AND NURSERY PROVISION, PLAYING FIELDS AND MULTI-USE GAMES AREA AND COMMUNITY FACILITY WITH ASSOCIATED LANDSCAPING, LAND-REPROFILING, ACCESS AND HIGHWAY WORKS	06/04/2021	Permission be granted	Major - Other Principal Uses
20/00211/MNR	31/01/2020	Parks	DOC	BRODAWEL, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHING MATERIALS), 4 (MEANS OF SITE ENCLOSURE) AND 5 (HARD AND SOFT LANDSCAPING) OF 19/02075/MNR	30/03/2021	Full Discharge of Condition	Discharge of Conditions
RADYR								
20/02189/DCH	30/10/2020	Holmes	HSE	GREENSIDE, 49 DRYSGOL ROAD, RADYR, CARDIFF, CF15 8BS	DEMOLITION OF CAR PORT, RENOVATION OF EXISTING HOUSE INCLUDING EXTENSIONS TO THE GROUND, UPPER FIRST AND BASEMENT FLOORS, AND HIP TO GABLE ROOF EXTENSIONS WITH DORMER EXTENSIONS	29/03/2021	Permission be granted	Householder
RHIWBINA								

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
20/02647/DCH	30/12/2020	Stevenson	HSE	58 BRYNTEG, RHIWBINA, CARDIFF, CF14 6TT	PROPOSED HIP TO GABLE REAR DORMER LOFT CONVERSION	29/03/2021	Permission be granted	Householder
21/00589/DCH	09/03/2021	Tipples	NMH	62 BEULAH ROAD, RHIWBINA, CARDIFF, CF14 6LY	ALTERATION TO THE PROPOSED WINDOWS WITHIN THE MASTER BEDROOM - PREVIOUSLY APPROVED UNDER 20/02558/DCH	29/03/2021	Permission be granted	Non Material Householder
RIVERSIDE								
20/00169/MNR	06/02/2020	Jabar	HSE	48 NINIAN PARK ROAD, RIVERSIDE, CARDIFF, CF11 6JB	PROPOSED SIDE EXTENSION WITH INTERNAL ALTERATIONS	29/03/2021	Permission be granted	Householder
21/00406/MNR	18/02/2021	Portabella	FUL	THE BONE YARD, LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9NL	ERECTION OF A 500KVA PACKAGE SUBSTATION WITHIN A BRICK BUILT ENCLOSURE	29/03/2021	Permission be granted	Other Consent Types
21/00424/DCH	22/02/2021	Llewelyn	HSE	43 WYNDHAM ROAD, PONTCANNA, CARDIFF, CF11 9EL	DEMOLITION OF SINGLE STOREY LEAN-TO EXTENSION AND CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND REAR DORMER ROOF EXTENSION	29/03/2021	Permission be granted	Householder
21/00094/MNR	15/01/2021	Karamouzis	FUL	GROUND FLOOR, 79 PONTCANNA STREET, PONTCANNA, CARDIFF, CF11 9HS	EXTENSION OF USE CLASS APPROVAL FROM A1 TO A1 AND A3	06/04/2021	Permission be granted	Minor - Retail (A1-A3)
21/00351/DCH	12/02/2021	Stretch	HSE	174 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9PX	REAR AND SIDE SINGLE STOREY EXTENSION	01/04/2021	Permission be granted	Householder

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21/00195/MNR	26/01/2021	Telefonica UK Ltd (on behalf of Cornerstone)	FUL	14 CATHEDRAL ROAD, PONTCANNA, CARDIFF	THE REPLACEMENT OF 6NO. EXISTING ANTENNAS WITH 18NO. NEW ANTENNAS ON A NEW 9 METRE STUB TOWER, THE INSTALLATION OF RRU'S, THE INSTALLATION OF EQUIPMENT WITHIN THE EXISTING CABIN, ALONG WITH MINOR ANCILLARY WORKS	31/03/2021	Planning Permission be refused	Other Consent Types

RUMNEY

TEL/21/00048/T	18/03/2021	Sinclair Dalby Ltd	TEL	GREENWAY ROAD, RUMNEY, CARDIFF, CF3 3HR	PRE-APP CONSULTATION - PROPOSED WORKS INCLUDE THE INSTALLATION OF A 20 METRE-HIGH MONOPOLE SUPPORTING 6NO. ANTENNAS, 4NO. EQUIPMENT CABINETS AND DEVELOPMENT WORKS ANCILLARY THERETO	01/04/2021	Response Sent	Other Consent Types
TEL/21/00062/T	31/03/2021	WHP Telecoms Ltd	TEL	ST ILLTYDS ROMAN CATHOLIC COLLEGE, NEWPORT ROAD, LLANRUMNEY, CARDIFF, CF3 1XQ	PRE-APP CONSULTATION - UPGRADE OF BASE STATION	08/04/2021	No Response Sent	Other Consent Types

SPLOTT

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
TEL/21/00055/T	26/03/2021	Clark Telecom Ltd	TEL	CARDIFF BAY BSC, THE TIMBER YARD, EAST MOORS ROAD, SPLOTT, CARDIFF, CF24 5EE	REPLACE 2NO ANTENNAS WITH 2NO ANTENNAS, ADD ANOTHER 1NO ANTENNA, EXISTING 7NO RRU REPLACED WITH 6NO ERS AND EXISTING NO1 CABINET REPLACED WITH NO1 PROPOSED ERICSSON CABINET ON CONCRETE BASE	08/04/2021	No Response Sent	Other Consent Types
20/01453/MJR	30/07/2020	County Council of the City and County of Cardiff	FUL	ADJACENT TO COMPRESSOR HOUSE, ROATH DOCK ROAD, CARDIFF	CONSTRUCTION OF A BACK-UP ENERGY CENTRE FOR CARDIFF HEAT NETWORK	31/03/2021	Permission be granted	General Regulations
20/02662/DCH	22/12/2020	GRIFFITHS	HSE	13 CLOS HECTOR, PENGAM, CARDIFF, CF24 2HL	PROPOSED SINGLE STOREY EXTENSION TO FRONT OF PROPERTY	30/03/2021	Permission be granted	Householder
TROWBRIDGE								
21/00230/MNR	03/02/2021	Cellnex UK Ltd	FUL	LAND AT HEOL LAS, TROWBRIDGE	PROPOSED ADDITIONS AND UPGRADING TO EXISTING BASE STATION INSTALLATION	06/04/2021	Permission be granted	Other Consent Types
21/00160/DCH	15/02/2021	Locke	HSE	1 TERN CLOSE, ST MELLONS, CARDIFF, CF3 0DN	CONVERSION OF GARAGE TO LIVING SPACE AND PART SINGLE STOREY, PART TWO STOREY SIDE EXTENSION	06/04/2021	Permission be granted	Householder

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20/01412/MJR	05/08/2020	United Welsh Housing Association	FUL	LAND ADJACENT TO BEACON CENTRE, HARRISON DRIVE, ST MELLONS	CONSTRUCTION OF 18NO. APARTMENTS TO PROVIDE SHORT TERM RESIDENTIAL ACCOMMODATION WITH ANCILLARY COMMUNAL AND MEETING SPACE AND ASSOCIATED WORKS	08/04/2021	Permission be granted	Major - Dwellings (C3)

WHITCHURCH/TONGWYNLAIS

TEL/21/00050/T	23/03/2021	Openreach	TEL	TY NEWYDD, TY ISAF FARM, CASTLE ROAD, TONGWYNLAIS, CARDIFF, CF15 7JQ	BT INTENDS TO INSTALL FIXED LINE BROADBAND ELECTRONIC COMMUNICATIONS APPARATUS	08/04/2021	No Response Sent	Other Consent Types
21/00564/DCH	10/03/2021	Duffy	CLD	12 HEOL WAUN Y NANT, WHITCHURCH, CARDIFF, CF14 1JZ	SINGLE STOREY SIDE EXTENSION	06/04/2021	Permission be granted	Other Consent Types
21/00170/MNR	26/01/2021	GBE	FUL	UNIT 1, LONGWOOD DRIVE, WHITCHURCH, CARDIFF, CF14 7HY	INSERTION OF 2 NEW ROLLER SHUTTER DOORS AND 4 FIRE EXIT DOORS IN EXISTING ELEVATION	06/04/2021	Permission be granted	Other Consent Types
21/00020/DCH	15/01/2021	Rose	HSE	48 CORYTON RISE, WHITCHURCH, CARDIFF, CF14 7EN	SINGLE STOREY REAR AND SIDE EXTENSIONS	06/04/2021	Permission be granted	Householder
20/02055/DCH	21/10/2020	Djiali	HSE	ST HILARION HOUSE, RHIWBINA HILL, TONGWYNLAIS, CARDIFF, CF14 6UP	PROPOSED SINGLE STOREY EXTENSION TO FORM A BATHROOM AND RETENTION OF EXISTING UTILITY ROOM EXTENSION AND ALTERATIONS	06/04/2021	Permission be granted	Householder

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21/00189/DCH	25/01/2021	Hazell	HSE	61 HEOL DON, WHITCHURCH, CARDIFF, CF14 2AS	DEMOLITION OF EXISTING GARAGE AND CAR PORT AND REPLACE WITH SINGLE STOREY SIDE EXTENSION	01/04/2021	Permission be granted	Householder
21/00326/DCH	09/02/2021	Jones	HSE	3 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AG	SINGLE STOREY EXTENSION TO REAR ELEVATION	30/03/2021	Permission be granted	Householder

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